



KENEDY 4B CORPORATION AGENDA
NOVEMBER 22, 2021 – 6:00 P.M.
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX 78119

Notice is hereby given that the Kenedy 4B Corporation will convene to hold a regular meeting on the 22nd of November 2021, at 6:00 p.m. at which time business will be conducted in accordance with Texas Government Code 551 as follows:

1. Call meeting to order and announce a quorum is present.
 2. Public comments.
 3. Discussion and approval of the regular meeting minutes for October 25, 2021.
 4. Discussion and possible action to approve the October 2021 Financial Report.
 5. Discussion and possible action to approve bills to be paid for the month of November 2021.
 6. Discussion and possible action to amend the budget for EDC 4B website not to exceed \$11,000 and to establish a budget line item.
 7. Discussion and possible action to establish a minimum or maximum amount to retain in the checking account and have the remaining amount invested.
 8. Discussion and possible action on the economic development revitalization project for downtown area on Main Street from 1st Street through 5th Street.
 9. Items to consider for placement on future agendas.
 10. Adjourn.
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Special Accommodations


This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830) 583-2230 or FAX (830) 583-2063 or email citysecretary@kenedytx.gov for further information. Braille is not available.

The Kenedy 4B Corporation of the City of Kenedy reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations) on any of the above items.

Certification

I, Ruby Mowles, certify that the above notice of this Kenedy 4B Corporation Meeting was posted at the front doors to the City Hall, 303 W. Main St., Kenedy, Texas, on the 19th day of November, 2021 by 5:00 p.m.




Ruby Mowles, City Secretary

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 1

Call meeting to order and announce a quorum is present.

SUBMITTED BY: President Gary Richards

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 2

Public Comments.

SUBMITTED BY: President Gary Richards

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 3

Discussion and approval of the regular meeting minutes for October 25, 2021.

SUBMITTED BY: City Secretary Ruby Mowles



**KENEDY 4B CORPORATION MINUTES
OCTOBER 25, 2021 – 6:00 P.M.
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX. 78119**

MEMBERS PRESENT:

Gary Richards, President
Felipe Leal, Vice President
Leslie Wynn, Treasurer
Walter (Trey) Hill III, Investment Officer
Lajuana Kasprzyk, Director
Don Staggs, Director

MEMBERS ABSENT:

Cindy Saenz, Secretary

CITY PRESENT:

City Manager William Linn
Administrative Assistant Amy Desharnais

CITY ABSENT:

Ruby Beaven City Secretary

1. Call meeting to order and announce a quorum is present.

President Richards called the meeting to order at 6:01 p.m. and announced a quorum was present.

2. Public comments.

No public comments.

3. Discussion and approval of the regular minutes for the September 27, 2021 meeting.

Motion: Director Kasprzyk made a motion to approve the regular minutes for the September 27, 2021 meeting. Treasurer Wynn seconded the motion. Motion carried unanimously.

4. Presentation by David Drewa with Drewa Designs for Possible stand-alone EDC 4B website.

David Drewa with Drewa Designs addressed the Board and gave a presentation for a stand-alone Economic Development Corporation website for Kenedy 4B Corporation. Drewa explained the website would be designed to focus on attracting business and development in Kenedy. The website would include demographics, incentives, available properties, and other relevant information to potential companies looking to relocate, expansion, or new business ventures. In addition, Drewa discussed potential benefits, proposed solutions, possible website architecture, social media and search directors, search features, and other services.

Discussion held among the Board and David Drewa about website control and fees.

5. Discussion and possible action to approve a stand-alone EDC 4B website focused on attracting business and development to Kenedy.

Motion: Director Kasprzyk makes a motion to approve a stand-alone EDC 4B website and put it on next months agenda to set the budget and what line items to pay it from, not to exceed \$11,000 for the first year. Director Staggs seconded the motion. Motion carried unanimously.

6. Discussion and possible action to review the current budget to consider a line item to utilize for the expense of the Bluebonnet seed for Joe Gulley Park on behalf of the Parks & Recreation Board.

