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**TOWNCENTER DEVELOPMENT DISTRICT
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
October 22, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

A. Consider approval of minutes from October 30, 2012 meeting.

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for Fiscal Year 2013-2014 for the Kennedale TownCenter.

V. 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 Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the October 22, 2013, TownCenter Development District 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. Cirno, City Secretary



Date: October 22, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from October 30, 2012 meeting.

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	minutes	10.30.2012 TDD Minutes.doc
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**TOWNCENTER DEVELOPMENT DISTRICT
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
October 30, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chair Robert Mundy called the meeting to order at 7:03 PM.

II. ROLL CALL

Present: Robert Mundy, Donnie Graham, John Clark, Brian Johnson, Frank Fernandez.

Absent: none.

III. MINUTES APPROVAL

A. Consider approval of meeting minutes from June 26, 2012 meeting.

Motion To approve the minutes with a correction to roll call, removing Brian Johnson as absent, as he was not yet appointed to this board at that time. **Action** Approve, **Moved By** John Clark, **Seconded By** Brian Johnson.

Motion Passed Unanimously

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for fiscal year 2012-2013 for the Kennedale TownCenter.

Motion To set the 2012-2013 assessment rate at 2.875435, **Action** Approve, **Moved By** John Clark, **Seconded By** Frank Fernandez

Motion Passed Unanimously

B. Consider seeking the city attorney to prepare a contract amendment between the Kennedale Economic Development Corporation and the Kennedale TownCenter Development District and Cypress properties relative to the waiver of taxes pursuant to the development agreement; and authorizing the chair – or KEDC President – execute the agreement amendment.

Motion To authorize the city attorney to prepare a contract amendment between the Economic Development Corporation and the TownCenter Development District relative to the waiver of taxes as presented. **Action** Approve, **Moved By** John Clark, **Seconded By** Donnie Graham.

Motion Passed Unanimously

V. ADJOURNMENT

Motion To adjourn **Action** Adjourn, **Moved By** Brian Johnson, **Seconded By** Frank Fernandez.

Motion Passed Unanimously

The meeting was adjourned at 7:10 PM.

APPROVED: _____
Chair Robert Mundy

ATTEST: _____
City Secretary, Amethyst G. Cirno



Date: October 22, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider setting an assessment rate and values for Fiscal Year 2013-2014 for the Kennedale TownCenter.

II. Originated by:

Bob Hart
Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

City can expect Cypress Properties (our management company) to bill our tenants a total of \$46054 (\$41236+\$4818) for MMD Assessments and \$1755 (\$1447+\$308) for Insurance. City will receive funds from Cypress over the fiscal year in our monthly income check.

Also, City can expect \$34,143 from TownCenter LLP (owner of Building 5) for a total of \$34,143 for MMD Assessments. Building 5 tenants to do belong to City; thus, we bill TownCenter LLP directly. City does not bill them for insurance. They carry their own property/liability/personal/business loss insurance with City as an "additional insured."

Please see the attached information.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	FY2013-14 Values & Rates	FY2013-14 MMD & Insurance Assessment.pdf
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ENTITY	2013 TAX RATE
Kennedale	\$ 0.747500
Kennedale Independent School District	\$ 1.492068
Tarrant County	\$ 0.264000
Tarrant County Hospital	\$ 0.227897
Tarrant County College	\$ 0.149500
TOTAL	\$ 2.850965

TAD ACCOUNT NUMBER/TRACT	VALUES	NOTES
41494407 (1R) EDC OWNED	1,431,342	See Below
41494415 (2R) EDC OWNED	41,334	Vacant
41494423 (3R) EDC OWNED	94,860	Vacant
41569814 (4R1) EDC OWNED	167,244	See Below
41569822 (5R) EDC OWNED	1,185,107	See Below
41494466 (6) EDC OWNED	19,470	Vacant
41494474 (7) EDC OWNED	224,000	Vacant
41547799 (8R) CITY OWNED	209,508	Vacant
TOTAL	3,372,865	

