

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | AUGUST 27, 2024 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DR, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Kennedale Economic Development Corporation welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The EDC cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Financial Reports for the Economic Development Corporation.

B. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. June 25, 2024, Economic Development Corporation Minutes.
2. July, 23, 2024, Economic Development Corporation Minutes

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND ACTION

1. Discuss and take action on an Economic Development Funding grant application as submitted by Valentino's NY Pizza.
2. Discuss and take action on the application process and approval qualifications for the Economic Development Funding Grants.
3. Discuss Fiscal Year 2024-2025 Adopted Budget to include EDC Staffing.
4. Discuss and take action on a lease agreement with Southpoint Construction

IV. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale Economic Development Corporation Board of Directors determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale Economic Development Corporation Board of Directors will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

A.

SEC. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A GOVERNMENTAL BODY MAY CONDUCT A CLOSED MEETING TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PERSON.

1. Southeast Corner of Bowman Springs and Kennedale Parkway - Woodlea Acres Addition Block 1 lot 8, a tract of land owned by the Kennedale Economic Development Corporation.

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 27, 2024 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.



**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended July 31, 2024
EXECUTIVE OVERVIEW**

TO Members of the Economic Development Corporation
Darrell Hull, Executive Director

FROM Jon Horton, Treasurer

DATE August 27, 2024

SUBJECT Monthly Financial Report for July 2024

Below is an overview of the monthly financial results for the current fiscal year through July. Detail schedules for each fund are attached for your review.

Results through July represent 83.33% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$486,780; 79.3% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January, etc.
- ◇ Prior year Sales Tax receipts through July were \$441,240; 71.9% of total receipts
- ◇ Rental fees for the Shopping Center year-to-date \$275,116; 88.5% of total budget
- ◇ EDC Operations expenditures year-to-date \$634,223; 88.8% of total budget; includes \$19,969 for annual Christmas event
- ◇ EDC Town Shopping Center expenditures year-to-date \$147,864; 43.7% of total budget
- ◇ Fund Balance year-to-date is \$2,212,347; 567 days of total budgeted expenditures and transfers out; budgeted Fund Balance at year-end is 478 days

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended July 31, 2024

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 1,178,119	\$ 90,998	\$ 776,557	65.9%	\$ 1,093,807	\$ 95,055	\$ 1,155,045	105.6%	\$ (61,238)
EDC Fund Expenditures									
Operations Expenditures	560,637	34,846	423,532	75.5%	714,406	71,732	634,223	88.8%	80,183
Debt Service Expenditures	301,233	5,139	292,570	97.1%	309,200	5,160	301,898	97.6%	7,302
Town Shopping Center Expenditures	73,091	4,865	62,223	85.1%	338,461	7,813	147,864	43.7%	190,597
Total EDC Fund Expenditures	934,961	44,849	778,325	83.2%	1,362,067	84,704	1,083,985	79.6%	278,082
Revenues Over (Under) Expenditures	243,158	46,149	(1,768)		(268,260)	10,351	71,060		
Transfers (Out)	(56,124)	(4,677)	(46,770)	83.3%	(61,520)	(5,127)	(51,267)	83.3%	(10,253)
Net Change in Fund Balance	187,034	41,472	(48,538)		(329,780)	5,224	19,793		
Beginning Fund Balance - October 1	2,005,520		2,005,520		2,192,554		2,192,554		
Ending Fund Balance - year-to-date	\$ 2,192,554		\$ 1,956,982		\$ 1,862,774		\$ 2,212,347		
Average Daily Annual Expenditures	\$ 2,715				\$ 3,900				
Days of Fund Balance	807		721		478		567		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 4,350	\$ 542	\$ 3,194	73.4%	\$ 2,800	\$ 729	\$ 4,924	175.9%	\$ (2,124)
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	4,350	542	3,194		2,800	729	4,924		
Beginning Fund Balance - October 1	126,575		126,575		130,925		130,925		
Ending Fund Balance - year-to-date	\$ 130,925		\$ 129,769		\$ 133,725		\$ 135,849		

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

June 25, 2024, Economic Development Corporation Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 25th EDC Minutes	June 25th EDC Minutes.doc
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JUNE 25, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 6:03 p.m.

A. ROLL CALL

PRESENT: Tyson Eubanks, Marcel Terry, Kenneth Michels, David Glover; **ABSENT:** Jerod Reeves

STAFF: *Executive Director Darrell Hull, City Secretary Bobbie Jo Taylor, Treasurer Jonathan Horton*

II. PUBLIC COMMENT

No comments were offered by the public.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation

Treasurer Jonathan Horton gave an update on the financial reports for the EDC.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

C. CONSENT AGENDA

1. May 28, 2024, Economic Development Corporation Minutes

PL 3 Michels motioned to approve the consent agenda.

PL 6 Yeary seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 4-0

D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action on a Park Donation for Kennedale Community Theater in the Park.

City Manager Darrell Hull advised the Board of a request for sponsorship from the Kennedale Community Theater in the Park.

The board held discussion on the matter to include the generated business visits that the theater could potentially bring into the Town Center area of Kennedale.

PL 1 Eubanks motioned to approve a spotlight sponsorship in the amount of \$1,000.00.

PL 3 Michels seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 4-0

2. Discuss and take action on an Economic Development Funding grant application as submitted by Mr. Wally's Pickles.

Ms. Ruth Hernandez presented a request for EDC Grant Funding for Mr. Wally's Pickles in the amount of \$24,517.42 for upgrades and implementation of a new program.

The board held discussions with Ms. Hernandez including the upcoming business plan to hold future classes for canning operations at the location in Town Center. Ms. Hernandez and the board went through her business plan in detail including the need for equipment such as a commercial refrigerator. The board had concerns regarding reimbursing a business for produce as listed in the request by Ms. Hernandez. The consensus of the board was to approve the EDC Grant without the cost of the produce.

Place 4 Nevarez motioned to approve grant funding to Mr. Wally's Pickles up to \$21,000.00.

PL 3 Michels seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 4-0

3. Discuss and take action on an Economic Development Funding grant application as submitted by Valentino's NY Pizza.

A representative from Mr. Valentino's NY Pizza was not in attendance. The City Manager requested the item be tabled.

PL 3 Michels motioned to table the Economic Development Funding grant application from Valentino's NY Pizza.