Discussion held among the Board on which budget line item to choose to utilize to pay the expense of the bluebonnet seed purchase for Joe Gulley Park. The consensus was to use the Joe Gulley Gazebo landscape line item.

No action taken.

7. TABLED September 27, 2021. Discussion and possible action to approve the expense for the Bluebonnet seed for Joe Gulley Park on behalf of the Parks & Recreation Board.

Motion: Director Kasprzyk made the motion to approve the expense for the Bluebonnet seed for Joe Gully Park from the Joe Gulley Gazebo landscape budget line item. Vice President Leal seconded the motion. Motion carried unanimously.

8. TABLED September 27, 2021. Discussion and possible action to approve the August 2021 Financial Report.

Discussion held among the Board and City Manager Linn about the August 2021 Financial Report to include expenditures and revenues.

Motion: Director Kasprzyk made the motion to approve the August 2021 Financial Report. Motion not seconded; motion failed.

Further discussion held among the Board and City Manager Linn.

Motion: Treasurer Wynn made the motion to approve the August 2021 Financial Report. Investment Officer Hill seconded the motion. Motion carried unanimously.

9. Discussion and possible action to approve the September 2021 Financial Report.

Discussion held among the Board and City Manager Linn. Director Kasprzyk stated that the end of fiscal year total revenues was about 85% of what was budgeted and the total expenses were 79% of what was budgeted.

Motion: Director Kasprzyk makes a motion to approve the September 2021 Financial Report. Director Staggs seconded the motion. Motion carried unanimously.

10. Discussion and possible action to approve bills for October 2021 to be paid for the month.

Director Kasprzyk questioned City Manager Linn about the bond interest being paid in October 2021, inquired if they were callable, and if could be refinanced since they are at 4% interest. City Manager Linn stated that refinancing would put them in a bind, so it is not possible.

Motion: Director Kasprzyk made a motion to approve the bills for October 2021. Vice President Leal seconded the motion. Motion carried unanimously.

11. Discussion and possible action to consider a part-time staff member or contract person for economic development.

Discussion held among the Board and City Manager Linn per the last meeting a motion was made for the City of Kenedy to provide legal documentation to 4B about the laws for the economic development corporation having an employee.

City Manager Linn stated that any staff member hired would actually be an employee of the City of Kenedy, but would be dedicated to the 4B Corporation. There is currently a vacancy at City Hall that we are looking to fill part time. We could have that person do the little things like monitoring the website.

Motion: Director Kasprzyk made the motion to not take action on this item. Motion not seconded; motion failed.

President Richards stated no action taken.

12. Discussion and possible action to consider authorizing a subcommittee for a Parks & Recreation Advisory Committee pursuant to Article V Board Committees 5.01 Committees Authorized.

Discussion held among the Board and City Manager Linn about authorizing a Parks & Recreation Advisory Committee under the Kenedy 4B Corporation.

City Manager Linn stated if the Parks & Recreation were an advisory committee to the 4B then this would cut out all the extra steps and bypass going straight to the City Manager first.

Motion: Treasure Leslie Wynn made the motion to authorize a subcommittee for a Parks & Recreation Advisory Committee pursuant to Article V Board Committees 5.01 Committees Authorized. Vice President Leal seconded the motion. Motion carried unanimously.

13. Discussion and possible action to appoint subcommittee members for the Parks & Recreation Advisory Committee.

Motion: Director Kasprzyk made the motion to appoint subcommittee members for the Parks & Recreation Advisory Committee by moving the current members in their current capacities and current terms to the new advisory committee from the Parks and Recreation Board. Treasurer Wynn seconded the motion. Motion carried unanimously.

14. Items to consider for placement on future agendas.

Discussion and possible action to establish a minimum or maximum amount to retain in the checking account and have the remaining amount invested.

Discussion and possible action on the economic development revitalization project for downtown area on Main Street from 1st Street through 5th Street.

Presentation from City Manager Linn for a Facade Improvement Grant Program.

Discussion and possible action to amend the budget for EDC 4B website not to exceed \$11,000 and to establish a budget line item.

15. Adjourn.

Vice President Leal made the motion to adjourn the meeting at 7:32 p.m. Director Staggs seconded the motion. Motion carried unanimously.

