



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | NOVEMBER 26, 2024 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DR, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

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

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

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

1. Financial Reports for the Economic Development Corporation.

B. CONSENT AGENDA

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

1. October 22, 2024, Economic Development Corporation Minutes
2. Discuss and take action on a Policy implementing Qualifications for the City of Kennedale Economic Development Funding Grants.

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

1. Discuss and take action on a proposed contract for EDC Consultation Services with CP2 Consultants.
2. Discuss and take action as required to sell the property located at 600 W. Kennedale Parkway.
3. Discuss and take action as required to sell the property located at 1109 W. Kennedale Parkway.

IV. EXECUTIVE SESSION — *The Kennedale EDC reserves the rights to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:*

- A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*
- B. **PURSUANT TO §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*
- C. **PURSUANT TO §551.087** — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

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

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE NOVEMBER 26, 2024 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

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

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

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.1.

SUBJECT

Financial Reports for the Economic Development Corporation.

ORIGINATED BY

SUMMARY

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

Results through October represent 8.3% of the fiscal year.

EDC FUND (15)

- Sales tax revenues received year-to-date \$226; 0.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December.
- Rental fees for the Shopping Center year-to-date \$35,168; 11.3% of budget.
- EDC Operations expenditures year-to-date \$48,030; 4.1% of budget.
- EDC Town Shopping Center expenditures year-to-date \$26,007; 24.4% of budget. This is due to insurance for the year being paid in October.
- The fund balance on 10/31 was \$2,122,123.

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	EDC Funds - October 2024	EDC Funds - October 2024.pdf
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City of Kennedale, TX

Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 10/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 15 - EDC4B FUND						
Department: 00 - REVENUE						
00 - Revenue	1,105,973.00	1,105,973.00	9,688.61	9,688.61	-1,096,284.39	99.12%
23 - TownCenter	310,807.00	310,807.00	35,168.12	35,168.12	-275,638.88	88.68%
Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	44,856.73	44,856.73	-1,371,923.27	96.83%
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	48,029.91	48,029.91	1,130,363.09	95.92%
06 - Debt Service	168,213.00	168,213.00	15,384.50	15,384.50	152,828.50	90.85%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	63,414.41	63,414.41	1,283,191.59	95.29%
Department: 53 - TOWN SHOPPING CENTER						
00 - Revenue	164,000.00	164,000.00	0.00	0.00	164,000.00	100.00%
23 - TownCenter	106,740.00	106,740.00	26,007.19	26,007.19	80,732.81	75.64%
Department: 53 - TOWN SHOPPING CENTER Total:	270,740.00	270,740.00	26,007.19	26,007.19	244,732.81	90.39%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-200,566.00	-200,566.00	-44,564.87	-44,564.87	156,001.13	77.78%
Fund: 95 - EDC4B BOND RESERVE FUND						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	486.16	486.16	-4,970.84	91.09%
Department: 00 - REVENUE Total:	5,457.00	5,457.00	486.16	486.16	-4,970.84	91.09%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	486.16	486.16	-4,970.84	91.09%
Report Surplus (Deficit):	-195,109.00	-195,109.00	-44,078.71	-44,078.71	151,030.29	77.41%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
15 - EDC4B FUND	-200,566.00	-200,566.00	-44,564.87	-44,564.87	156,001.13
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	486.16	486.16	-4,970.84
Report Surplus (Deficit):	-195,109.00	-195,109.00	-44,078.71	-44,078.71	151,030.29

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 26, 2024

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

SUBJECT
October 22, 2024, Economic Development Corporation Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	October 22, EDC Minutes	October 22, EDC Minutes.doc
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | OCTOBER 22, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Yeary called the meeting to order at 6:00 p.m.

A. ROLL CALL

Place 1 Eubanks was not in attendance. Vice-Chair Terry was not in attendance until 6:19 p.m. All other board members were present.

II. PUBLIC COMMENT

No members of the public appeared to speak before the board.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation.

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

2. Update from Mr. Craig Hughes relating to the Kennedale Town Center.

Mr. Craig Hughes gave a brief update on Kennedale TownCenter. Mr. Hughes advised that the permitting process of the new Dollar General has started with hopes of breaking ground soon. Mr. Hughes discussed the occupancy of the other buildings available in TownCenter and the interest in the buildings.