PL 1 Eubanks seconded the motion.

No oppositions, PL 4 Nevarez abstained.

Vote: The motion to approve carried: 4-0-1

4. Discuss and take action on an Economic Development Funding grant application as submitted by Thrive Coffee.

Ms. Patara Williams presented a request for EDC Grant Funding for Thrive Coffee in the amount of \$25,000.00 in order to complete renovations, purchase remaining equipment, and cover essential operational costs.

The board held discussions with Ms. Williams including the condition of the building prior to leasing, the remaining equipment purchases, and labor. The board discussed and reviewed the applicants' business plan and receipts that were submitted for approval.

Place 1 Eubanks motioned to approve grant funding to Thrive Coffee in the amount of \$25,000.00.

PL 4 Nevarez seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 4-0

5. Discuss and take action on an Economic Development Incentive Agreement between the City of Kennedale, Texas, Quick Roofing, LLC and QR Purchasing, LLC.

City Manager Darrell Hull explained that the 380 agreement is between the City of Kennedale and Quick Roofing, LLC and QR Purchasing and that there is no action required by the EDC Board.

6. Discuss and take action on a purchase of Placer.ai Software.

Community Development Director Nathan Gonzales advised the board of the information that is gained if the city had access to the software to be purchased from Placer.ai. Mr. Gonzales explained that the information comes from GPS data of cellular phones and could be used to track information on visitors to commercial or special events. Mr. Gonzales advised that the software would be able to help staff with marketing in a specific geographical areas.

City Manager Hull added that the data to be accessed by staff would be valuable information to future and current business owners. Mr. Hull stated that the intent is to add the data onto the EDC Website so that it would be easily accessed by business owners.

Place 7 Glover motioned to approve the purchase of Place.ai Software.

PL 1 Eubanks seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 4-0

7. Discuss and take action on the YMCA Lease Agreement for 205 W. Kennedale Parkway

No discussion or action.

8. Update and Discussion regarding the upcoming 2024-2025 Fiscal Year EDC Budget

Finance Director Jonathan Horton and City Manager Hull discussed the upcoming budget with the EDC Board.

The board advised that they would like to increase funding for grants and sponsorships, and add funding for facade improvements along Kennedale Parkway.

Mr. Horton relayed to the board that the city council has an upcoming budget workshop on July 8th. Mr. Horton advised that he would be using the information provided by the board to be included in the update to the council.

IV. EXECUTIVE SESSION

No Executive Session

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VI. ADJOURNMENT

PL 1 Eubanks motioned to adjourn the meeting.

PL 3 Michels seconded the motion.

There being no further business, President Yeary adjourned the meeting at 8:01 p.m.

APPROVED:

PRESIDING OFFICER

ATTEST:

BOARD OR COMMISSION SECRETARY

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.2.

SUBJECT

July, 23, 2024, Economic Development Corporation Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	July 23, 2024, Economic Development Corporation Minutes	July 23, 2024, Economic Development Corporation Minutes.doc
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JULY 23, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Vice Chair Marcel Terry called the meeting to order at 6:06 p.m.

A. ROLL CALL

Chair Mark Yeary was not present. All other members of the board were in attendance.

II. PUBLIC COMMENT

No members of the public appeared.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation.

Treasurer Jonathan Horton gave an update on the financial reports for the EDC.

B. CONSENT AGENDA

1. June 25, 2024, Economic Development Corporation Minutes.

Place 4 Nevarez motioned to table the consent agenda.

PL 3 Michels seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 6-0

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action on an Economic Development Funding grant application as

submitted by Valentino's NY Pizza.

The EDC requested that Valentino's NY Pizza submit proof of expenses and proof of purchases prior to moving forward in the grant process.

Place 1 Eubanks motioned to table an Economic Development Funding grant application as submitted by Valentino's NY Pizza.

PL 7 Glover seconded the motion.

PL 3 Michels Opposed, PL 4 Nevarez Abstained.

Vote: The motion to approve carried: 5-1-1

2. Discuss and take action on an Economic Development Funding grant application as submitted by Matthew and Tamiko Sargent.

The EDC Board and the applicant discussed the project which, according to the applicant, will draw in residents to spend time with family and neighbors. Ms. Sargent advised that the garden would use volunteers from UTA to help tend the garden and workshops could be offered in the future.

Place 3 Michels motioned to approve grant funding to Matthew and Tamiko Sargent in the amount of \$24,350.00.

PL 4 Nevarez seconded the motion.

No oppositions, PL 7 Glover abstained.

Vote: The motion to approve carried unanimously: 5-0-1

3. Discuss and take action on the application process and approval qualifications for the Economic Development Funding Grants.

The Board and Staff reviewed the grant application process and qualifications, including discussion on the time frame of the review process, laying out rules and procedures fairly, reimbursement costs, and recouping funding if need be. No action was taken at this time.

4. Update and Discussion regarding the upcoming 2024-2025 Fiscal Year EDC Budget.

Finance Director Jonathan Horton and City Manager Hull discussed the upcoming budget with the EDC Board.

The board discussed hiring a EDC Director, including the possibility of contracting a director. A general discussion was held about the pros and cons of an on-staff director and contracting the employment. The board also discussed the role of the Chamber of Commerce as it relates to economic development.

IV. EXECUTIVE SESSION

**V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY
PURSUANT TO EXECUTIVE SESSION**

VI. ADJOURNMENT

Place 4 Nevarez motioned to adjourn.

PL 1 Eubanks seconded the motion.

There being no future business the meeting was adjourned at 8:34 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.1.

