



KENNEDALE
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**TOWNCENTER DEVELOPMENT DISTRICT
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
October 27, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 6:30 PM**

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

A. Consider approval of minutes from October 28, 2014 meeting.

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for Fiscal Year 2015-2016 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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the October 27, 2015, 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.

Leslie Galloway, City Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 27, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from October 28, 2014 meeting.

II. Originated by:

III. Summary:

Minutes for your approval

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	Towncenter Development District Meeting Minutes - October 28, 2014	TDD 2014 Minutes.docx
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**TOWNCENTER DEVELOPMENT DISTRICT
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
October 28, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chair Robert Mundy called the meeting to order at 7:00 PM

II. ROLL CALL

Present: Robert Mundy, Brian Johnson, Frank Fernandez, Kelly Turner, Mark Yeary

Absent:

III. MINUTES APPROVAL

A. Consider approval of minutes from October 22, 2013 meeting.

Motion To approve the minutes as presented. **Action** approve, **Moved By** Frank Fernandez, **Seconded By** Brian Johnson.

Motion Passed Unanimously

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for Fiscal Year 2014-2015 for the Kennedale TownCenter.

Motion To set the 2014-2015 assessment rate at 2.903614 as presented. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Mark Yeary

Motion Passed Unanimously

IV. ADJOURNMENT

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

Motion Passed Unanimously

The meeting was adjourned at 7:15 PM

APPROVED:

ATTEST:

Board President

City Secretary Kelly Cooper



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 27, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider setting an assessment rate and values for Fiscal Year 2015-2016 for the Kennedale TownCenter.

II. Originated by:

Finance Director, Director of Finance & IT
Bob Hart

III. Summary:

City can expect Cypress Properties (our management company) to bill our tenants a total of \$5,728 (\$9,102+\$4,818) for MMD Assessments based on 2013 assessed valuations (using 2013 instead of 2015) per \$100 from the Tarrant County Appraisal District, as well as \$1,565 (\$1,290 + \$275) for Insurance. The city will receive funds from Cypress over the fiscal year in our monthly income check.

Also, the City can expect \$34,143 from TownCenter LLP (owner of Building 5) for MMD Assessments based on 2013 assessed valuations (using 2013 instead of 2015) per \$100 from the Tarrant County Appraisal District. Building 5 tenants do not belong to City; thus, we bill TownCenter LLP directly. The 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.	MMD & Insurance Assessment	2015 MMD_Insurance Assessment.pdf
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MMD Insurance Assessment
FY2015-16

* PER BOB'S INSTRUCTION IN JAN 2015, HE WANTED THE CITY TO USE THE SAME
2013 TAX RATE AND VALUES FOR THE FY15-16 MMD ASSESSMENT.

ENTITY	*2013 TAX RATE	2014 TAX RATE	2015 TAX RATE
Kennedale	\$ 0.747500	\$ 0.747500	\$ 0.767500
Kennedale Independent School District	\$ 1.492068	\$ 1.514717	\$ 1.486724
Tarrant County	\$ 0.264000	\$ 0.264000	\$ 0.264000
Tarrant County Hospital	\$ 0.227897	\$ 0.227897	\$ 0.227897
Tarrant County College	\$ 0.149500	\$ 0.149500	\$ 0.149500
TOTAL	\$ 2.880965	\$ 2.903614	\$ 2.895621

TAD ACCOUNT NUMBER/TRACT	*2013 VALUES	NOTES	2014 VALUES	2015 VALUES
41494407 (LR) EDC OWNED	\$ 1,431,342	See Below	\$ 2,819,310	\$ 2,819,310
41494415 (2R) EDC OWNED	\$ 41,334	Vacant	\$ 41,334	\$ 41,334
41494423 (8R) EDC OWNED	\$ 94,860	Vacant	\$ 94,860	\$ 106,676
41569814 (4R1) EDC OWNED	\$ 167,244	See Below	\$ 271,500	\$ 271,500
41569822 (5R) EDC OWNED	\$ 1,185,107	See Below	\$ 2,870,474	\$ 2,870,474
41494466 (6) EDC OWNED	\$ 19,470	Vacant	\$ 19,470	\$ 19,470
41494474 (7) EDC OWNED	\$ 224,000	Vacant	\$ 104,070	\$ 51,070
41547799 (8R) CITY OWNED	\$ 209,508	Vacant	\$ 250,000	\$ 291,184
TOTAL	\$ 3,372,865		\$ 6,471,018	\$ 6,471,018