APPROVED:

Gary Richards, President

ATTEST:

Any Desharnais, Administrative Assistant

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 4

Discussion and possible action to approve the October 2021 Financial Report.

SUBMITTED BY: City Manager William Linn

KENEDY 4B CORPORATION

MONTHLY FINANCIAL STATEMENTS

MONTH ENDED OCTOBER 31, 2021

15 -KENEDY 4B CORPORATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
15-00-101.01	KENEDY 4B CORP - CHECKING	563,298.01	
15-00-120.01	TEXPOOL - 4B CORPORATION	4,424,139.72	
15-00-130.01	OTHER RECEIVABLES -SALES TAX	<u>48,632.21</u>	
			<u>5,036,069.94</u>
TOTAL ASSETS			5,036,069.94
			=====
LIABILITIES			
=====			
EQUITY			
=====			
15-00-290.01	FUND BALANCE - KENEDY 4B CORP	<u>5,019,183.56</u>	
	TOTAL BEGINNING EQUITY	<u>5,019,183.56</u>	
TOTAL REVENUE		88,704.42	
TOTAL EXPENSES		125,765.00	
(WILL CLOSE TO FUND BAL.)		<u>53,946.96</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES		<u>16,886.38</u>	
TOTAL EQUITY & REV. OVER/(UNDER) EXP.			<u>5,036,069.94</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			5,036,069.94
			=====

CITY OF KENEDY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2021

15 -KENEDY 4B CORPORATION
FINANCIAL SUMMARY

08.33% OF YEAR COMP.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
ALL REVENUE	<u>2,389,167.00</u>	<u>88,704.42</u>	<u>88,704.42</u>	<u>3.71</u>	<u>2,300,462.58</u>
TOTAL REVENUES	<u>2,389,167.00</u>	<u>88,704.42</u>	<u>88,704.42</u>	<u>3.71</u>	<u>2,300,462.58</u>
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
KENEDY 4B CORPORATION	<u>2,388,400.00</u>	<u>125,765.00</u>	<u>125,765.00</u>	<u>5.27</u>	<u>2,262,635.00</u>
TOTAL EXPENDITURES	<u>2,388,400.00</u>	<u>125,765.00</u>	<u>125,765.00</u>	<u>5.27</u>	<u>2,262,635.00</u>
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	767.00 (37,060.58) (37,060.58)		37,827.58

CITY OF KENEDY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2021

15 -KENEDY 4B CORPORATION

08.33% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SALES TAX</u>					
15-00-303.01 SALES TAX REVENUE	516,667.00	48,632.21	48,632.21	9.41	468,034.79
TOTAL SALES TAX	516,667.00	48,632.21	48,632.21	9.41	468,034.79
<u>FINES & MISCELLANEOUS REV</u>					
15-00-305.01 OIL & GAS ROYALTIES	370,500.00	39,939.25	39,939.25	10.78	330,560.75
TOTAL FINES & MISCELLANEOUS REV	370,500.00	39,939.25	39,939.25	10.78	330,560.75
<u>OTHER REVENUE</u>					
15-00-308.05 INTEREST EARNED	2,000.00	132.96	132.96	6.65	1,867.04
TOTAL OTHER REVENUE	2,000.00	132.96	132.96	6.65	1,867.04
<u>FUND REVENUE</u>					
15-00-370.20 UTILIZATION-PRIOR YR FUND	1,500,000.00	0.00	0.00	0.00	1,500,000.00
TOTAL FUND REVENUE	1,500,000.00	0.00	0.00	0.00	1,500,000.00
 TOTAL REVENUES	 2,389,167.00	 88,704.42	 88,704.42	 3.71	 2,300,462.58
	=====	=====	=====	=====	=====