SUBJECT

Discuss and take action on an Economic Development Funding grant application as submitted by Valentino's NY Pizza.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Valentino's NY Pizza Grant Application_Redacted	Valentino's NY Pizza Grant Application_Redacted.pdf
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ECONOMIC DEVELOPMENT CORPORATION

APPLICATION FOR GRANT OF ECONOMIC DEVELOPMENT FUNDS

Full legal name of Applicant: Valentino's NY. Pizza unit 66

Business Address: 201 W Kennedale Parkway Kennedale TX 76021

Name & title of person authorized to sign on behalf of Applicant: Mohammad Dussan Elwan

Amount of KEDC funds requested: \$ 25,000

Proposed use of the KEDC funds: oven, Mixer, pizza table store sign, pots +

If yes, what is the address of property Applicant is seeking to acquire?: current

Is Applicant seeking to relocate to the City of Kennedale?: ☒ YES ☐ NO

Is Applicant seeking to expand an existing facility in the City of Kennedale?: ☒ YES ☒ NO

If yes, what is the square footage of the existing facility and what is the square footage of the proposed expansion?: _____

If yes, what is the approximate cost of the proposed expansion?: \$ _____

Is Applicant seeking to construct a new facility in the City of Kennedale?: ☐ YES ☒ NO

If yes, what is the proposed square footage of the facility to be constructed?: _____

If yes, what is the approximate cost of the proposed construction?: _____

Does Applicant currently own title to the property which will benefit from the expenditure of KEDC funds?: ☐ YES ☒ NO

If no, does the Applicant have a contract pending to purchase the property?: ☐ YES ☐ NO

If yes, what is the closing date of the purchase contract? _____

If Applicant's request for KEDC funds is granted, what is the total amount of capital expenditures Applicant intends to make (including the cost of equipment to be located on the property) with respect to Applicant's proposed relocation or construction?: \$ 25,000

Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as such term is defined in Section 501.002(12) of the Texas Local Government Code?: ☒ YES ☐ NO

If yes, how many primary jobs will be created or retained within the next five years? 3

If yes, which of the following types of facilities will the requested KEDC funds be used to help develop, retain or expand? (Check all that apply):

- | | |
|---|--|
| ☐ manufacturing and industrial | ☐ distribution centers |
| ☐ research and development | ☐ recycling |
| ☐ military | ☐ regional or national corporate headquarters |
| ☐ small warehouse | ☒ other related improvements: <u>sales</u> |

If the expenditure of KEDC funds will not result in the creation or retention of primary jobs, will such expenditure be used to construct public infrastructure necessary to promote or develop a new or expanding business?: ☐ YES ☒ NO

If yes, which of the following types of infrastructure will the grant of KEDC funds be used to construct? (check all that apply):

- | | |
|--|--|
| ☐ streets and roads | ☐ drainage |
| ☐ rail spurs | ☐ site improvements |
| ☐ water and sewer utilities | ☐ telecommunications |
| ☐ electric utilities | ☐ internet improvements |
| ☐ gas utilities | ☐ other related improvements: _____ |

If the expenditure of KEDC funds will not result in the creation or retention of primary jobs, will such expenditure result in Applicant's hiring of additional full-time employees?: ☒ YES ☐ NO

If yes, how many additional full-time employees will be hired within the next five years?: _____

Will the expenditure of KEDC funds be used for job training as provided in Sections 501.102 and 501.162 of the Texas Local Government Code?: ☐ YES ☒ NO

Will the expenditure of KEDC funds be used to undertake a project the primary purpose of which is to provide any of the following: (1) a transportation facility; (2) a solid waste disposal facility; (3) a sewage facility; (4) a facility for furnishing water to the general public; or (5) an air or water pollution control facility?: ☐ YES ☒ NO

If yes, will the facility benefit a property acquired for a project that has another primary purpose?: ☐ YES ☐ NO

NOTICE: In the event the Board determines that Applicant is eligible for a grant of KEDC funds, Applicant will be required to sign a performance agreement meeting the requirements of Section 501.158 of the Texas Local Government Code. The performance agreement is subject to the approval of both the KEDC Board and the Kennedale City Council. By signing this application, you acknowledge and represent that all of the answers and information provided in this application are true and correct.

TO THIS APPLICATION - PLEASE ATTACH:

1. PHOTOS OF EXISTING PROPERTY INTENDED FOR UPGRADING AND/OR DEVELOPMENT,
2. A WRITTEN PROJECT IMPROVEMENT/DEVELOPMENT DESCRIPTION,
3. PLANS AND DRAWINGS OF THE PROPOSED UNDERTAKING, AND
4. AN ITEMIZED COST SPREADSHEET BACKED BY WRITTEN QUOTES SUBMITTED BY CONTRACTORS/VENDORS/SUPPLIERS.

Signature: Mohammad Ousman Khan

Date: 5/30/24



ECONOMIC DEVELOPMENT CORPORATION



ECONOMIC DEVELOPMENT CORPORATION

APPLICATION PROCESS FOR ECONOMIC DEVELOPMENT INCENTIVES

Kennedale Economic Development is committed to supporting new and existing businesses within the City of Kennedale through the use of available incentives. Below is a brief outline of the process of applying these incentives.

ALL REQUESTS FOR INCENTIVES MUST BE RECEIVED PRIOR TO RECEIVING A BUILDING PERMIT AND COMMENCING CONSTRUCTION.

- Contract to purchase a building or parcel of land.
- Provide detailed list of necessary improvements and estimated costs provided by engineers/architects. Primary drivers for incentives are new or retained employment and capital investment.
- Complete an application (located at www.cityofkennedale.com) and submit to the KEDC office (City Manager's office) at 405 Municipal Dr, Kennedale, Texas, or email to rsanchez@cityofkennedale.com, along with a brief letter explaining the project, the amount of assistance being requested and why the assistance is needed. Include any required supporting documentation such as site plans, cost estimates, etc.
- Upon receipt of the application documents, KEDC staff will conduct an economic impact/cost/benefit analysis to determine the value of the project to the City of Kennedale.
- This project is then presented to the KEDC Board of Directors at the regular monthly meeting, which is scheduled to occur the last Tuesday of every month. All documents MUST be received no later than 2 Fridays prior to the scheduled meeting. Otherwise, it will be on the following months agenda. For example: To be placed on the _____ agenda, all documents will need to be received by 5:00 PM on Friday, _____.
- The KEDC Board of Directors will review the information and make a decision on whether or not to recommend assistance and the amount of any assistance they decide to recommend.
- The City Attorney prepares a legal document known as the Economic Development Performance Agreement. Once the applicant accepts the terms of the agreement, it is then presented to City Council for consideration. APPROVAL BY THE KEDC DOES NOT GUARANTEE APPROVAL BY CITY COUNCIL.
- If approved by Council, the agreement is signed by the President of the KEDC Board and the applicant.
- APPROVED INCENTIVE MONIES WILL NOT BE PAID UNTIL THE PROJECT IS COMPLETE AND A CERTIFICATE OF OCCUPANCY, SUPPORTING INVOICES AND RECEIPTS ARE SUBMITTED TO KEDC. PLEASE ALLOW UP TO 30 DAYS TO RECEIVE REIMBURSEMENT.