MUNICIPAL MANAGEMENT DISTRICT

LR	BUSINESS	% SHARE	SQ. FT	MMD ASSESSMENT DUE	INSURANCE DUE	REMARK
	Montgomery Manufacturing	0.0000%	-	\$ -	\$ -	- NORMALLY WOULD PAY TAXES TO CYPRESS MONTHLY, AND THEN CITY RECEIVES FROM CYPRESS IN REVENUE CHECK. BUT MOVING OUT IN NOVEMBER, SO DO NOT BILL MMD ASSESSMENT THIS YEAR. WILL BILL FOR FY16-17 IF STILL THE OCCUPANT. DO NOT BILL INSURANCE OR CAM.
	Dollar General	22.0717%	-	\$ 9,102	\$ 1,290	PAYS TAXES AND INSURANCE TO CYPRESS YEARLY. PAYS CAM TO CYPRESS MONTHLY. CITY THEN RECEIVES FROM CYPRESS IN REVENUE CHECK.
	SUBTOTAL			\$ 9,102	\$ 1,290	
4R1	Chicken Express	100.0%	-	\$ 4,818	\$ 275	PAYS TAXES, INSURANCE AND CAM TO CYPRESS MONTHLY. CITY THEN RECEIVES FROM CYPRESS IN REVENUE CHECK.
	SUBTOTAL			\$ 4,818	\$ 275	
5R	Doctor's Office	32.7%	3000	\$ 11,167	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Subway	15.3%	1400	\$ 5,211	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Ace Cash	15.3%	1400	\$ 5,211	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Dry Cleaners	10.9%	1000	\$ 3,722	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Epitome of Beauty	15.3%	1400	\$ 5,211	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	Insurance Office	10.6%	972	\$ 3,618	\$ -	- CITY BILLS TAXES KENNEDALE TOWNCENTER LLP ANNUALLY IN OCT. NO INSURANCE BILLED. CYPRESS MAINTAINS ITS OWN POLICY. SEE ATTACHED CITY INVOICE.
	SUBTOTAL	100%	9172	\$ 34,143	\$ -	- TOTAL SQUARE FEET IS 9300. HOWEVER, CITY DOES NOT BILL FOR VACANCIES.
	GRAND TOTAL			\$ 48,062	\$ 1,565	



CITY OF KENNEDALE

INVOICE

FROM/DEPT: Kennedale Economic Development Corporation (KEDC)
 405 Municipal Drive
 Kennedale, Texas 76060
 (817) 985-2110

INVOICE NO: 20151013-1
 DATE: 10/13/15
 CUSTOMER ID:

TO: Kennedale TownCenter LLP
 Po Box 2464
 Cedar Park, TX 78630

CONTACT	JOB	PAYMENT TERMS	DUE DATE
Krystal Crump, Finance Director	See Attached PDF Itemization	Due Upon Receipt	Upon Receipt

QUANTITY	UNIT		UNIT PRICE	LINE TOTAL
% SHARE	SQ FT	BUSINESS		
32.7%	3000	Doctor's Office	\$ 11,168	\$ 11,168
15.3%	1400	Subway	\$ 5,212	\$ 5,212
15.3%	1400	Ace Cash	\$ 5,212	\$ 5,212
10.9%	1000	Dry Cleaners	\$ 3,723	\$ 3,723
10.6%	972	Insurance Office	\$ 5,212	\$ 5,212
15.3%	1400	Beauty Salon	\$ 3,619	\$ 3,619
		THIS IS A REBILL GIVEN DIRECTION RECEIVED FROM BOB HART, CITY MANAGER. PLEASE SEE ATTACHED SPREADSHEET FOR DETAILS.		