MUNICIPAL MANAGEMENT DISTRICT

	BUSINESS	% SHARE	SQ FT	MMD ASSESSMENT DUE	INSURANCE DUE	REMARK
1R	Surplus Warehouse	77.9283%	-	\$ 32,135		0 PAYS TAXES TO CYPRESS MONTHLY. DO NOT BILL INSURANCE OR CAM. CITY THEN RECEIVES FROM CYPRESS IN REVENUE CHECK.
	Dollar General	22.0717%	-	\$ 9,102	1447	1447 PAYS TAXES AND INSURANCE TO CYPRESS YEARLY. PAYS CAM TO CYPRESS MONTHLY. CITY THEN RECEIVES FROM CYPRESS IN REVENUE CHECK.
	SUBTOTAL			\$ 41,236	1447	
4R1	Chicken Express	100.0%	-	\$ 4,818	308	308 PAYS TAXES, INSURANCE AND CAM TO CYPRESS MONTHLY. CITY THEN RECEIVES FROM CYPRESS IN REVENUE CHECK.
	SUBTOTAL			\$ 4,818	308	
5R	Doctor's Office	38.6%	3000	\$ 13,179		0 CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Subway	18.0%	1400	\$ 6,150		0 CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Ace Cash	18.0%	1400	\$ 6,150		0 CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Dry Cleaners	12.9%	1000	\$ 4,393		0 CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Insurance Office	12.5%	972	\$ 4,270		0 CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	SUBTOTAL	100%	7772	\$ 34,143		0 TOTAL SQUARE FEET IS 9300. HOWEVER, CITY DOES NOT BILL FOR VACANCIES.
	GRAND TOTAL			\$ 80,197	\$ 1,756	

Menu

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41494407

Georeference: 22458H4A-1R

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 1R

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{††}
Market Value	\$89,056	\$1,342,286	\$1,431,342
Appraised Value [†]	\$89,056	\$1,342,286	\$1,431,342
Approximate Size ^{†††}			43,374
Land Acres			1.6356
Land SqFt			71,245

[†] Appraised value may be less than market value due to state-mandated limitations on value increases

^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{†††} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220
2011	006	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220
2010	006	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2009

Deed Vol: 000000

Deed Page: 0000

Year Built: 1965

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

Link to Business Personal Property

Class: 044

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

Menu

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41494415

Georeference: 22458H-A-2R

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 2R

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{II}
Market Value	\$41,334	\$0	\$41,334
Appraised Value ^I	\$41,334	\$0	\$41,334
Approximate Size ^{III}			0
Land Acres			0.7591
Land SqFt			33,067

^I Appraised value may be less than market value due to state-mandated limitations on value increases

^{II} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{III} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2011	006	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2010	006	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2009

Deed Vol: 000000

Deed Page: 0000

Year Built: 0000

Class: 000

State Code: C2 Comm Vacant

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

TAD Home Report Questions and Comments Website Updated: 08/23/2013 Property Data Updated: 10/05/2013
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Menu

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41494423

Georeference: 2245811-A-3R

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 3R

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{††}
Market Value	\$53,676	\$41,184	\$94,860
Appraised Value [†]	\$53,676	\$41,184	\$94,860
Approximate Size ^{†††}			0
Land Acres			0.9858
Land SqFt			42,941

[†] Appraised value may be less than market value due to state-mandated limitations on value increases

^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{†††} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$53,676	\$41,184	\$94,860	\$53,676	\$41,184	\$94,860
2011	006	\$53,676	\$0	\$53,676	\$53,676	\$0	\$53,676
2010	006	\$53,676	\$0	\$53,676	\$53,676	\$0	\$53,676

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2009

Deed Vol: 000000

Deed Page: 0000

Year Built: 2010

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

Class: 999

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

Link to Business Personal Property

Menu

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Tarrant Appraisal District Real Estate 10/05/2013

Account Number: 41569814

Georeference: 22458H-A-4R1

[Show Bing Maps](#)

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Bik A Lot 4R1

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

[Show Tax Rates](#)

