

# Mayor and Council Communication

DATE: 03/29/22

M&C FILE NUMBER: M&C 22-0223

LOG NAME: 21401 WOODHAVEN BLVD

## **SUBJECT**

(CD 4) Authorize the Acquisition of a Fee Simple Interest in Approximately 3.0 Acres of Land Located at 401 Woodhaven Boulevard from The Brooklyn Corporation in the Amount of \$261,360.00, Pay Closing Costs in an Amount Up to \$10,000.00, Adopt the Attached Appropriation Ordinance, and Dedicate the Property as Parkland to be Known as Woodhaven Park

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 3.0 acres of land located at 401 Woodhaven Boulevard from The Brooklyn Corporation in the amount of \$261,360.00; and
2. Authorize the payment of closing costs in an amount up to \$10,000.00; and
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park Dedication Fees Fund in the amount of \$271,360.00, from available funds, for the purpose of funding the 401 Woodhaven Blvd Project (City Project No. 102483); and
4. Authorize the City Manager, or his designee, to accept the conveyance and execute and record the appropriate instruments; and
5. Dedicate the property as parkland upon conveyance as Woodhaven Park.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to acquire land located at 401 Woodhaven Boulevard in accordance with the *Neighborhood and Community Park Dedication Policy* and the Park, Recreation and Open Space Master Plan, which calls for the provision of adequate park and recreational areas in the form of Neighborhood-Based Parks and Community-Based Parks.

The Park & Recreation Department (PARC) conducted an assessment of potential properties in east Fort Worth for neighborhood parkland acquisition. The proposed 3.0-acre site is located in Neighborhood Park Unit 4.1-7 which is underserved by 13.4 acres of Neighborhood-Based parkland. Because the site is located adjacent to neighborhood subdivisions and is fronted by a collector street to existing neighborhoods with pedestrian access, it has been determined suitable for recreational amenity development with good site conditions and available utilities.

An independent appraisal was conducted and the owner, The Brooklyn Corporation, has agreed to the negotiated purchase price of \$261,360.00. The mineral estate will not be acquired and the deed will contain a surface waiver for the exploration of the mineral estate. The real estate taxes will be pro-rated with the seller being responsible for taxes due up to the closing date. The City will pay closing costs in an amount up to \$10,000.00.

In addition, PARC staff will ensure the property meets the requirements for its proposed use as a neighborhood park by performing due diligence on the site in order to properly evaluate its suitability, including the costs of design and construction of recreational and support facilities typically associated with the development of a traditional public neighborhood park.

Staff recommends acquiring the approximately 3.0 acres of land located at 401 Woodhaven Boulevard from The Brooklyn Corporation to help meet an underserved need in this sector of the City. Funding for this project was not included in the Fiscal Years 2022-2026 Capital Improvement Program due to the pending status of the property and it is a one-time land acquisition.

Woodhaven Park will be held in reserve status until development occurs and is estimated to increase the department's acreage by 3.0 acres and annual maintenance by \$11,119.00. As of January 31, 2022, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 94.64 acres and estimated annual maintenance by \$557,948.00 beginning in Fiscal Year 2023.

This property is located in COUNCIL DISTRICT 4.

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

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the UNSPECIFIED - ALL FUNDS project within the PARC Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARC Dedication Fees Fund for the 401 Woodhaven Blvd project (City Project No. 102483) to support the approval of the above recommendations and acquisition of land. Prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

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