SUBTOTAL: \$ 34,143.00

COMMENTS: ANNUAL MMD ASSESSMENT DUE TO KEDC FOR
 TOWNCENTER BUILDING 5. BILLED EVERY OCT.
 FOR TAX YEAR 2015 (OCT 01, 2015 - SEP 30, 2016).

SALES TAX (IF APPLICABLE): -
 TOTAL: \$ 34,143.00

Please Make All Check Payable To: CITY OF KENNEDALE
 Unless Specified Above Payment Term: DUE UPON RECEIPT
 THANK YOU FOR YOUR BUSINESS!

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41569822
Georeference: 22458H-A-5R
Property Location: 105 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 5R
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$38,153	\$2,832,321	\$2,870,474
Appraised Value †	\$38,153	\$2,832,321	\$2,870,474
Gross Building Area †††			9,176
Net Leasable Area †††			9,176
Land SqFt			30,522
Land Acres			0.7007

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$38,153	\$2,832,321	\$2,870,474	\$38,153	\$2,832,321	\$2,870,474
2013	\$38,153	\$1,146,954	\$1,185,107	\$38,153	\$1,146,954	\$1,185,107
2012	\$38,153	\$536,842	\$574,995	\$38,153	\$536,842	\$574,995
2011	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2011
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

State Code: F1 Commercial

Class: RETCommunity
of Parcels: 8

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41494474
Georeference: 22458H-A-7
Property Location: 113 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 7
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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Certified Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$51,070	\$0	\$51,070
Appraised Value †	\$51,070	\$0	\$51,070
Gross Building Area †††			0
Net Leasable Area †††			0
Land SqFt			40,856
Land Acres			0.9379

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$51,070	\$53,000	\$104,070	\$51,070	\$53,000	\$104,070
2013	\$51,070	\$172,930	\$224,000	\$51,070	\$172,930	\$224,000
2012	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355
2011	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355
2010	\$51,070	\$165,285	\$216,355	\$51,070	\$165,285	\$216,355

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2009
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

State Code: F1 Commercial

Class: RETCommunity
of Parcels: 8

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41494466
Georeference: 22458H-A-6
Property Location: 111 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 6
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$19,470	\$0	\$19,470
Appraised Value †	\$19,470	\$0	\$19,470
Gross Building Area †††			0
Net Leasable Area †††			0
Land SqFt			15,576
Land Acres			0.3576

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2013	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2012	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2011	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470
2010	\$19,470	\$0	\$19,470	\$19,470	\$0	\$19,470

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2009
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

Class: RETCommunity
of Parcels: 8

State Code: C1C Vacant Land Commercial

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41494415
Georeference: 22458H-A-2R
Property Location: 121 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 2R
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$41,334	\$0	\$41,334
Appraised Value †	\$41,334	\$0	\$41,334
Gross Building Area †††			0
Net Leasable Area †††			0
Land SqFt			33,067
Land Acres			0.7591

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2013	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2012	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2011	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334
2010	\$41,334	\$0	\$41,334	\$41,334	\$0	\$41,334

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2009
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

Class: RETCommunity
of Parcels: 8

State Code: C1C Vacant Land Commercial

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41569814
Georeference: 22458H-A-4R1
Property Location: 107 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 4R1
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$26,741	\$244,759	\$271,500
Appraised Value †	\$26,741	\$244,759	\$271,500
Gross Building Area †††			2,172
Net Leasable Area †††			2,172
Land SqFt			21,393
Land Acres			0.4911

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$26,741	\$244,759	\$271,500	\$26,741	\$244,759	\$271,500
2013	\$26,741	\$140,503	\$167,244	\$26,741	\$140,503	\$167,244
2012	\$26,741	\$137,376	\$164,117	\$26,741	\$137,376	\$164,117
2011	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2011
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

State Code: F1 Commercial

Class: RETCommunity
of Parcels: 8

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41547799
Georeference: 22458H-A-8R
Property Location: 115 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE CITY OF
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 8R
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$94,670	\$196,514	\$291,184
Appraised Value †	\$94,670	\$196,514	\$291,184
Gross Building Area †††			1,521
Net Leasable Area †††			1,521
Land SqFt			75,736
Land Acres			1.7387