CITY OF KENEDY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2021

15 -KENEDY 4B CORPORATION
KENEDY 4B CORPORATION

08.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>SALARIES & OTHER</u>					
15-00-510.03 LEGAL FEES	2,000.00	0.00	0.00	0.00	2,000.00
15-00-510.04 BOOKKEEPING -CITY OF KENED	12,000.00	0.00	0.00	0.00	12,000.00
15-00-510.09 HOLIDAY PARTY	600.00	0.00	0.00	0.00	600.00
TOTAL SALARIES & OTHER	14,600.00	0.00	0.00	0.00	14,600.00
<u>OPERATING EXPENSES</u>					
15-00-520.10 OPERATING SUPPLIES	1,500.00	0.00	0.00	0.00	1,500.00
TOTAL OPERATING EXPENSES	1,500.00	0.00	0.00	0.00	1,500.00
<u>MISCELLANEOUS SERVICES</u>					
15-00-530.05 ADVERTISING	1,000.00	0.00	0.00	0.00	1,000.00
15-00-530.10 TRAINING	9,800.00	265.00	265.00	2.70	9,535.00
TOTAL MISCELLANEOUS SERVICES	10,800.00	265.00	265.00	2.45	10,535.00
<u>GENERAL EXPENDITURES</u>					
<u>CAPITAL PROJECTS</u>					
<u>BUILDING & STRUCT. EXP.</u>					
15-00-580.09 GULLEY PARK-GAZEBO/BRIDGE	5,000.00	0.00	0.00	0.00	5,000.00
15-00-580.10 GULLEY PARK-GAZEBO LANDSCA	40,000.00	1,600.00	1,600.00	4.00	38,400.00
15-00-580.11 GULLEY PARK-WINDMILL REP	600.00	0.00	0.00	0.00	600.00
15-00-580.12 GULLEY PARK-ASPHALT WALK T	97,200.00	0.00	0.00	0.00	97,200.00
TOTAL BUILDING & STRUCT. EXP.	142,800.00	1,600.00	1,600.00	1.12	141,200.00
<u>JOHNNY BEAR FIELD</u>					
15-00-582.00 JOHN. BEAR FD-DUGOUT/PIT L	17,500.00	0.00	0.00	0.00	17,500.00
15-00-582.50 JOHNNY BEAR FD SCOREBOARD	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL JOHNNY BEAR FIELD	19,500.00	0.00	0.00	0.00	19,500.00
<u>ST MARY'S PARK</u>					
15-00-581.00 ST. MARY'S PARK WALKING TR	35,000.00	0.00	0.00	0.00	35,000.00
TOTAL ST MARY'S PARK	35,000.00	0.00	0.00	0.00	35,000.00
<u>OTHER PROJECTS</u>					
15-00-584.00 OTHER CAPITAL PROJECTS	1,500,000.00	0.00	0.00	0.00	1,500,000.00
TOTAL OTHER PROJECTS	1,500,000.00	0.00	0.00	0.00	1,500,000.00
<u>CAPITAL PURCHASES</u>					
15-00-590.03 TICKET BOOTH	30,000.00	0.00	0.00	0.00	30,000.00
TOTAL CAPITAL PURCHASES	30,000.00	0.00	0.00	0.00	30,000.00
<u>GEN FUND TRSFR & EXP</u>					
15-00-610.01 GRANT EXPENSES	120,000.00	0.00	0.00	0.00	120,000.00
15-00-610.03 HEB SALES TAX REBATE AGREE	28,000.00	0.00	0.00	0.00	28,000.00
15-00-610.04 SPORTS COMPLEX-BOND P & I	486,200.00	123,900.00	123,900.00	25.48	362,300.00
TOTAL GEN FUND TRSFR & EXP	634,200.00	123,900.00	123,900.00	19.54	510,300.00

CITY OF KENEDY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2021

15 -KENEDY 4B CORPORATION
KENEDY 4B CORPORATION

08.33% OF YEAR COMP.

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
TOTAL KENEDY 4B CORPORATION	2,388,400.00	125,765.00	125,765.00	5.27	2,262,635.00
TOTAL EXPENDITURES	2,388,400.00	125,765.00	125,765.00	5.27	2,262,635.00
REVENUES OVER/(UNDER) EXPENDITURES	767.00 (37,060.58) (37,060.58)		37,827.58

*** END OF REPORT ***

KENEDY 4B CORPORATION
NOTES TO FINANCIAL STATEMENTS
OCTOBER 31, 2021

Note 1. Reporting Entity:

Kenedy 4B Corporation is a nonprofit corporation created by the City in 1998 pursuant to the provisions of the *Development Corporation Act of 1979*, as amended (which was originally enacted as Article 5190.6, V.A.T.C.S., and was subsequently codified and now appears in Chapters 501 - 505 of the Texas Local Government Code - collectively, the "Act").