mylowe's Rewards



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LOWE'S HOME CENTERS, LLC
1901 HIGHWAY 287 N
MANSFIELD, TX 76063 (817) 473-4412

SALE

SALES#: FSTLAN06 4829757 TRANS#: 44650398 04-01-24

444505 HB 23-IN VLV CORRGT DIY AR	20.94
3 @ 6.98	
155404 RED BULL SUGARFREE DRINK	3.68
335778 HM II BRACKET SIGN HOLDER	6.84
3 @ 2.28	
278374 12-IN ETTURE ALL PURPOSE	5.48

SUBTOTAL:	36.94
TOTAL TAX:	3.05
INVOICE 98225 TOTAL:	39.99
H/C:	39.99

HC: XXXXXXXXXXXX2284 AMOUNT: 39.99 AUTHCD: 07230E

CHIP REFID:151107225663 04/01/24 15:48:08

CUSTOMER CODE: na

TUR : 8000008000

TSI : 6800 AID : A0000000041010

Give us feedback @ survey.walmart.com
Thank you! ID # 71EDZSS32CHB

Walmart

WM Supercenter
817-473-1189 Mgr: KEIDRICK
930 N WALNUT CREEK DR STE 800
MANSFIELD, TX 76063
ST# 00284 OP# 009006 TE# 06 TR# 01195

ITEMS SOLD 5
TC# 9443 1440 2025 5060 7221



GV WHOLE	075742352000 F	1.66 0
MICROWAVE	190873008800	55.00 X
Z-GRIP 20PK	045803221200	6.97 X
PG DE BLK 4	724328152690	2.88 X
RED BULL	611269716460 F	2.88 X
STERLT 540	073149934430	13.98 X

SUBTOTAL	83.37
TAX1 8.2500 %	6.79
TOTAL	90.11
MCARD TEND	90.11
CHANGE DUE	0.00

MASTERCARD- 2284 I 1 APPR#05080E
90.11 TOTAL PURCHASE

REF # 409900227360

AID: A0000000041010

TC D609533621300584

TERMINAL # SC011174

*No Signature Required

04/08/24 15:32:12



Get free delivery
from this store
with Walmart

Scan for 30-day free trial.

Low prices You Can Trust Every Day
04/08/24 15:32:21

Low prices You Can Trust Every Day
04/09/24 07:32:07

Scan for 30-day free trial



Get free delivery
from this store
with Walmart

*No Signature Required
TERMINAL # SC011174
TC 2E1A5223F57695A0
AID A0000000041010
REF # 410000893913
40.18 TOTAL PURCHASE

MASTERCARD- 2284 I 1 APPR#09530E

CHANGE DUE	0.00
MCARD TEND	40.18
TOTAL	40.18
TAX1 8.2500 %	2.65
SUBTOTAL	37.53
CELERY HEART 885460000100 F	2.72 N
CELERY HEART 885460000100 F	2.72 N
RED BULL 611269546020 F	3.68 X
FW BRD BMB 045908139250	19.97 X
TR PRO CHEF 016017152380	8.44 X



TC# 0175 5617 3317 7223 6115
ITEMS SOLD 5

ST# 00284 OP# 009006 TE# 06 TR# 01469

MANSFIELD TX 76063
930 N WALNUT CREEK DR STE 800
817-473-1189 Mgr: KEIDRICK
WM Supercenter

Walmart

Thank you! ID #: ZTLF3032C59
Give us feedback @ survey.walmart.com

KMS Restaurant Equipment
12243 E NW HWY Suite 100
DALLAS TX 75228
214-392-8447

03/21/2024 13:00

Sale

Trans:1 Batch:230
MASTERCARD CHIP
*****2284 **/**

AMOUNT: \$3070.00
Non-Cash Charge \$121.27

TOTAL: \$3191.27

Resp: APPROVAL
Code: 02146E
Ref#: 408113183500
App Name: MASTERCARD
AID: A0000000041010
TVR: 8000008000
TSI: 6800

Cardholder acknowledges
receipt of goods and
obligations set forth
by the cardholder's
agreement with issuer.

CUSTOMER COPY

Thank You

Powered By ValorPay(v1.3.44)

KMS Restaurant Equipment
12243 E NW HWY Suite 100
DALLAS TX 75228
214-392-8447

03/28/2024 10:14

Sale

Trans:2 Batch:234
MASTERCARD CHIP
*****2284 **/**

AMOUNT: \$270.00
Non-Cash Charge \$10.67

TOTAL: \$280.67

Resp: APPROVAL
Code: 02296E
Ref#: 408810273121
App Name: MASTERCARD
AID: A0000000041010
TVR: 8000008000
TSI: 6800

Cardholder acknowledges
receipt of goods and
obligations set forth
by the cardholder's
agreement with issuer.

X

EHSAN/MOHAMMAD

MERCHANT COPY

Thank You

Powered By ValorPay(v1.3.44)

COBB PRINTING SERVICES I
9410 WALNUT ST SUITE 111
DALLAS, TX 75243
214-570-0808

04/04/2024 18:58

Sale

Trans #: 2 Batch #: 253

CREDIT CARD
MASTERCARD CHIP READ
Entry Type: CONTACTLESS
*****2284 **/**

BASE AMT: USD \$881.88

TIP AMT: \$

TOTAL AMT: USD \$

Resp: APPROVAL 01708E
Code: 01708E
Ref #: 409523332824
TransID: 0404MEBE97374

App Name: MASTERCARD
AID: A0000000041010
TVR: 0000008001
ATC: 020F
IC: 3BC23CD7D9F177B2
IAD: 0110A0400422000000000000
0000000000FF

If paid with cash
You could've saved \$31.8

NO SIGNATURE REQUIRED

THANK YOU!