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$94,670	\$155,330	\$250,000	\$94,670	\$155,330	\$250,000
2013	\$94,670	\$114,838	\$209,508	\$94,670	\$114,838	\$209,508
2012	\$94,670	\$114,838	\$209,508	\$94,670	\$114,838	\$209,508
2011	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2011
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

State Code: F1 Commercial

Class: RETCommunity
of Parcels: 8

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41494423
Georeference: 22458H-A-3R
Property Location: 223 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 3R
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$53,676	\$53,000	\$106,676
Appraised Value †	\$53,676	\$53,000	\$106,676
Gross Building Area †††			0
Net Leasable Area †††			0
Land SqFt			42,941
Land Acres			0.9858

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$53,676	\$41,184	\$94,860	\$53,676	\$41,184	\$94,860
2013	\$53,676	\$41,184	\$94,860	\$53,676	\$41,184	\$94,860
2012	\$53,676	\$41,184	\$94,860	\$53,676	\$41,184	\$94,860
2011	\$53,676	\$0	\$53,676	\$53,676	\$0	\$53,676
2010	\$53,676	\$0	\$53,676	\$53,676	\$0	\$53,676

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2009
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

State Code: F1 Commercial

Class: RETCommunity
of Parcels: 8

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

Tarrant Appraisal District

Real Estate

10/12/2015

Account Number: 41494407
Georeference: 22458H-A-1R
Property Location: 109 W KENNEDALE PKWY, KENNEDALE, 76060



Owner Information: KENNEDALE ECONOMIC DEV CORP
 405 MUNICIPAL DR
 KENNEDALE TX 76060-2249
Legal Description: KENNEDALE RETAIL CENTER ADDN
 Block: A Lot: 1R
Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

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 2015

	Land	Impr	2015 Total ††
Market Value	\$89,056	\$2,730,254	\$2,819,310
Appraised Value †	\$89,056	\$2,730,254	\$2,819,310
Gross Building Area †††			43,374
Net Leasable Area †††			43,374
Land SqFt			71,245
Land Acres			1.6356

† 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

5-Year Value History

Tax Year	Appraised Land	Appraised Impr	Appraised Total	Market Land	Market Impr	Market Total
2014	\$89,056	\$2,730,254	\$2,819,310	\$89,056	\$2,730,254	\$2,819,310
2013	\$89,056	\$1,342,286	\$1,431,342	\$89,056	\$1,342,286	\$1,431,342
2012	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220
2011	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220
2010	\$89,056	\$1,212,164	\$1,301,220	\$89,056	\$1,212,164	\$1,301,220

2015 Notice Sent:

Protest Deadline:

Exemptions: PUBLIC PROPERTY 11.11

Property Data:

Appraisal Site: 80876723

Deed Date: 01/01/2009
Deed Page: 0000000
Deed Volume: 0000000
Instrument: 00000000000000

Site Name: KENNEDALE TOWN CENTER

Class: RETCommunity
of Parcels: 8

State Code: F1 Commercial

Primary Building:
Building Name: SURPLUS WAREHOUSE/DOLLAR GENER
Building Type: Commercial
Year Built: 1965

TAD Map: 2084-356
MAPSCO: TAR-108C
Agent:

ID	Address Line 1	Building Description	Building Scheduled Value	Contents Value	Annual Contribution		
1	150 N Little School Rd	T2 Chlorine House	\$3,793.08	\$6,000.00	\$5.73		
2	518 Crestview Dr	T1 Chlorine House	\$3,793.08	\$6,000.00	\$5.73		
3	200 Village St	Bail Fields/Fence/Backstops	\$10,251.56	\$0.00	\$4.64		
6	100 E Clover Ln	Fire Department	\$1,192,769.30	\$700,000.00	\$2,511.22		
7	100 E Clover Ln	Gas Pump Fuel Master	\$25,628.91	\$0.00	\$11.30		
8	100 E Clover Ln	Gas Storage Tank	\$10,251.56	\$0.00	\$4.52		
9	500 S Gail Dr	T3 350k gal Ground Water Tank	\$390,174.47	\$0.00	\$176.69		
12	201 N New Hope Rd	Old Chamber	\$141,061.50	\$168,000.00	\$381.07		
13	518 Crestview Dr	T1 Maintenance Bldg	\$45,209.39	\$20,000.00	\$66.85		
14	401 Municipal Dr	Police Center/Jail	\$1,222,293.80	\$1,500,000.00	\$9,517.95		
16	518 Crestview Dr	T1 Pump House/Booster	\$19,990.55	\$50,000.00	\$97.45		
18	420 N Bowman Springs Rd	Senior Citizen Center	\$284,173.31	\$52,000.00	\$643.74		
19	7699 IH 20	Sewer Telemetering Station	\$41,006.25	\$0.00	\$18.08		
20	150 N Little School Rd	T2 Water Operations Bldg	\$162,794.81	\$85,000.00	\$327.50		
21	150 N Little School Rd	T2 720k gal Tower Standpipe	\$858,363.33	\$0.00	\$388.71		
22	301 E Mistletoe Dr	P2 Well w/Pump	\$76,886.72	\$0.00	\$33.91		
23	150 N Little School Rd	T2 Well w/Pump	\$379,307.81	\$0.00	\$167.28		
24	518 Crestview Dr	T1/P1 Wells w/Pump	\$179,402.34	\$0.00	\$79.12		
25	200 S Village St	Restroom	\$27,064.13	\$5,000.00	\$61.39		
26	150 N Little School Rd	T2 Administration Bldg	\$58,536.42	\$30,000.00	\$78.94		
27	500 Gail Dr	T3 Pump House/Booster	\$27,064.13	\$50,000.00	\$45.32		
28	200 S Village St	Concession/Restroom	\$52,488.00	\$9,000.00	\$117.84		
29	150 N Little School Rd	T2 Storage Bldg	\$1,845.28	\$0.00	\$3.27		
30	150 N Little School Rd	T2 Electric Control	\$2,460.38	\$65,000.00	\$86.00		
31	200 S Village St	Score Boards	\$9,226.41	\$0.00	\$4.18		
32	1121 Border Ln	T4 Well w/Pump	\$458,136.18	\$0.00	\$202.05		
33	1121 Border Ln	T4 Pump House/Booster	\$56,896.17	\$66,100.00	\$167.11		
34	1121 Border Ln	T4 500k gal Ground Water Tank	\$508,477.50	\$0.00	\$230.27		
35	405 Municipal Dr	City Hall	\$2,268,465.75	\$500,000.00	\$2,484.10		
36	500 Gail Dr	T3 1M gal Elevated Water Tank	\$2,196,397.27	\$0.00	\$1,097.81		
37	518 Crestview Dr	T1 750k gal Ground Water Tank	\$653,229.56	\$0.00	\$295.82		
39	100 E Clover Ln	Generator	\$25,221.92	\$0.00	\$11.12		
40	401 Municipal Dr	Emer Power Generator	\$25,821.64	\$0.00	\$11.39		
41	316 W 3rd St	Library/Community Ctr	\$747,851.48	\$550,000.00	\$2,147.53		
42	224 S New Hope Rd	Restroom Facility	\$73,811.25	\$0.00	\$37.08		
44	109 & 113 W Kennedale Pkwy (Shopping Center)	Shopping Center	\$5,009,733.56	\$0.00	\$5,845.96		Dollar General Building
45	223 W Kennedale Pkwy	Restaurant	\$271,973.95	\$0.00	\$274.75		Chicken Express Build
48	1150 Fawn Meadow Trl	Playground Equip/Benches/Tables	\$205,031.25	\$0.00	\$92.85		
49	405 Municipal Dr	Pavilion	\$30,959.72	\$0.00	\$42.54		
51	109 & 113 W Kennedale Pkwy (Shopping Center)	Marquee Sign	\$46,132.03	\$0.00	\$20.89		
52	405 Municipal Dr	(2) Flag Poles	\$4,920.75	\$0.00	\$2.23		
53	405 Municipal Dr	(6) Light Poles	\$10,661.63	\$0.00	\$4.83		
54	405 Municipal Dr	Fence/Wrought Iron	\$56,793.66	\$0.00	\$25.72		
55	405 Municipal Dr	(11) Benches	\$2,050.31	\$0.00	\$0.93		
56	405 Municipal Dr	(11) Trash Receptacles	\$1,332.70	\$0.00	\$0.60		
57	405 Municipal Dr	(8) Picnic Tables	\$1,845.28	\$0.00	\$0.84		
58	405 Municipal Dr	Clock Tower	\$49,720.08	\$0.00	\$22.52		
59	405 Municipal Dr	Lighting	\$9,738.98	\$0.00	\$4.41		
60	405 Municipal Dr	Drinking Fountain	\$3,895.59	\$0.00	\$1.76		
61	405 Municipal Dr	Sound System	\$5,330.81	\$0.00	\$2.41		
62	405 Municipal Dr	Fountain	\$39,776.06	\$0.00	\$18.01		
63	500 Gail Dr	T3 Booster Pump Bldg/Booster	\$104,463.42	\$300,000.00	\$565.25		
64	150 N Little School Rd	T2 Storage Shed	\$47,874.80	\$0.00	\$53.71		
65	224 S New Hope Rd	Walking Trail w/(3) Benches	\$118,918.13	\$0.00	\$53.85		
66	224 S New Hope Rd	(3) Trail Benches	\$3,998.11	\$0.00	\$1.81		
67	224 S New Hope Rd	Low Water Crossing for Trail	\$46,542.09	\$0.00	\$21.08		