Note 2. Summary of significant accounting policies:

The Kenedy 4B Corporation is governed by a board appointed by the City Council. Although they are legally separate from the City, the Kenedy 4B Corporation is reported as if they are a part of the City's primary government on its audited annual financial report because their primary purpose is to provide services to the citizens of the City. As a governmental type fund funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current asset and current liabilities are included on the Balance Sheets. The Statement of Revenues, Expenditures and Changes in Fund Balance present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Accordingly, revenues are recorded when received in cash. Expenditures are recorded in the accounting period in which they related fund liability is incurred or spent.

The Kenedy 4B Corporation is used to collect sales tax monies to promote new business activity in the City.

Note 3. Capital assets

Capital (fixed) assets are recorded on the financial statements of the City of Kenedy.

Mineral Rights: The following is a list of mineral rights for the Kenedy 4B Corporation as listed at appraised value per the Karnes County Appraisal District and are 2021 Certified Values:

• Young Gas Unit 1 w No B1H	\$ 9,570
• Young Gas Unit 1 w No B2H	9,520
• Kenedy Corp Gas Unit 1w B3H	16,820
• Kenedy Corp Gas Unit 1w B4H	17,290
• Young Gas Unit 1 w No A1H	42,480
• Young Gas Unit 1w No A2H	25,790
• Young Guns Unit 1A3H	4,410
• Young Gas Unit 1w No A4H	31,080
• Young Gas Unit 1w No A5H	59,410
• Young Gas Unit 1 w No C3H	35,200
• Young Gas Unit 1 w C2H	36,420
• Young Gas Unit 1 w No C1H & C4H	<u>7,240</u>
	295,230

KENEDY 4B CORPORATION
NOTES TO FINANCIAL STATEMENTS
OCTOBER 31, 2021

Note 4. Contractual Obligations

A. Project Funding Agreement re: Financing a New Sports Activity Complex. Entered into in Connection with the issuance of City of Kenedy Combination Tax and Revenue Certificates of Obligation Series 2019: This agreement was signed and dated July 1, 2019. The bonds were issued in the name of the City of Kenedy on August 1, 2019.

Terms of Agreement. The term of this Agreement shall become effective from the date on which the City issues and delivers the City Sports Complex COs and shall terminate one business day after the Corporation has transferred to the City sufficient funds to pay the final annual debt service payment on the City Sports Complex COs (or any bonds or obligations issued in the future to refund the City's Sports Complex COs).

Fiscal Year Ended	Debt Service Requirements, Series 2019 Combination Tax and Revenue Bonds		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
<u>30-Sep</u>			
2022	240,000.00	247,000.00	487,000.00
2023	250,000.00	237,400.00	487,400.00
2024	260,000.00	227,400.00	487,400.00
2025	270,000.00	217,000.00	487,000.00
2026	280,000.00	206,200.00	486,200.00
2027	295,000.00	195,000.00	490,000.00
2028	305,000.00	183,200.00	488,200.00
2029	315,000.00	171,000.00	486,000.00
2030	330,000.00	158,400.00	488,400.00
2031	345,000.00	145,200.00	490,200.00
2032	355,000.00	131,400.00	486,400.00
2033	370,000.00	117,200.00	487,200.00
2034	385,000.00	102,400.00	487,400.00
2035	400,000.00	87,000.00	487,000.00
2036	420,000.00	71,000.00	491,000.00
2037	435,000.00	54,200.00	489,200.00
2038	450,000.00	36,800.00	486,800.00
2038	470,000.00	18,800.00	488,800.00
	<u>6,175,000.00</u>	<u>2,606,600.00</u>	<u>8,781,600.00</u>