CUSTOMER COPY



Fee Receipt
Receipt No.: I-24-0525

Owed From

Valentino's NY Pizza
Mohammad Ehsan
201 W Kennedale Pkwy unit 660
Kennedale, Tx 76060

Receipt No. I-24-0525
Receipt Date: 04/02/2024
Payment Method: CC
Project ID #: 24-0132
Project Type: Certificate of Occupancy 201
Address: W Kennedale Pkwy

Transactions

Fee Type	Account No.	Amount
Certificate of Occupancy	0141500000	150.00
	Amount Paid:	\$150.00

Created by

Lindy Middleton
405 Municipal Drive
Kennedale, TX. 76060

FUSION SIGNS AND GRAPHICS
4633 W. BEDFORD EULESS RD
HURST, TX 76053
817-282-7100

FUSION SIGNS & GRAPHICS

Fusion Signs & Graphics
463 W. Bedford Euleess Rd.
Hurst TX 76053
817-282-7100
orders@fusionsignsgraphics

Merchant ID: 423613692
Term ID: 0496

Sale

Application Label: MASTERCARD

XXXXXXXXXXXX2284

AID: A0000000041010

Entry Method: Chip Read

Approved: Online

03/21/24

Batch#: 000000

09:29:10

Inv#: 00000002

Appr Code: 06294E

Total: USD\$ 3,007.19

Mode: Issuer
TVR: 0000000000
IAD: 01106010002200000000000000
TST: 6000
ARC: 00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

EMSA-INGRAM

Customer Copy

THANK YOU

INVOICE

INV-011563

Balance Due
\$0.00

Bill To
Valentinos NY Pizza

Invoice Date : 03/21/24
Terms : Due on Receipt
Due Date : 03/21/24

#	Item & Description
1	Sign 4' x 12' Permit
2	Sign Permit & Insta

Qty	Rate	Amount
3.00	576.00	1,728.00
3.00	350.00	1,050.00

Sub Total 2,778.00

Sales Tax (8.25%) 229.19

Total **\$3,007.19**

Payment Made (-) 3,007.19

Balance Due **\$0.00**

pizza ov
Dough Mixer \$7,000.00

Notes

Thank You For Choosing Fusion Signs & Graphics.

Terms & Conditions

QUOTE VALID FOR 14 DAYS. YOUR ONE STOP SHOP FOR ALL YOUR ADVERTISING, APPAREL, SIGNAGE AND MARKETING NEEDS. WE DO IT ALL...

50% DEPOSIT REQUIRED. ON ALL ORDERS.

Fusion United Group, LLC
DBA Fusion Signs & Graphics
TSCL# 18894

Regulated by The Texas Department of Licensing and Regulation
P. O. Box 12157, Austin, Texas 78711

mylowe's Rewards



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOVE'S HOME CENTERS, LLC
1901 HIGHWAY 287 N
MANSFIELD, TX 76063 (817) 473-4412

- SALE -

SALES#: S1511EFP 4923309 TRANS#: 26539 852 03-24-24

1072145 CK 12-IN HACKSAW(-417153) 13.98

SUBTOTAL: 13.98

TOTAL TAX: 1.15

INVOICE 73973 TOTAL: 15.13

N/C: 15.13

HC: XXXXXXXXXXXX284 AMOUNT: 15.13 AUTHCD: 06963E

CHIP REFID:151102973752 03/24/24 19:28:59

CUSTOMER CODE: no

TVR : 8000008000

TSI : 6800

STORE: 1511 TERMINAL: 02 03/24/24 19:29:16

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



How doers
get more done.

1725 N. US HWY 287
MANSFIELD, TX 76063 (817) 453-4038

6568 00054 90438 03/24/24 07:03 PM
SALE SELF CHECKOUT

043425826558 J-B WELD <A> 6.98

J-B WELD ORIGINAL EPOXY 2 OZ

051596320812 HOMER BUCKET <A>

5GAL HOMER BUCKET

2@4.48 8.96

SUBTOTAL 15.94

SALES TAX 1.32

TOTAL \$17.26

XXXXXXXXXXXX2284 MASTERCARD USD\$ 17.26

CHIP CODE 09714E/3540829 TA

Chip Read

AID A0000000041010 MASTERCARD

P.O.#/JOB NAME: UZY

6568 03/24/24 07:03 PM



6568 54 90438 03/24/2024 0478

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 06/22/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 187733 181219

PASSWORD: 24174 181165

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary



**How does
get more done.**

1725 N US HWY 287
MANSFIELD, TX 76063 (817)453-4038

6568 00051 49208 03/24/24 04:50 PM
SALE CASHIER BROOKLYN

077089174694 6PCMICROST <A> 14.97
BEST MICROFIBER 9/16 TRAY-SET 6 PC
056198880535 PPGSPDF 1G <A> 20.48
PPG SPDHIDE INT FLT WHITE/B1 1240Z
081099000058 JT COMP <A> 9.88
USG ALL PURPOSE JC 3.5 QT
030699927227 T-KNIFE <A> 3.48
ANVIL T-KNIVES 2 1/2X6 PLASTIC
611942109456 1 1/2X2 PVCPIP <A> 5.76
1-1/2" X2" PVC-PW/DWV SCH40 PIPE
887480026740 NAILS <A> 1.98
WIRE NAIL ZINC #17X7/8
887480300512 WOODSCREW <A>
WOOD SCRW ZINC PHL RND #12 X 7/8
501.38 6.90
078477958315 1G WP, BLACK <A>
1G BLK MIDWAY BLANK WALLPLT
300.98 2.94
611942032242 FITTING <A> 3.11
1-1/2" DWV TRAP ADAPTER HXSJ
611942038954 1-1/2" TEE <A> 4.17
1-1/2" PVC TEE SXSXS
020066386900 2X2S GLBLK <A> 6.48
PAINTERS TOUCH 2X SEMI-GLOSS BLACK
081098031411 CEILINGTIE <A> 35.85
R2310 MINI 2X4 RADAR 50 32 51-CA

SUBTOTAL 116.00
SALES TAX 9.57
TOTAL \$125.57

XXXXXXXXXXXX2284 MASTERCARD

USD\$ 125.57

AUTH CODE 01528E/3510880

TA

Chip-Read

AID A0000000041010

MASTERCARD

P.O.#/JOB NAME: UVO

6568 03/24/24 04:50 PM



6568 51 49208 03/24/2024 7601

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/22/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 105273 98756
PASSWORD: 24174 98705

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



Restaurant Depot
Store #703
1171 Bridgewood Dr
Fort Worth, TX 76112
** WHERE RESTAURANTS SHOP **

Shellfish Lic# TX 2001 SS

CUSTOMER(SALE)