[Pay Your Taxes - Ad Valorem Tax Offices](#)

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{††}
Market Value	\$26,741	\$140,503	\$167,244
Appraised Value[†]	\$26,741	\$140,503	\$167,244
Approximate Size^{†††}			2,172
Land Acres			0.4911
Land SqFt			21,393

[†] Appraised value may be less than market value due to state-mandated limitations on value increases

^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{†††} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$26,741	\$137,376	\$164,117	\$26,741	\$137,376	\$164,117

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2011

Deed Vol: 000000

Deed Page: 0000

Year Built: 1971

Class: 071

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

[Link to Business Personal Property](#)

Menu

eAccess Portal

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41569822

Georeference: 22458N-A-5R

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 5R

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{††}
Market Value	\$38,153	\$1,146,954	\$1,185,107
Appraised Value [†]	\$38,153	\$1,146,954	\$1,185,107
Approximate Size ^{†††}			9,176
Land Acres			0.7007
Land SqFt			30,522

[†] Appraised value may be less than market value due to state-mandated limitations on value increases

^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{†††} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$38,153	\$536,842	\$574,995	\$38,153	\$536,842	\$574,995

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2011

Deed Vol: 000000

Deed Page: 0000

Year Built: 2011

Class: 056

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

[Link to Business Personal Property](#)

TAD Home Report Questions and Comments Website Updated: 08/23/2013 Property Data Updated: 10/05/2013
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Menu

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 4149466

Georeference: 224581-A-6

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 6

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total ^{II}
Market Value	\$19,470	\$0	\$19,470
Appraised Value ^I	\$19,470	\$0	\$19,470
Approximate Size ^{III}			0
Land Acres			0.3576
Land SqFt			15,576

^I Appraised value may be less than market value due to state-mandated limitations on value increases

^{II} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{III} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2011	006	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2010	006	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2009

Deed Vol: 000000

Deed Page: 0000

Year Built: 0000

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

Class: 000

State Code: C2 Comm Vacant

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

Menu

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41494474

Georeference: 22458H-A-7

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale Economic Dev Corp

405 Municipal Dr

Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 7

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total [†]
Market Value	\$51,070	\$172,930	\$224,000
Appraised Value [†]	\$51,070	\$172,930	\$224,000
Approximate Size ^{†††}			2,800
Land Acres			0.9379
Land SqFt			40,856

[†] Appraised value may be less than market value due to state-mandated limitations on value increases

^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year

^{†††} Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355
2011	006	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355
2010	006	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2009

Deed Vol: 000000

Deed Page: 0000

Year Built: 1965

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

Link to Business Personal Property

Class: 040

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

Menu

eAccess Portal

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Tarrant Appraisal District

Real Estate

10/05/2013

Account Number: 41547799

Georeference: 224581-A-8R

Show Bing Maps

Property Location: W Kennedale Pkwy, Kennedale

Owner Information: Kennedale, City of

405 Municipal Dr
Kennedale Tx 76060-2249

Legal Description: Kennedale Retail Center Addn

Blk A Lot 8R

Taxing Jurisdictions: 014 City of Kennedale

220 Tarrant County
224 Tarrant County Hospital Dist
225 Tarrant County College Dist
914 Kennedale ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Certified Values for Tax Year 2013

	Land	Impr	2013 Total
Market Value	\$94,670	\$114,838	\$209,508
Appraised Value ¹	\$94,670	\$114,838	\$209,508
Approximate Size ¹¹¹			0
Land Acres			1.7387
Land SqFt			75,736

¹ Appraised value may be less than market value due to state-mandated limitations on value increases
¹¹ A zero value indicates that the property record has not yet been completed for the indicated tax year
¹¹¹ Rounded

Tax Year 2012 - 2008 Five-Year Value History

Tax Year	XMPT	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2012	006	\$94,670	\$114,838	\$209,508	\$94,670	\$114,838	\$209,508

