

# Mayor and Council Communication

**DATE:** 12/01/20

**M&C FILE NUMBER:** M&C 20-0885

**LOG NAME:** 21PMD CFO DIRECT SALE 3221 & 3231 STRONG AVE

**SUBJECT**

(CD 5) Authorize the Acceptance of Two Properties Located at 3221 and 3231 Strong Avenue by Quitclaim Deed from Thomas L. G. Ross to the City of Fort Worth, and Authorize the Direct Sale of the Same Two City Surplus Properties to Housing Channel, for a Total Cost of \$49,200.00, in Accordance with Section 272.001(g) of the Texas Local Government Code

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acceptance of two properties located at 3221 and 3231 Strong Avenue by Quitclaim Deed from Thomas L. G. Ross to the City of Fort Worth;
2. Authorize the direct sale of the same two City surplus properties to Housing Channel, for a total cost of \$49,200.00, in accordance with Section 272.001(g) of the Texas Local Government Code; and
3. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the properties to complete the sale.

**DISCUSSION:**

The properties located at 3221 and 3231 Strong Avenue are two lots quitclaimed to the City of Fort Worth (City) from Thomas L. G. Ross in July of 2004. While no record exists of the City formally accepting the deeds for the two properties, both lots have been maintained by the City for a number of years. To recoup some of these maintenance costs, it is recommended the City formally accept the quitclaim deeds for the two properties and then sell the lots to Housing Channel (Buyer) via a deed without warranty.

The Buyer currently owns an adjacent lot and submitted a direct sale request to the Property Management Department to purchase the properties referenced below. The Buyer is a qualified non-profit organization that provides low-income housing.

An independent appraisal was performed on the two properties and the agreed-upon sales price of \$49,200.00 includes the appraised value of both lots as well as the City's administrative costs and document preparation fees as shown below. The Buyer will be responsible for all closing costs related to the transactions. The City will retain any and all mineral interests it may own in conjunction with the properties.

Street No	Street Name	Legal Description	Appraised Value	CFW Fees	Total Purchase Price	Zoning
3221	Strong Ave	Lot 13, Block 6, Englewood Heights Addn, First Filing	\$23,000.00	\$1,600.00	\$24,600.00	A-5
3231	Strong Ave	Lot 11, Block 6, Englewood Heights Addn, First Filing	\$23,000.00	\$1,600.00	\$24,600.00	A-5

The Development Services Department reviewed the properties' current zoning and determined the zoning classification of both properties is compatible with respect to the existing land use of the surrounding neighborhood and future land use designations indicated in the Comprehensive Plan.

The properties are located in COUNCIL DISTRICT 5.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendations, funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) are responsible, upon closing and funding of the sale, for the collection and deposit of these funds into the General Fund. Prior to any expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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