KENEDY 4B CORPORATION
NOTES TO FINANCIAL STATEMENTS
OCTOBER 31, 2021

Note 4. Contractual Obligations (Continued)

B. Development Agreement – HEB Grocery Company, LP The Kenedy 4B Corporation has the following agreement to reimburse HEB Grocery Company, LP. The total Cost Reimbursement available to HEB for the Public Improvements under the terms of this Agreement shall not exceed one hundred and fifty thousand dollars (\$150,000). The 4B Corporation shall reimburse HEB for its expenses for the Public Improvements up to the Maximum Reimbursement Amount. Annually throughout the Term of this Agreement, 4B Corporation shall pay to HEB one hundred percent (100%) of the Increased Sales Tax Revenues (as defined below) generated at the Property, up to the Maximum Reimbursement Amount. For purposes of this Agreement, *“Increased Sales Tax Revenues” shall mean for any given calendar year the difference between the (x) Sales Tax Revenues minus (y) the Sales Tax Base Line Amount.* As of May 31, 2021 the 4B Corporation has paid HEB a cumulative amount of \$117,882.12 which leaves an unpaid balance of \$ 32,117.88.

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 5

Discussion and possible action to approve bills to be paid for the month of November 2021.

SUBMITTED BY: City Manager William Linn

INVOICE DATE	INVOICE #	VENDOR/PAYEE		DESCRIPTION	AMOUNT OF INVOICE
10/31/2021	215	CITY OF KENEDY		BOOKKEEPING SERVICES - OCTOBER 2021	1,000.00
		CITY OF KENEDY		REIMB. FOR HOTEL-G. RICHARDS -SEMINAR FOR ECONOMIC DEVELOPMENT 11/11/21-11/12	424.89
8/17/2021	Q 292313	MONARCH TROPHY STUDIO		PLAQUE FOR PARK BENCH - G MAY	69.95
				TOTAL ALL UNPAID INVOICES	1,494.84

DATE: October 31, 2021

INVOICE # 215

FOR: October Monthly Accounting;

[illegible]

SUBTOTAL	\$	1,424.89
SALES TAX		
OTHER		
TOTAL	\$	1,424.89

**Hyatt Regency Lost Pines Resort and Spa**

575 Hyatt Lost Pines Road
Cedar Creek, TX 78612
Tel: 512.308.1234
Fax: 512.308.4800

INVOICE

Gary Richards
1307 S Fuqua St.
Rockport TX 78382
United States

Room No. 3111
Arrival 11-10-21
Departure 11-12-21
Folio Window 1
Folio No.

Confirmation No. 341873901

Group Name Texas Municipal League

Date	Description	Charges	Credits
11-10-21	Deposit Transferred at C/I		185.00
11-10-21	Package	160.00	
11-10-21	City Occupancy Tax 7%	11.20	
11-10-21	State Occupancy Tax 6%	9.60	
11-10-21	County Occupancy Tax 0.75%	1.20	
11-10-21	State Cost Recovery Fee	2.64	
11-10-21	State Cost Recovery Fee Occupancy Tax	0.36	
11-10-21	Parking Self	9.00	
11-11-21	- Shellers Dinner Food	36.89	
11-11-21	Package	160.00	
11-11-21	City Occupancy Tax 7%	11.20	
11-11-21	State Occupancy Tax 6%	9.60	
11-11-21	County Occupancy Tax 0.75%	1.20	
11-11-21	State Cost Recovery Fee	2.64	
11-11-21	State Cost Recovery Fee Occupancy Tax	0.36	
11-11-21	Parking Self	9.00	
Total		424.89	185.00

Guest Signature

Balance

239.89

I agree that my liability for this bill is not waived and I agree to be held personally liable in the event that the indicated person, company or association fails to pay for any part or the full amount of these charges.

WE HOPE YOU ENJOYED YOUR STAY WITH US!**World of Hyatt Summary**

No Membership to be credited

Join World of Hyatt today and start earning points for stays, dining and more. Visit www.worldofhyatt.com

Our goal is to provide outstanding service and exceed every guest expectations. We are interested in feedback regarding your visit.