PREVIOUS BALANCE - \$147.77
ACCOUNT NO 70313305

MOHAMMAD ESHAN
UZYS NEW YORK PIZZA
6851
MATLOCK RD
ARLINGTON
TX
760023518
Resale 3205522XXXX 01-01-66
* LICENSES BELOW NOT VALIDATED *
Resale 3205522XXXX 01-01-66
* CUSTOMER IS SUBJECT TO TAX OR NOT *
* ALLOWED TO BUY ITEMS REQUIRED THE *
* ABOVE LICENSES *
AREA A - SIC 206 - CAT (A,B)
Chain - Pizza Restaurant - Carry Out

C12 I27323 OP243283 03-28-24 17:40

WHIP 16" FRENCH		
789313300617 (TA)		\$5.15
UNITS 1		
PIZZA SCREEN 16" APZS16		
812944003685 (TA)		\$3.79
UNITS 1		
PIZZA SCREEN 16" APZS16		
812944003685 (TA)		\$3.79
UNITS 1		
PIZZA SCREEN 16" APZS16		
812944003685 (TA)		\$3.79
UNITS 1		
PIZZA SCREEN 16" APZS16		
812944003685 (TA)		\$3.79
UNITS 1		
SCALE DIGITAL 10LB TE10FT		
760695031498 (TA)		\$49.99
UNITS 1		
LC 7" SANTOKU KNIF 32772		
760695030828 (TA)		\$10.99

UNITS 1
 UNITS ENTERED 8
 CASES ENTERED 0
 ITEMS RUNG UP 8
 TOTAL RW ITEMS 0
 UNITS COUNT 8

TOTAL UNITS ENTERED 8
 TOTAL CASES ENTERED 0
 TOTAL ITEMS RUNG UP 8
 TOTAL WEIGHED GOODS (LBS) 0

TOTAL UNITS COUNT 8
 PARTIAL SUBTOTAL 8 \$84.98
 SUBTOTAL 8 -\$62.79
 CHX BIG C WING SPC
 760695009398 \$51.55

UNITS 1
 CHX BIG C WING SPC
 760695009398 \$51.55

UNITS 1
 CAN OPENER MOUNTED CO-1
 811642040671 (TA) \$76.10

UNITS 1
 LC CUTTER PIZZA 4"
 760695018567 (TA) \$5.29

UNITS 1
 PIZZA CUTTER 2.75I 1EA
 092187180439 (TA) \$23.39

UNITS 1
 STEAMER STOCK POT LARGE
 696901011308 (TA) \$35.17

UNITS 1
 PAN HALF 6"
 812944007768 U(TA) \$14.75

UNITS 1
 PAN HALF 6"
 812944007768 U(TA) \$14.75

UNITS 1
 PAN HALF 6"
 812944007768 U(TA) \$14.75

UNITS 1
 UNITS ENTERED 9
 CASES ENTERED 0
 ITEMS RUNG UP 9

TOTAL RW ITEMS 0
 UNITS COUNT 9

TOTAL UNITS ENTERED 17
 TOTAL CASES ENTERED 0
 TOTAL ITEMS RUNG UP 17
 TOTAL WEIGHED GOODS (LBS) 0

TOTAL UNITS COUNT 17
 PARTIAL SUBTOTAL 17 \$372.28
 SUBTOTAL 17 \$224.51
 TX Tax \$22.21

TOTAL TAX \$22.21
 TOTAL TAXABLE \$269.18
 TOTAL \$246.72
 MASTERCARD \$246.72

APPROVAL # 07608E

REFERENCE # 010000

REFERENCE# 2284

MASTERCARD

Chip Read

Mode: Issuer

AID: A0000000041010

TVR: 8000008000

IAD: 0110A000042200000000000000000000

TSI: 6800

ARC: 00

CHANGE	\$0 00
TOTAL ON ACCOUNT	\$147.77
BALANCE	\$0.00
TOTAL PROMOTION SAVINGS	\$0.00
COUPONS SAVINGS	\$0 00

TAKE OUR SURVEY FOR A CHANCE TO WIN
ONE OF TWO \$50 RD GIFT CERTIFICATES
EVERY MONTH!

<https://support.restaurantdepotmarketing.com/customer-shopping-survey/>

MUST BE 18 YRS OR OLDER.
MUST BE A REGISTERED RD MEMBER
ONE RESPONSE PER RECEIPT
OR YOU WILL BE DISQUALIFIED

ALL FRESH SHELLFISH STORED AT OR
BELOW 45 DEGREES F.

ALL PERISHABLE RETURNS MUST BE
WITHIN 72 HOURS OF PURCHASE AND
ACCOMPANIED WITH A RECEIPT

THANK YOU FOR SHOPPING WITH US
YOUR OPERATOR WAS MIERRA - CASH - STUR
C12 I27323 OP243283 03-28-24 17:41

www.fireprotectionbusiness.com
2706 Mandy Ct
Cedar Hill, TX 75104 US
+1 972 691 1349
sales@bestfireps.com
www.bestfireps.com

Estimate

ADDRESS

Uzy
NY Valention Pizza
201 W. Kennedale Pkwy
Kennedale, Texas 76060

SHIP TO

Uzy
NY Valention Pizza
201 W. Kennedale Pkwy
Kennedale, Texas 76060

ESTIMATE #

1906

DATE

06/12/2024

P.O. NUMBER

ADD TANK And Nozzle

SALES REP

NM

ACTIVITY

QTY

RATE

AMOUNT

ANSUL 3 gal SS Tank

3-Gallon Tank (USED)

1

230.00

230.00

Ansul Single Tank SS Cabinet

Cabinet (USED)

1

220.00

220.00

3 Gal Ansulox

1

265.00

265.00

Ansul 230 Nozzle

1

75.00

75.00

ANSUL Hose And Grommet

1

85.00

85.00T

ANSUL Cartridge Double Tank

1

635.00

635.00

Ansul Bursting Disc Union Ass.