B. CONSENT AGENDA

1. August 17, 2024 Economic Development Corporation Minutes.

Place 4 Nevarez made a motion to approve the consent agenda.

PL 3 Michels seconded the motion.

No oppositions, No abstentions.

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

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

1. Discuss and take action on a lease agreement with South Point Constructors.

The board discussed the lease agreement reviewing the terms set forth by the City Manager as requested. City Manager Hull advised that the lease would be for the storage of supplies and has been increased to \$1500.00 per month.

Place 4 Nevarez made a motion to approve a lease agreement with South Point Constructors.

PL 7 Glover seconded the motion.

No oppositions, No abstentions.

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

2. Discuss and take action as required to sell the property located at 600 W. Kennedale Parkway.

Mr. Hull presented an offer for the property and asked the potential buyer to present plans for the property. The buyer advised, due to the size of the property and the set-backs, that building on the property would be limited and that the entrance to the property would need to be along Bowman Springs Rd. The board discussed a potential 380 Agreement incentive and requested the City Manager work with the buyer to move forward.

No other action was taken.

3. Discuss and take action on a proposed contract for EDC Consultation Services with CP2 Consultants.

CP2 Consultants were in attendance and presented to the board an overview of the services that could be offered by the group. The board discussed the possibility of moving forward and working with the Chamber of Commerce. City Manager Darrell Hull requested permission to move forward with the consultant.

No action was taken.

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

The board worked to finalize the application process for the grant funding opportunities awarded by the EDC.

Vice Chair Terry made a motion to table.

PL 7 Glover seconded the motion.

No oppositions, No abstentions.

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

IV. EXECUTIVE SESSION

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

VI. ADJOURNMENT

Place 3 Michels made a motion to adjourn.

Place 5 Nevarez seconded the motion.

There being no further business the meeting was adjourned at 9:02 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.B.2.

SUBJECT

Discuss and take action on a Policy implementing Qualifications for the City of Kennedale Economic Development Funding Grants.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Qualifications for the City of Kennedale Economic Development Funding Grants_v4.0 (002)	Qualifications for the City of Kennedale Economic Development Funding Grants_v4.0 (002).docx
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Qualifications for the City of Kennedale Economic Development Funding Grants

Section 1: Program Overview

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

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

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

Section 2: Type of Improvements allowed by Grant

Grant Type and Description	Match Type* (100% or 50%)
Façade Improvement – <i>Improvements to storefronts including but not limited to painting, reconstruction, signs, or remodeling.</i>	50%
Property Improvement – <i>Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.</i>	50%

Capital Equipment Grant – <i>Equipment with a useful life longer than 1 year used in the productive operations of the company.</i>	100%
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***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. A *business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. All applicants must include business formation documents, Assumed Name Certificate or other documentation proving the existence of the business with application and Sales Tax Permit as required by the Texas Comptroller office.
- G. Grants may NOT be used for refinancing existing loans, working capital, inventory, permits, inspections, home occupations, back of house interior remodeling with the exception of customer occupied spaces (“front of the house”), and new construction.**
- H. Grant recipients must be, or become, members of the Kennedale Chamber of Commerce (Chamber fees are non-reimbursable expenses under this grant).

Section 4: Guidelines

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

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

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

under law to be employed in that manner in the United States). Failure to do so will disqualify applicant from any reimbursement.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the KEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.
- Q. The KEDC shall review and vote on grant applicants quarterly; all grants require a minimum of 30 days to review prior to being presented to the KEDC board for approval.

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.1.

SUBJECT

Discuss and take action on a proposed contract for EDC Consultation Services with CP2 Consultants.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Kennedale Economic Development Deck Final (2)	Kennedale Economic Development Deck Final (2).pdf
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**KENNEDALE
ECONOMIC
DEVELOPMENT
& CHAMBER OF COMMERCE**



SMALL TOWN DONE RIGHT



Successful,
appropriate growth

New options for residents to do
their shopping and
entertainment right here

Increased sales tax revenue
to relieve pressure on
property taxes



OPPORTUNITY

Stretched Thin
Disconnected
Reactive



We're Open
for Business



GO GET IT.

New Investment

- Research
- Incentives
- Land acquisition
- Job creation

Development Process

- Frictionless
- Fast
- Prioritized

Marketing

- Ready product
- Developer and real estate relationships
- Land promotion
- CREW and ICSC

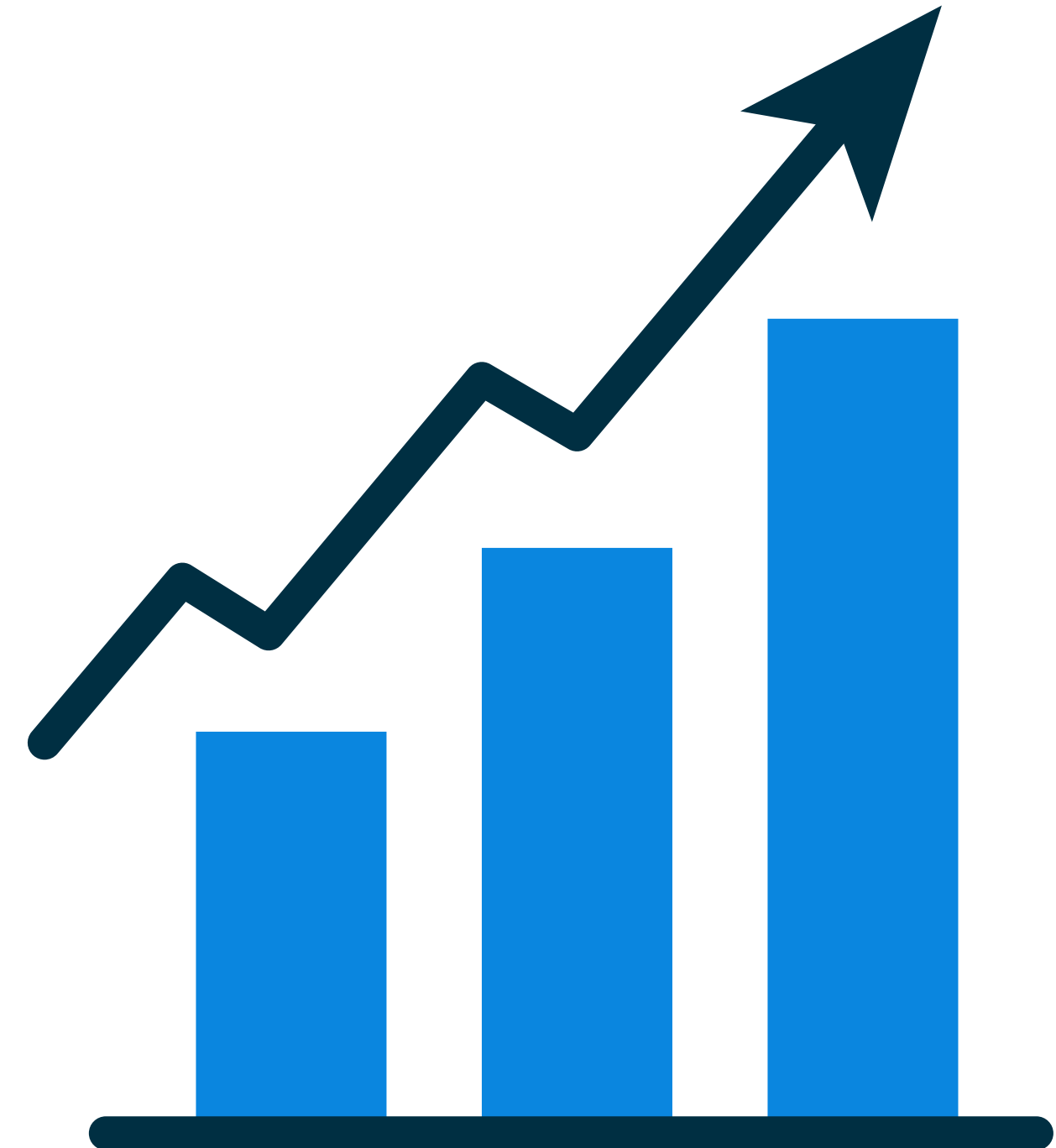
Biz Retention & Expansion

- Relationship building
- Workforce development
- Succession planning

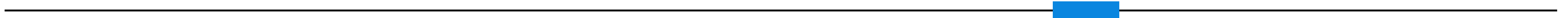
CHAMBER REBUILD

January Launch

- Relevant Product
- Larger and Growing Membership
- Strong Internal Leadership
- Community-Driven Programming
- Connected to Mansfield and Arlington Chambers
- Financially Stable



EDUCATED & CONNECTED



PROACTIVE

Our team approach enables us to be aggressive in attracting new investment and optimizing the substantial success Kennedale has already enjoyed - all with our eyes on Kennedale's continued and increased prosperity.



Chelsea Petty

Partner



Christy Forte'

Partner



**THANK
YOU**

CP2 CONSULTANTS

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.2.

SUBJECT

Discuss and take action as required to sell the property located at 600 W. Kennedale Parkway.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	600 W. Kennedale Parkway TAD data	600 W. Kennedale Parkway TAD data.pdf
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LOCATION

Address: [600 W KENNEDALE PKWY](#)
City: KENNEDALE
Georeference: 47685-1-8
Subdivision: WOODLEA ACRES ADDITION
Neighborhood Code: WH-South Tarrant County General

Latitude: 32.6555288749
Longitude: -97.2290900434
TAD Map: 2078-356
MAPSCO: TAR-093Z



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WOODLEA ACRES ADDITION
Block 1 Lot 8

Jurisdictions:

CITY OF KENNEDALE (014)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KENNEDEALE ISD (914)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 80370357

Site Name: CITY OF KENNEDALE

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 132,858

Land Acres^{*}: 3.0500

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
KENNEDEALE ECONOMIC DEVELOPMENT CORP
Primary Owner Address:
405 MUNICIPAL DR
KENNEDEALE, TX 76060

Deed Date: 1/4/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213009175](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDEALE CITY OF	10/29/2009	D209289321	0000000	0000000
CUPPS BETTY J;CUPPS ROBERT H	8/10/2004	D204285094	0000000	0000000
CUPPS BETTY;CUPPS ROBERT	11/10/1994	00118030002173	0011803	0002173
ANDERSON GENE R	12/31/1900	00000000000000	0000000	0000000

VALUES

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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2024	\$0	\$116,915	\$116,915	\$116,915
2023	\$0	\$116,915	\$116,915	\$116,915
2022	\$0	\$116,915	\$116,915	\$116,915
2021	\$0	\$116,915	\$116,915	\$116,915
2020	\$0	\$116,915	\$116,915	\$116,915
2019	\$0	\$116,915	\$116,915	\$116,915

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- PUBLIC PROPERTY 11.11

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

MEETING DATE: NOVEMBER 26, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.3.

SUBJECT

Discuss and take action as required to sell the property located at 1109 W. Kennedale Parkway.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	1109 W. Kennedale Parkway TAD data	1109 W. Kennedale Parkway TAD data.pdf
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LOCATION

Address: [1109 W KENNEDALE PKWY](#)
City: KENNEDALE
Georeference: 30390-4-1R
Subdivision: OAK CREST ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6629366168
Longitude: -97.2394483738
TAD Map: 2078-360
MAPSCO: TAR-093U



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: OAK CREST ADDITION Block 4
Lot 1R PER PLAT D214052742

Jurisdictions:

CITY OF KENNEDALE (014)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 941628662

Site Name: VACANT LAND 141706366

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 85,178

Land Acres^{*}: 1.9550

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

KENNEDALE ECONOMIC DEVELOPMENT CORP

Primary Owner Address:

405 MUNICIPAL DR
KENNEDEALE, TX 76060

Deed Date: 1/1/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000

VALUES

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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2024	\$0	\$511,068	\$511,068	\$511,068
2023	\$0	\$511,068	\$511,068	\$511,068
2022	\$0	\$511,068	\$511,068	\$511,068
2021	\$0	\$511,068	\$511,068	\$511,068
2020	\$0	\$511,068	\$511,068	\$511,068
2019	\$0	\$511,068	\$511,068	\$511,068

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- PUBLIC PROPERTY 11.11

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.