ID	Address Line 1	Building Description	Building Scheduled Value	Contents Value	Annual Contribution		
68	224 S New Hope Rd	Pavilion	\$70,735.78	\$0.00	\$97.19		
69	224 S New Hope Rd	Spray Park	\$196,522.45	\$0.00	\$89.00		
70	224 S New Hope Rd	Fishing Pier	\$34,855.31	\$0.00	\$15.78		
71	224 S New Hope Rd	Horseshoe Pit/Washer Court/Disc Golf	\$6,663.52	\$0.00	\$3.02		
73	224 S New Hope Rd	Playground	\$102,515.63	\$0.00	\$46.42		
75	1150 Fawn Meadow Trl	Fence/Wood	\$20,503.13	\$0.00	\$9.28		
76	205 Kennedale Pkwy	Section House	\$217,948.22	\$0.00	\$289.16		
78	518 Crestview Dr	T1 460k Ground Well	\$471,571.88	\$0.00	\$213.55		
79	518 Crestview Dr	T1 LAS Building	\$1,025.16	\$0.00	\$3.70		
80	150 N Little School Rd	T2 LAS Building	\$1,025.16	\$0.00	\$3.70		
81	500 Gail Rd	T3 LAS Building	\$1,025.16	\$0.00	\$3.70		
82	1121 Border Ln	T4 LAS Building	\$1,025.16	\$0.00	\$3.70		
Count = 68			Sum = \$19,437,254.67	Sum = \$4,162,100.00	Sum = \$29,357.90		



Certificate of Coverage

TMLIRP Contract Number: 3895 Member: Kennedale Ms. Krystal Crump 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
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Certificate Holder:
 Dollar General Corporation and It's Subsidiaries
 Store #3168
 113 W Mansfield Hwy
 Kennedale, Texas 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: 10/1/2015 Anniversary Date: 10/1/2016 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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%;">Yes</th> <th style="width: 20%;">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:																				
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Auto Physical Damage Effective Date: _____ Anniversary Date: _____ Limits of Liability: _____ Collision Deductible: _____ Comprehensive Deductible: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Year/Make/Model</th> <th style="width: 20%;">VIN</th> <th style="width: 20%;">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> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Year/Make/Model	VIN	Value																											
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Yes																															
No																															

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

Cancellation: Should any of the above described coverages be canceled before the anniversary date thereof, TMLIRP will endeavor to mail 30 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: Corby Bittner

Date Issued:

10/12/2015

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 : 10/1/15

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