Union

1

240.00

240.00

Labor

Labor

1

300.00

300.00

Labor,Pipe & Fittings

1

150.00

150.00

DRAWING FOR CITY

DRAWING FOR CITY

1

200.00

200.00

City of Kennedale Permit

Permit

1

100.00

100.00

DOWN PAYMENT \$ 1,250.00

BALANCE UPON COMPLETE \$1,250.00

SUBTOTAL

2,500.00

TAX

0.00

TOTAL

\$2,500.00

Accepted By

Accepted Date

FUSION SIGNS & GRAPHICS

Fusion Signs & Graphics
463 W. Bedford Euless Rd.
Hurst TX 76053
817-282-7100
orders@fusionsignsgraphics.com

INVOICE

INV-011563

Balance Due
\$0.00

Bill To
Valentinos NY Pizza

Invoice Date : 03/21/24
Terms : Due on Receipt
Due Date : 03/21/24

#	Item & Description	Qty	Rate	Amount
1	Sign 4' x 12' Permitted & Installed	2.00	576.00	1,152.00
2	Sign Permit	3.00	350.00	1,050.00
3	Vinyl Parking lot stand with 2 sided 18X24	1.00	250.00	250.00
4	Vinyl 18X24 ACM	1.00	40.00	40.00
Sub Total				2,492.00
Sales Tax (8.25%)				205.59
Total				\$2,697.59
Payment Made				(-) 2,697.59
Balance Due				\$0.00

Notes

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50% DEPOSIT REQUIRED. ON ALL ORDERS.

Fusion United Group, LLC
DBA Fusion Signs & Graphics









PASTA	
Spaghetti w/ Tomato \$17.99	
Spaghetti w/ Sauce \$16.99	
Chicken Pen. Spaghetti \$17.99	
Hot & Marcell \$17.99	
Hot Beef Steak \$17.99	
APPETIZER	
Shrimp Cocktail \$6.99	
Shrimp Cocktail \$6.99	
Shrimp Cocktail \$6.99	
Shrimp Cocktail \$6.99	
Shrimp Cocktail \$6.99	
DESSERT	
Ice Cream \$1.99	
Ice Cream \$1.99	



MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.2.

SUBJECT

Discuss and take action on the application process and approval qualifications for the Economic Development Funding Grants.

ORIGINATED BY

SUMMARY

After discussion at the previous meeting, the following items were added to the draft document.

1. A staff review to determine the completeness of all applications
2. An application period for award twice per year.
3. A maximum amount of funding up to \$25,000 per fiscal year
4. A reimbursement amount of a maximum of \$25,000 per fiscal year
5. 10% interest rate

Sections highlighted in green have been added by staff while comments highlighted in yellow were added by Place 7 Glover directly stemming from discussions held at the previous EDC Meeting.

RECOMMENDATION

ATTACHMENTS

1.	Qualifications for the City of Kennedale Economic Development Funding Grants_v2	Qualifications for the City of Kennedale Economic Development Funding Grants_v2.pdf
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Qualifications for the City of Kennedale Economic Development Funding Grants

Section 1: Program Overview

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City limits of Kennedale, Texas and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability. This program is sponsored, funded, and monitored by the Kennedale Economic Development Corporation (KEDC) Board of Directors who may amend, adjust, or eliminate this program at any time.

EDC Staff will review all documents submitted with the application to determine completeness prior to presenting to the Board of Directors who will render an approval or denial for each application. No application will be moved to the agenda for review by the Board of Directors until deemed complete by the EDC Staff.

The grant will open for funding bi-annually. Applications will be accepted from October 1 – November 30 with anticipation of funding to be awarded during the January Board of Directors Meeting, and from March 1 – April 30 with anticipation of funding to be awarded during the June Board of Directors Meeting.

Section 2: Type of Improvements allowed by Grant

Grant Type and Description	Match Type* (100% or 50%)
Façade Improvement – <i>Improvements to storefronts including but not limited to painting, reconstruction, or remodeling.</i>	50%
Sign Improvement – <i>New signs and/or renovation or removal of existing signs.</i>	50%

Property Improvement – <i>Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.</i>	50%
Capital Equipment Grant – <i>Equipment with a useful life longer than 1 year used in the productive operations of the company.</i>	100%

***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Grant Award

The maximum size of the Grant award shall be \$25,000 and the applicant must match the Grant amount approved by the KEDC.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. A *business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. Grants may not be used for refinancing existing loans, working capital, inventory, permits, inspections, security fencing or gates, home occupations, interior remodeling, new construction, and routine maintenance of landscaping and signage (with the exception of letters/logos on new awnings).**

Section 4: Guidelines

- A. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
- B. The owner of a business to be operated within a leased facility, and the owner of such lease facility, must apply jointly for the program. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
- C. A business or property owner may apply for one (1) or more of the three (3) types of grants per physical location (address) set forth herein within any fiscal year (October 1 to September 30). A business that receives grant funding during a fiscal year shall not be precluded from making subsequent applications for funding in following years.
- D. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$25,000 per fiscal year.
- E. All grants are reimbursement grants and will only be funded after completion of the project in accordance with drawings and specifications approved by the Kennedale Economic Development Corporation Board of Directors and after the applicant submits to the KEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
- F. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits of \$25,000. In-kind contributions to the improvements by the applicant will not be considered as an expenditure by the applicant. Only cash expenditures by the applicant may be used in calculating the cost of improvements.
- G. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the KEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the KEDC Board or the KEDC Executive Director. Failure to obtain such written approval prior to

making any such modifications shall render the applicant ineligible to receive grant funding.

- H. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- I. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- J. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the KEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
- K. The applicant shall not begin any improvements prior to receiving written approval of grant funding from the KEDC.
- L. The applicant must complete the improvement project within six (6) months of receiving written approval from the KEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project.
- M. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the KEDC the grant money received.
- N. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the KEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the Kennedale Economic Development Corporation.
- O. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not

lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). The applicant must agree that if, after receiving grant funds, it is convicted of a violation under 8 U.S.C. Section 1324a(f), the applicant shall repay the amount of the grant funds received by the applicant, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the violation.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the FEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: BUDGET UPDATE

SUBJECT

Discuss the adopted budget, as it relates to the EDC.

ORIGINATED BY

Jon Horton, Treasurer

SUMMARY

The FY25 Budget was adopted by Council on August 20th, 2024. This presentation includes the EDC portion of that adopted budget.

Highlights Include:

- \$50,000 added in Special Services for a contracted EDC representative.
- Funding for permanent lights on buildings surrounding TownCenter Plaza
- Functional Grants include:
 - \$150K for grants
 - \$100K related to Kennedale Parkway beautification/cleanup
 - \$15K related to sponsorships
- Debt Service:
 - Payments for the \$1.26MM refunding bond will be paid from the Debt Service Fund. This will be shown as a transfer out of the EDC fund.

