

Mayor and Council Communication

DATE: 03/10/26

M&C FILE NUMBER: M&C 26-0194

LOG NAME: 21CPN 104153 P03 BAILEY BOSWELL WEST

SUBJECT

(CD 7) Authorize Acquisition of Approximately 0.426 Acres in Right-of-Way Easement from Boaz Holdings, LP Located at 6250 West Bailey Boswell Road, Fort Worth, Tarrant County, Texas 76179 in the Amount of \$344,712.50 and Pay Estimated Closing Costs in an Amount Up to \$3,200.00 for a Total Cost of \$347,912.50 for the Bailey Boswell West Project (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of approximately 0.426 acres in right-of-way easement from Boaz Holdings, LP whose general partner is Boaz GP, LLC located at 6250 West Bailey Boswell Road, Fort Worth, Tarrant County, Texas 76179 in the Robert Whitley Survey, Abstract No. 1672, Tract 1E for the Bailey Boswell West project (City Project No. 104153);
2. Find that the total purchase price of \$344,712.50 is just compensation and pay estimated closing costs in an amount up to \$3,200.00 for a total cost of \$347,912.50; and
3. Authorize the City Manager or his Designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize acquisition of approximately 0.426 Acres in right-of-way easement from Boaz Holdings, LP whose general partner is Boaz GP, LLC located at 6250 West Bailey Boswell Road, Fort Worth, Tarrant County, Texas 76179 in the amount of \$344,712.50 and pay estimated closing costs in an amount up to \$3,200.00 for a total cost of \$347,912.50 for the Bailey Boswell West project.

The land rights in the subject property are needed for the widening of existing undivided roadway to divided four-lane roadway with dedicated turn lanes to support vehicle safety from Boat Club Road to east of Wind River Road (City Project No. 104153). This roadway has a history of vehicle accidents with several fatality accidents. The project consists of widening and reconstructing approximately 1.79 miles of existing two-lane asphalt roadway to a four-lane divided concrete thoroughfare. The roadway improvements include pavement reconstruction with curb, median and new turn lanes, improved safety and mobility, signal improvements, drainage and gutter improvements, continuous street lighting in the median, sidewalks for pedestrians and bicycle lane.

An independent appraisal established the property's Fair Market Value and the Property Owner has agreed to an amount of \$344,712.50 as total compensation for the needed property interests. The City of Fort Worth (City) will pay estimated closing costs in an amount up to \$3,200.00.

Upon City Council approval, staff will proceed with acquiring the needed interests, as shown below:

Ownership	Parcel	Property Location	Legal Description	Acreeage / Interest	Amount
Boaz Holdings, LP whose General Partner is Boaz GP, LLC	01	6250 West Bailey Boswell Road, Fort Worth, Texas 76179	Robert Whitley Survey, Abstract No. 1672, Tract 1E, Tarrant County, Texas	0.426 Acres / Right-of-Way Easement	\$324,312.50
				Improvements + Cost to Cure (1281 linear feet of chain link fencing, fence posts, braces, fence line surveying)	\$20,400.00
				Estimated Closing Costs	\$3,200.00
				Total Cost	\$347,912.50

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement

expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is budgeted in the 2022 Bond Program Fund for the Transportation & Public Works Department for the purpose of funding the Bailey Boswell West project, as appropriated.

This property is located in COUNCIL DISTRICT 7.

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 Bailey Boswell West 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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