

Mayor and Council Communication

DATE: 01/14/20

M&C FILE NUMBER: M&C 20-0026

LOG NAME: 21VANZANDT YMCA

SUBJECT

Authorize the Acquisition of a Fee Simple Interest in Approximately 4.672 Acres of Land Being a Portion of Block 1, Overton South Addition, Located at 4801 Westhaven Drive, Formerly Known as Van Zandt YMCA, from Clearfork Retail Development Company, LLC, in the Amount of \$1,545,000.00, Authorize the Payment of Estimated Closing Costs in the Amount of \$25,000.00 and Dedicate the Property as Parkland to be Known as Westhaven Park (2018 Bond Program) (COUNCIL DISTRICT 6)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 4.672 acres of land being a portion of Block 1, Overton South Addition, located at 4801 Westhaven Drive, formerly known as Van Zandt YMCA, from the Clearfork Retail Development Company, LLC in the amount of \$1,545,000.00;
 2. Authorize the payment of estimated closing costs in the amount of \$25,000.00;
 3. Authorize the City Manager, or his designee, to accept the conveyance, pay just compensation, and execute and record the appropriate instruments; and
 4. Dedicate the property as parkland upon conveyance as Westhaven Park.
-

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to acquire land located at 4801 Westhaven Drive 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 (PARD) conducted an assessment of potential properties in southwest Fort Worth for neighborhood park land acquisition. The proposed 4.672 acre site is located in Neighborhood Park Unit 1-03 which is underserved by 11.3925 acres of Neighborhood-Based parkland. Because the site is centrally located adjacent to multiple 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, Clearfork Retail Development Company, LLC, has agreed to the negotiated purchase price of \$1,545,000.00 which includes the owner's removal of two (2) buildings and a swimming pool, and environmental assessment. 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 Seller provided a site survey which will be reviewed by City staff prior to closing. The City will pay estimated closing costs up to \$25,000.00.

In addition, the PARD staff will ensure the property meets the requirements for its proposed use as a neighborhood park by performing due diligence on the site and structures in order to properly evaluate their suitability and potential repurposing 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 approximately 4.672 acres of land located at 4801 Westhaven Drive from Clearfork Retail Development Company, LLC to help meet an underserved need in this sector of the City.

The estimated annual operating costs to maintain Westhaven Park will be \$12,295.00. As of October 31, 2019, the cumulative total of additional park maintenance cost for FY2021 is \$26,717.00. Any M&C's adopted after October 31, will increase this amount.

Funds for this project are included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018).

This property is located in COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations, funds will be available in the current capital budget, as

appropriated, of the 2018 Bond Program Fund. Prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Kevin Gunn 2015

Originating Business Unit Head: Steve Cooke 5134

David Creek 5744

Additional Information Contact: Roger Venables 6334