RECOMMENDATION

Not applicable

ATTACHMENTS

FUND 15 ECONOMIC DEVELOPMENT CORPORATION					
Account	Description	FY23 Actual	FY24 Budget	FY24 Projected	FY25 Budget
15-4002-00-00	MMD TAX-CURRENT YEAR	-	75,000		
15-4081-00-00	SALES TAX	708,972	613,500	738,973	988,973
15-4104-00-00	CHRISTMAS EVENT DONATION	787		5,000	5,000
15-4401-00-00	INVESTMENT INCOME	67,546	60,000	88,235	82,000
15-4402-00-00	INTEREST INCOME	-	-	-	-
15-4409-00-00	MISCELLANEOUS INCOME	36,412	34,500		30,000
15-4412-00-00	LAND PROCEEDS	365		287,398	-
15-4413-00-00	SIGN FOUNDATION REVENUE			12,000	-
15-4805-00-00	RENTAL FEES-SHOPPING CENTER	307,232	310,807		310,807
TOTAL REVENUES		\$ 1,121,314	\$ 1,093,807	\$ 1,131,606	\$ 1,416,780

Account	Description	FY23 Actual	FY24 Budget	FY24 Projected	FY25 Budget
15-5240-01-00	PRINTED SUPPLIES				
15-5260-01-00	GENERAL OFFICE SUPPLIES				
15-5261-01-00	POSTAGE				
15-5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	6,520			
15-5403-01-00	BUILDING MAINTENANCE			917	25,000
15-5501-01-00	ADVERTISING	6,123	7,000	3,352	7,000
15-5510-01-00	ASSOC DUES/PUBLICATIONS	2,500	1,500	1,500	1,500
15-5525-01-00	TRAINING/SEMINARS	270	2,000		
15-5565-01-00	LEGAL SERVICES	15,334	14,884	15,000	18,000
15-5567-01-00	AUDIT SERVICES				
15-5570-01-00	SPECIAL SERVICES	27,921	30,000	17,097	80,000
15-5571-01-00	SPECIAL EVENTS-CHRISTMAS EVENT	97,298	60,000	60,000	100,000
15-5578-01-00	TRAVEL		1,500	1,500	2,500
15-5580-01-00	ENGINEERING SERVICES	1,650		-	
15-5615-01-00	FUNCTIONAL GRANT	-	150,000	50,000	265,000
15-5800-01-00	LAND	-	-	187,449	-
TOTAL OPERATIONS		\$ 157,616	\$ 266,884	\$ 336,815	\$ 499,000

Account	Description	FY23 Actual	FY24 Budget	FY24 Projected	FY25 Budget
15-5643-01-03	2007 \$1.2M TAX BOND-INTEREST	31,970	26,410	26,410	20,503
15-5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	80,000	85,000	85,000	90,000
15-5645-01-03	2011 \$1.7M TX LEVERAGE – INT	12,785	10,492	10,492	4,062
15-5646-01-03	2011 \$1.7M TX LEVERAGE – PRIN	43,083	46,038	46,038	53,649
15-5667-01-03	2020 \$1.26M GO REFUNDING – PRINCIPA	120,000	125,000	125,000	
15-5668-01-03	2020 \$1.26M GO REFUNDING – INTERES	18,625	16,260	16,260	
TOTAL DEBT SERVICE EXPENDITURES		\$ 306,463	\$ 309,201	\$ 309,201	\$ 168,213

Account	Description	FY23 Actual	FY24 Budget	FY24 Projected	FY25 Budget
15-5403-02-00	BUILDING MAINTENANCE	38,823	57,000	52,292	50,000
15-5405-02-00	TOWN CENTER PLAZA	-	12,000	250	
15-5530-02-00	ELECTRIC SERVICES	5,404	7,000	6,600	7,000
15-5545-02-00	INSURANCE-PROPERTY	14,857	21,431	14,962	15,710
15-5570-02-00	SPECIAL SERVICES	14,008	13,000	13,000	13,000
15-5595-02-00	LANDSCAPING---CAM	-	9,000	20,800	21,000
15-5621-02-00	BANK FEES / PAYING AGENT FEES	-	30	30	30
15-5870-02-00	FOUNTAIN		85,000	20,000	80,000
15-5870-02-00	MONUMENTS FOR CITY ENTRANCES		80,000	-	84,000
15-5870-02-00	OTHER EQUIPMENT		219,000	45,000	
TOTAL TOWN SHOPPING CENTER EXPENDITURES		\$ 73,091	\$ 503,461	\$ 172,934	\$ 270,740

TOTAL EXPENDITURES	\$ 537,171	\$ 1,079,546	\$ 818,949	\$ 937,953
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REVENUES OVER (UNDER) EXPENDITURES	\$ 584,144	\$ 14,261	\$ 312,656	\$ 478,827
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Account	Description	FY23 Actual	FY24 Budget	FY24 Projected	FY25 Budget
15-5595-01-00	ADMIN CHARGE – GENERAL FUND	(397,791)	(447,522)	(447,522)	(462,705)
15-5702-01-03	TRANSFER OUT – DEBT SERVICE	-	-		(138,848)
15-5717-00-00	TRANSFER OUT - PUBLIC WORKS	(56,124)	(61,520)	(61,520)	(77,841)
TOTAL OTHER FINANCING SOURCES (USES)		\$ (453,915)	\$ (509,042)	\$ (509,042)	\$ (679,393)

NET CHANGE IN FUND BALANCE	\$ 130,229	\$ (494,781)	\$ (196,386)	\$ (200,566)
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BEGINNING FUND BALANCE — OCT 1	\$ 2,005,520	\$ 2,135,749	\$ 2,135,749	\$ 1,939,363
ENDING FUND BALANCE — SEPT 30	\$ 2,135,749	\$ 1,640,968	\$ 1,939,363	\$ 1,738,797

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.4.

SUBJECT

Discuss and take action on a lease agreement with Southpoint Construction

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.A.

SUBJECT

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 27, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.A.1.

SUBJECT

Southeast Corner of Bowman Springs and Kennedale Parkway - Woodlea Acres Addition Block 1 lot 8, a tract of land owned by the Kennedale Economic Development Corporation.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS