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# *ECONOMIC DEVELOPMENT CORPORATION*

**AGENDA**
**BOARD OF DIRECTORS - REGULAR MEETING**
**June 25, 2013**
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**REGULAR SESSION - 7:15 PM**

## I. CALL TO ORDER

## II. ROLL CALL

## III. MINUTES APPROVAL

A. Consider approval of minutes from May 28th, 2013 meeting.

## IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for April 2013.

## V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from Executive Director:

1. TownCenter sign status.
2. Tax Increment Refinancing Zone Status
3. Village Creek Status
4. Listing agreement at 1000 E. Kennedale Parkway
5. Chamber Board discussion

## VI. EXECUTIVE SESSION

A. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for industrial development 120 Industrial Dr.

B. The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Discuss the sale of Oak Crest pad sites on Kennedale Parkway.

## VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

**VIII. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirmo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

**CERTIFICATION**

I certify that a copy of the June 25, 2013, Kennedale Economic Development Corporation agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Amethyst G. Cirmo

Amethyst G. Cirmo, City Secretary

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# Staff Report to the Board of Directors

**Date:** June 25, 2013

**Agenda Item No:** MINUTES APPROVAL - A.

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**I. Subject:**
Consider approval of minutes from May 28th, 2013 meeting.

**II. Originated by:**

Bob Hart, City Manager

**III. Summary:**
Please see the attached minutes for review

**IV. Recommendation:**
Approve

**V. Alternative Actions:**

**VI. Attachments:**

| | | |
|---|---|---|
| 1. | minutes | 05.28.20123 EDC Minutes.doc |

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# *ECONOMIC DEVELOPMENT CORPORATION*

**MINUTES**
**BOARD OF DIRECTORS - REGULAR MEETING**
**May 28, 2013**
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

## I. CALL TO ORDER

President Mundy called the meeting to order at 7:18PM.

## II. ROLL CALL

**Present:** Pat Turner, Donnie Graham, Robert Mundy, Mark Yeary
**Absent:** Beverly Hayes, Rebecca Mowell, Darrell Erwin

## III. MINUTES APPROVAL

A. Consider approval of minutes from April 23, 2013 regular meeting.

**Motion** To approve the minutes as presented. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Donnie Graham
**Motion Passed Unanimously**

## IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for Mar 2013.

Sakura Moten-Dedrick presented the financial report.

## V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from Orasi Development.

1. TownCenter Update and sign application
   Bob Hart noted that this item had recently passed through the Planning and Zoning Commission and would be brought to Council in June.
2. Tax Increment Refinancing Zone Update
   Bob Hart noted that this item would be presented to Tarrant County Community College District on June 20, 2013.
3. Oak Crest Development and Link Street Update
   Bob Hart noted that Link Street was well on its way and that almost all right of way/property had been acquired.
4. TXDOT/RTR Project updates
   Bob Hart noted that the Kennedale Parkway sidewalk project engineering design was underway.
5. Village Creek Status

Bob Hart noted that he was currently working with the Corps of Engineers on this project.

6. Review Business 287 Corridor plan report from UTA capstone group
   Bob Hart presented the students' powerpoint to the board.

The board entered executive session at 8:15PM.

**VI. EXECUTIVE SESSION**

A. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
3. Review and discuss incentives for industrial development 120 Industrial Dr.
4. Review and discuss incentives for medical facility at 405 W. Kennedale Parkway.
5. Review and discuss incentives for a skate facility at 1020 Bowman Springs Rd.

B. The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Discuss the sale of Oak Crest pad sites on Kennedale Parkway.

**VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED**

The board reconvened into open session at 9:47PM.

No action pursuant to executive session was necessary.

**VIII. ADJOURNMENT**

**Motion** adjourn. **Action** Adjourn, **Moved By** Pat Turner, **Seconded By** Donnie Graham.
**Motion Passed Unanimously**

The meeting was adjourned at 9:52PM.

APPROVED:

________________________________
President Robert Mundy

ATTEST:

________________________________
City Secretary Amethyst G. Cirmo

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# Staff Report to the Board of Directors

**Date:** June 25, 2013

**Agenda Item No:** REGULAR ITEMS - A.

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**I. Subject:**
Review and accept the KEDC Financial Report for April 2013.

**II. Originated by:**

Sakura Moten-Dedrick, Director of Finance & IT

**III. Summary:**

There will not be a financial report for this month due to staff's involvement with budget preparation. We will, however, resume submission during next month's meeting.

**IV. Recommendation:**
Approve

**V. Alternative Actions:**

**VI. Attachments:**

# Staff Report to the Board of Directors

**Date:** June 25, 2013

**Agenda Item No:** STAFF ANNOUNCEMENTS/REPORTS - A.

---

**I. Subject:**
Updates and information from Executive Director:

1. TownCenter sign status.
2. Tax Increment Refinancing Zone Status
3. Village Creek Status
4. Listing agreement at 1000 E. Kennedale Parkway
5. Chamber Board discussion

**II. Originated by:**

Bob Hart, City Manager

**III. Summary:**
The executive director will give an update on these projects.

**IV. Recommendation:**
None

**V. Alternative Actions:**

**VI. Attachments:**

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# Staff Report to the Board of Directors

**Date:** June 25, 2013

**Agenda Item No:** EXECUTIVE SESSION - A.

---

**I. Subject:**
The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for industrial development 120 Industrial Dr.

**II. Originated by:**

Bob Hart, City Manager

**III. Summary:**
Bob Hart will present information on this topic during executive session.

**IV. Recommendation:**
None

**V. Alternative Actions:**

**VI. Attachments:**

# Staff Report to the Board of Directors

**Date:** June 25, 2013

**Agenda Item No:** EXECUTIVE SESSION - B.

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**I. Subject:**
The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Discuss the sale of Oak Crest pad sites on Kennedale Parkway.

**II. Originated by:**

Bob Hart, City Manager

**III. Summary:**
This discussion will be held during executive session.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**