For comments please contact Quality Assurance at 575 Hyatt Lost Pines Road, Lost Pines TX 78612

E-mail at AUSLP-quality@Hyatt.com

Phone at 512.308.4748

Fax: 512.308.4800

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Agenda

Thursday, November 11

Sessions are subject to change.

7:45-8:30 a.m.

Registration and Continental Breakfast

8:30-8:45 a.m.

Welcome and Overview

Bill Longley, General Counsel, Texas Municipal League

8:45-9:30 a.m.

Opening Keynote: 2022 Texas Economic Forecast and What It Means for Cities

Glenn Hegar, Texas Comptroller

9:30-10:30 a.m.

Planning for Your City's Economic Development

In this session, TML Legal Counsel Tad Cleaves will provide an overview of the basic legal requirements relating to the economic development tools that are available to Texas cities, and how those tools may be used to strengthen local economies.

Tad Cleaves, Legal Counsel, Texas Municipal League

10:30-10:45 a.m.

Break

10:45-11:30 a.m.

Type A and Type B Economic Development Corporations and City Councils

<https://tmleconomicdevelopment.org/program/>

A discussion of Type A and Type B economic development corporations, permissible expenditures and the relationship between city councils and the corporations. This will include a discussion of permissible projects, process and procedures of EDCs, general authority EDCs, and the legal and practical relationship between EDCs and city councils.

Charles E. Zech, Partner, Denton, Navarro, Rocha, Bernal & Zech, P.C.

11:30 a.m.-1:00 p.m.

Luncheon and Keynote Speaker

Placemaking for Community Change

It gets a lot of hype, but what exactly is placemaking? And what can it do for *your* city? Melody Warnick, author of *This Is Where You Belong* and the forthcoming *If You Could Live Anywhere*, sifts through the jargon to get to the heart of how placemaking can boost talent attraction, promote economic growth, and help people connect with their community. Using stories and examples from around the country, she'll offer some simple strategies for integrating placemaking tactics into a town of any size.

Melody Warnick, Journalist and Author

1:00-1:45 a.m.

Chapter 380 Economic Development Agreements, the Right Stuff?

Chapter 380 of the Texas Local Government Code authorizes both home-rule and general law municipalities to provide incentives consisting of loans and grants of city funds, use of city personnel, facilities, and services for economic development. In this session, we will discuss the legislative intent behind the adoption of the statute, establishment of programs to incentivize economic development, drafting 380 agreements, and creative ways to use 380 agreements for economic development projects.

Christopher L. Nichols, Managing Attorney, The Nichols Firm, LLC

1:50-3:00 p.m.

Finding Fate: A Downtown Revitalization Effort

Once home to a train depot, a rural post office, several businesses, and a small number of original homesteads, downtown Fate was the heartbeat of the community. Sadly, after many years of neglect, the streets declined, overhead power lines sagged, and the few remaining businesses slowly departed as there just wasn't enough support for them to survive. Over the last decade the City added thousands of new residents, many seeking to connect with the place they call home. In response to this massive growth in population, the community adopted a new comprehensive plan in 2015 which included high aspirations for establishing a downtown area. With a renewed energy and an eye to the future, the community was faced with a difficult decision: based on the limited resources available, should they mothball the old downtown and move to a new area closer to the highway? Or, should they embrace their history and rebuild where it all started?

They chose the latter and, in just a few short years, downtown Fate has experienced a resurgence of activity with upgraded streetscape, landscape, underground utilities, new mixed-use buildings, full-service sit down restaurants, dedicated parking for food trucks, an expanded public park, and more!

In this presentation you'll learn about Fate's Downtown revitalization efforts from concept to completion and walk away equipped with skills to: make the financial case for downtown, build consensus, acquire funding, attract and recruit businesses, and manage gnarly projects.

Michael Kovacs, City Manager, and **Justin Weiss**, Assistant City Manager, City of Fate

3:00-3:15 p.m.

Break

3:15-4:15 p.m.

Economic Development in Texas: Big Trends Shaping the Future

The pandemic has sharpened the impact of changes that already were occurring in the economic development landscape of Texas, as market trends, community needs/desires, shifting patterns within industries, and political pressures are altering Texas competitive position overall and the role of local government in economic development. Jon Hockenyo of TXP will offer a translation of all of

these factors into expected outcomes and possible path(s) forward.