Protest Deadline: 05/31/2013

Exemptions: Absolute Government

Property Data

Deed Date: 01/01/2011

Deed Vol: 000000

Deed Page: 0000

Year Built: 2010

TAD Map: 2084 356

MAPSCO: 108C

Agent: None

[Link to Business Personal Property](#)

Class: 999

State Code: F1 Commercial

Garage Bays: 00

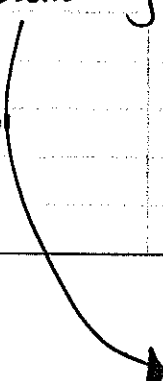
Central Air:

Central Heat:

Pool: N

ID	Address Line 1	Building Description	Building Scheduled Value	Contents Value	Total Contribution
1	150 N Little School Rd	T2 Chlorine House	\$3,700.00	\$6,000.00	6.54
2	518 Crestview Dr	T1 Chlorine House	\$3,700.00	\$6,000.00	6.54
3	200 Village St	Ball Fields/Fence/Backstops	\$10,000.00	\$0.00	5.21
6	100 E Clover Ln	Fire Department	\$1,163,500.00	\$700,000.00	2845.61
7	100 E Clover Ln	Gas Pump Fuel Master	\$25,000.00	\$0.00	12.68
8	100 E Clover Ln	Gas Storage Tank	\$10,000.00	\$0.00	5.07
9	500 S Gail Dr	T3 350k gal Ground Water Tank	\$380,600.00	\$0.00	198.21
12	201 N New Hope Rd	Old Chamber	\$137,600.00	\$168,000.00	432.95
13	518 Crestview Dr	T1 Maintenance Bldg	\$44,100.00	\$20,000.00	75.6
14	401 Municipal Dr	Police Center/Jail	\$1,192,300.00	\$1,500,000.00	8950.38
16	518 Crestview Dr	T1 Pump House/Booster	\$19,500.00	\$50,000.00	111.35
18	420 N Bowman Springs Rd	Senior Cilizen Center	\$277,200.00	\$52,000.00	724.71
19	7699 IH 20	Sewer Telemetry Station	\$40,000.00	\$0.00	20.29
20	150 N Little School Rd	T2 Water Operations Bldg	\$158,800.00	\$85,000.00	370.85
21	150 N Little School Rd	T2 720k gal Tower Standpipe	\$837,300.00	\$0.00	436.05
22	301 E Mistletoe Dr	P2 Well w/Pump	\$75,000.00	\$0.00	38.04
23	150 N Little School Rd	T2 Well w/Pump	\$370,000.00	\$0.00	187.66
24	518 Crestview Dr	T1/P1 Wells w/Pump	\$175,000.00	\$0.00	88.76
25	200 S Village St	Restroom	\$26,400.00	\$5,000.00	69.12
26	150 N Little School Rd	T2 Administration Bldg	\$57,100.00	\$30,000.00	89.29
27	500 Gail Dr	T3 Pump House/Booster	\$26,400.00	\$50,000.00	51.7
28	200 S Village St	Concession/Restroom	\$51,200.00	\$9,000.00	132.63
29	150 N Little School Rd	T2 Storage Bldg	\$1,800.00	\$0.00	3.67
30	150 N Little School Rd	T2 Electric Control	\$2,400.00	\$65,000.00	98.82
31	200 S Village St	Score Boards	\$9,000.00	\$0.00	4.69
32	1121 Border Ln	T4 Well w/Pump	\$446,894.00	\$0.00	226.66
33	1121 Border Ln	T4 Pump House/Booster	\$55,500.00	\$66,100.00	190.16
34	1121 Border Ln	T4 500k gal Ground Water Tank	\$496,000.00	\$0.00	258.31
35	405 Municipal Dr	City Hall	\$2,212,800.00	\$500,000.00	2798.86
36	500 Gail Dr	T3 1M gal Elevated Water Tank	\$2,142,500.00	\$0.00	1231.5
37	518 Crestview Dr	T1 750k gal Ground Water Tank	\$637,200.00	\$0.00	331.84
39	100 E Clover Ln	Emer Power Generator	\$24,603.00	\$0.00	12.48
40	401 Municipal Dr	Emer Power Generator	\$25,188.00	\$0.00	12.77

41	316 W 3rd St	Library/Community Ctr	\$729,500.00	\$550,000.00	2432.89
42	224 S New Hope Rd	Restroom Facility	\$72,000.00	\$0.00	41.6
44	109 & 113 W Kennedale Pkwy (Shopping Center)	Shopping Center <i>SW/DG1</i>	\$4,886,800.00	\$0.00	6557.88
45	223 W Kennedale Pkwy	Restaurant <i>Chicken Express</i>	\$265,300.00	\$0.00	308.21
48	1150 Fawn Meadow Trl	Playground Equip/Benches/Tables	\$200,000.00	\$0.00	104.16
49	405 Municipal Dr	Pavilion	\$30,200.00	\$0.00	47.72
51	109 & 113 W Kennedale Pkwy (Shopping Center)	Marquee Sign	\$29,200.00	\$0.00	15.21
52	405 Municipal Dr	(2) Flag Poles	\$4,800.00	\$0.00	2.5
53	405 Municipal Dr	(6) Light Poles	\$10,400.00	\$0.00	5.42
54	405 Municipal Dr	Fence/Wrought Iron	\$55,400.00	\$0.00	28.85
55	405 Municipal Dr	(11) Benches	\$2,000.00	\$0.00	1.04
56	405 Municipal Dr	(11) Trash Receptacles	\$1,300.00	\$0.00	0.68
57	405 Municipal Dr	(8) Picnic Tables	\$1,800.00	\$0.00	0.94
58	405 Municipal Dr	Clock Tower	\$48,500.00	\$0.00	25.26
59	405 Municipal Dr	Lighting	\$9,500.00	\$0.00	4.95
60	405 Municipal Dr	Drinking Fountain	\$3,800.00	\$0.00	1.98
61	405 Municipal Dr	Sound System	\$5,200.00	\$0.00	2.71
62	405 Municipal Dr	Fountain	\$38,800.00	\$0.00	20.21
63	500 Gail Dr	T3 Booster Pump Bldg/Booster	\$101,900.00	\$300,000.00	646.33
64	150 N Little School Rd	T2 Storage Shed	\$46,700.00	\$0.00	60.26
65	224 S New Hope Rd	Walking Trail w/(3) Benches	\$116,000.00	\$0.00	60.41
66	224 S New Hope Rd	(3) Trall Benches	\$3,900.00	\$0.00	2.03
67	224 S New Hope Rd	Low Water Crossing for Trail	\$45,400.00	\$0.00	23.64
68	224 S New Hope Rd	Pavilion	\$69,000.00	\$0.00	109.03
69	224 S New Hope Rd	Spray Park	\$191,700.00	\$0.00	99.83
70	224 S New Hope Rd	Fishing Pier	\$34,000.00	\$0.00	17.71
71	224 S New Hope Rd	Horseshoe Pit/Washer Court/Disc Golf	\$6,500.00	\$0.00	3.39
73	224 S New Hope Rd	Playground	\$100,000.00	\$0.00	52.08
74	201 W Kennedale Pkwy	Subway/Doctor <i>Building 5</i>	\$1,650,000.00	\$0.00	3208.99
75	1150 Fawn Meadow Trl	Fence/Wood	\$20,000.00	\$0.00	10.42
76	205 Kennedale Pkwy	Section House	\$212,600.00	\$0.00	324.37
78	518 Crestview Dr	T1 460k Ground We	\$460,000.00	\$0.00	239.66
79	518 Crestview Dr	T1 LAS Building	\$1,000.00	\$0.00	4.15
80	150 N Little School Rd	T2 LAS Building	\$1,000.00	\$0.00	4.15


 We are cancelling this coverage since you will be carrying it.

