

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0661

LOG NAME: 21CPN 103270 PARVIN ET AL

SUBJECT

(CD 4) Authorize Acquisition of Approximately 0.056 Acres in Right-of-Way and Temporary Construction Easements from Property Owned by Richard Parvin, Nancy Parvin, Richard Miller, Michael Parvin, and Vicki Parvin Located at 9825 Ray White Road, Fort Worth, Tarrant County, Texas 76244, and Being Lot 2, Block 1 of Parvin Addition, in the Amount of \$196,932.90 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$201,932.90 for the Ray White Road Widening Improvement Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of approximately 0.056 acres in right-of-way and temporary construction easements from property owned by Richard Parvin, Nancy Parvin, Richard Miller, Michael Parvin, and Vicki Parvin located at 9825 Ray White Road, Fort Worth, Tarrant County, Texas 76244, and being Lot 2, Block 1 of Parvin Addition, for the Ray White Road Widening Improvement Project (City Project No. 103270);
2. Find that the total purchase price of \$196,932.90 is just compensation and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$201,932.90; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed for the reconstruction and widening of Ray White Road (City Project No. 103270). This project consists of widening and reconstructing approximately .23 miles of a five-lane undivided thoroughfare with curb and gutter, drainage, street lights, and shared used paths. An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$196,932.90 as total compensation for the needed property interests as shown below. The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal description	Acreage/Interest	Amount
Parvin Et al	5	9825 Ray White Rd	Lot 2, Block 1 Parvin Addition	0.23 Acres/Right - of-Way	\$24,432.00
Parvin Et al	5	9825 Ray White Rd	Lot 2, Block 1 Parvin Addition	.033 Acres/Temporary Construction Easement	\$8,670.00
				Incentive to close (if any)	\$14,787.90
				Improvements + Cost to Cure	\$25,000.00
				Damages	\$124,043.00
				Estimated closing Costs	\$5,000.00
				Total Cost	\$201,932.90

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the Ray White Road Widening Improvement Project, as appropriated.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Ray White Road project to support approval of the above recommendations and acquisition of easement. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

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