[Jon Hockenyos](#), President, TXP

Friday, November 12

7:15-8:00 a.m.

Coffee and Breakfast Tacos

7:45-8:45 a.m.

Speed Networking

Think of this as speed dating with a twist! In this session, you will connect with *everyone* you meet because you all share common interests. Here's how it works: join a roundtable (organized by topic), trade business cards, give a one minute table presentation about a key issue your city is facing, then discuss possible solutions at your table until the bell rings and it's time to move to another table. It's a fun and effective way to network with other city leaders who are dealing with similar economic development issues.

9:00-10:15 a.m.

What's Next for Retail?

Join us as we examine what's next for the retail industry in Texas. Due to Covid-19 and other factors, the retail industry is changing faster than ever. Our session will explore new trends in retail and what municipal leaders can do to help foster a strong retail environment in their community.

This session will also take a deep dive into what retailers and developers look for in a community when they are making site selection decisions.

[Aaron Farmer](#), President, The Retail Coach

10:15-10:30 a.m.

Break

10:30 a.m.-Noon

Economic Development and Tourism

Scott Joslove, President and CEO of the Texas Hotel & Lodging Association and former chief of municipal affairs for the Texas Attorney General, is considered the statewide expert on the allowable uses of local hotel tax by cities. Scott will discuss how cities can legally use hotel tax and create Tourism Public Improvement Districts to promote tourism and strategically grow your local property tax, sales tax, and other city revenues.

[Scott Joslove](#), President and CEO, Texas Hotel & Lodging Association

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Reservation Summary

Check-in	Wed, Nov 10, 2021 04:00 PM	Rate	- G-TML3
Checkout	Fri, Nov 12, 2021 11:00 AM	Total Cash Per Room*	\$370.00
Room	1 1 King Bed	Wed, Nov 10	\$160.00
Guest	1 Adult	Thu, Nov 11	\$160.00
Guest Details	Gary Richards citysecretary@kenedytx.gov 1307 S Kaqoa St Rockport, TX 78062 US (830) 299-5563	Subtotal	\$320.00
		OCCUPANCY TAX	\$21.60
		RECOVERY CHARGE	\$5.28
		CITY TAX	\$22.40
		REC CHG SALES TX	\$0.72
		Taxes & Fees	\$50.00
Payment Details	MasterCard 	*Changes in taxes or fees will affect the total price.	
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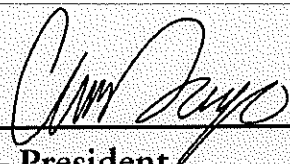
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ALICIA SANDOVAL

830-534-4977

ALICIA_FN73@YAHOO.COM

Salesperson	Purchase Order Number	Payment Terms		
CHUCK				
Item Description		Qty	Unit Price	Amount
D-PLQ39	BENCH DEDICATION 3X9 PLATE MOU	1	69.95	69.95
<i>Monarch Trophy Studio has been celebrating recognition since 1972. From our family to yours, we would like to thank you for your business.</i>		Sub-Total: 69.95		
		Shipping: 0.00		
		Sales Tax: EXEMPT*		
		Total: 69.95		
		Amount Due: 69.95		
 CJ Drago - President				

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 6

Discussion and possible action to amend the budget for EDC 4B website not to exceed \$11,000 and to establish a budget line item.

SUBMITTED BY: City Manager William Linn

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 7

Discussion and possible action to establish a minimum or maximum amount to retain in the checking account and have the remaining amount invested.

SUBMITTED BY: Director Lajuana Kasprzyk

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 8

Discussion and possible action on the economic development revitalization project for downtown area on Main Street from 1st Street through 5th Street.

SUBMITTED BY: President Gary Richards

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 9

Items to consider for placement on future agendas.

SUBMITTED BY: President Gary Richards

KENEDY 4B CORPORATION AGENDA
Regular Meeting: Monday, November 22, 2021

AGENDA ITEM: 10

Adjourn.

SUBMITTED BY: President Gary Richards