81	500 Gail Rd	T3 LAS Building	\$1,000.00	\$0.00	4.15
82	1121 Border Ln	T4 LAS Building	\$1,000.00	\$0.00	4.15
Count =			Sum = \$20,594,485.00	Sum = \$4,162,100.00	
69					



Certificate of Coverage

COPY

TMLIRP Contract Number:	3895
Member: Kennedale Ms Sakura Moten-Dedrick Finance Director 405 Municipal Dr Kennedale, Texas 76060-2249	Company Affording Coverage: Texas Municipal League Intergovernmental Risk Pool (TMLIRP) PO Box 149194 Austin, TX 78714-9194 (512) 491-2300 or (800) 537-6655 Fax: (512) 491-2404

Certificate Holder:
Dollar General Corporation and Its' Subsidiaries
Store #3168
113 W Mansfield Hwy
Kennedale, TX 76060

This is to certify that the coverages listed below have been provided to the member and are in effect at this time. Notwithstanding any requirements, terms, or conditions of any other contract or agreement with respect to which this certificate may be issued or may pertain, the coverage afforded by TMLIRP described herein is subject only to the terms, exclusions and additions of TMLIRP's coverage contracts between TMLIRP and its member(s). Coverage is continuous until canceled.

General Liability Effective Date: 10/1/2013 Anniversary Date: 10/1/2014 Limits of Liability (Each Occurrence): \$1,000,000 Sudden Events Involving Pollution (Each Occurrence): \$1,000,000 Annual Aggregate: \$2,000,000 Deductible per Occurrence: \$1,000	Real & Personal Property Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																											
Law Enforcement Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	Mobile Equipment Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																											
Errors and Omissions Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Wrongful Act): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	Boiler & Machinery - Broad Form Effective Date: _____ Anniversary Date: _____ Per Accident Limit: _____ Deductible per Occurrence: _____																											
Auto Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Deductible per Occurrence: _____	<table border="1"> <thead> <tr> <th></th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>Mortgagee</td> <td></td> <td></td> </tr> <tr> <td>Loss Payee</td> <td></td> <td></td> </tr> <tr> <td>Loan Number:</td> <td></td> <td></td> </tr> </tbody> </table>		Yes	No	Mortgagee			Loss Payee			Loan Number:																	
	Yes	No																										
Mortgagee																												
Loss Payee																												
Loan Number:																												
Auto Physical Damage Effective Date: _____ Anniversary Date: _____ Limits of Liability: _____ Collision Deductible: _____ Comprehensive Deductible: _____	<table border="1"> <thead> <tr> <th>Year/Make/Model</th> <th>VIN</th> <th>Value</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Year/Make/Model	VIN	Value																								
Year/Make/Model	VIN	Value																										
Loss Payee: <input type="checkbox"/> Yes <input type="checkbox"/> No	Loan Number: _____																											

DESCRIPTION:
Evidence of coverage. Coverage is Primary and Noncontributory for General Liability and includes Waiver of Subrogation. EL217 Indemnification Under Contract is included.

Condition: Should any of the above described coverages be canceled before the anniversary date thereof, TMLIRP will endeavor to mail _____ days written notice to the above named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon TMLIRP.

Authorized Representative

Date Issued
9/17/2013

INDEMNIFICATION UNDER CONTRACT

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and clarifies such coverage as is afforded by the provisions of the coverage shown below:

- GENERAL LIABILITY**
- AUTOMOBILE LIABILITY**
- LAW ENFORCEMENT LIABILITY**
- AIRPORT (GENERAL LIABILITY HAZARDS) PREMISES LIABILITY**

Entity Name : Kennedale
Entity ID : 3895
Effective Date : 10/1/13

It is agreed that coverage is provided for the liability assumed by the **Fund Member** to indemnify the person or organization named below under a contract between such person or organization and the **Fund Member**; but such coverage shall not exceed the limits of coverage set forth in the **Declarations**.

Person or Organization : Dollar General Corporation and Its' Subsidiaries
Store #3168
Address : 113 W Mansfield Hwy
City, State & Zip Code : Kennedale, TX 76060

Description

Contract between the City of Kennedale and Dollar General Corporation and Its' Subsidiaries