

Mayor and Council Communication

DATE: 11/12/24

M&C FILE NUMBER: M&C 24-0951

LOG NAME: 2120PRIMROSE-OSACQU

SUBJECT

(CD 6) Authorize the Acquisition of a Fee Simple Interest in Approximately 38.239 Acres of Land Situated in the A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas from Jefferson Primrose Land Holdings, LLC, or Affiliate, in the Amount of \$155,903.90 and Pay Estimated Closing Costs in an Amount Up to \$15,000.00 for the Open Space Conservation Program, Authorize Up to \$25,000.00 for Pre-Acquisition Costs, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2025 – 2029 Capital Improvement Program (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 38.239 acres of land situated in the A. Hodge Survey, Abstract No. 1789, Tarrant County, Texas from Jefferson Primrose Land Holdings, LLC, or affiliate, in the amount of \$155,903.90 and pay estimated closing costs in an amount up to \$15,000.00 for the Open Space Conservation Program, OSACq - Primrose Station Project (City Project No. 105045);
 2. Authorize expenditure of Open Space Conservation Program funds in an amount up to \$25,000.00 for pre-acquisition costs and staff time;
 3. Adopt the attached appropriation ordinance adjusting appropriations in the 2022 Bond Program Fund in the amount of \$195,903.90 by increasing appropriations in the OSACq - Primrose Station Project (City Project No. 105045) and decreasing appropriations in the Open Space Appropriations Project (City Project No. PA0001) by the same amount;
 4. Authorize the City Manager or designee to execute the necessary contract of sale and purchase, accept the conveyance, and to execute and record the appropriate instruments; and
 5. Amend the Fiscal Years 2025-2029 Capital Improvement Program.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the funding and acquisition of 38.239 acres of natural, undeveloped land from Jefferson Primrose Land Holdings, LLC (JPI) to preserve it as open space through the Open Space Conservation Program.

The Open Space Working Group assessed the property utilizing the Open Space Tool, which identifies properties that are a high priority for conservation based on available data, as well as site visits performed by City staff. Conservation of this property supports Open Space Conservation Program goals including ecosystem preservation; stream, river, and lake health; community health; flood control; equitable access to open space; and economic development.

The proposed site includes wildlife habitat of prairie, wetlands, stream channels, and a freshwater pond. The wetland is a priority habitat for preservation as there are few conserved in Fort Worth, the stream channels drain into Benbrook Lake, a public drinking water source, and the prairie is a habitat for migratory birds.

The City partnered with the developer of the site, JPI, to acquire the property for a reduced price to help preserve this natural area and serve as a future amenity for the surrounding community. In the future, a master plan should be developed for this property that may include adjacent parks to determine any capital projects needed for amenities, as well as create a land management strategy. The developer will be accessing the site for planned public infrastructure as part of the adjacent development. This includes the installation of utilities and grading improvements. Upon acquisition of the property, the City will enter into an agreement with the developer to provide access to the site.

This acquisition will support Fort Worth Mayor Mattie Parker's Good Natured Greenspace Initiative goal of preserving 10,000 acres of greenspace across Fort Worth in the next five years while also growing and enhancing the City's park system.

This M&C also authorizes funding for pre-acquisition costs and staff costs associated with the acquisition process. It is estimated that funding from the OSACq-Primrose Station Project (City Project No. 105045) in the amount of \$25,000.00 is needed for initial site investigation activities, earnest money, staff time, Phase I Environmental Site Assessment, and other applicable costs associated with evaluating and acquiring the property.

An independent appraisal established fair market value for the property and the property owner has agreed to a negotiated amount of \$155,903.90 for the fee simple interest in the land. 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 total estimated closing costs in the amount up to \$15,000.00. Funding for this acquisition will come from the Open Space Conservation Program.

Upon completion of the acquisition, any unused funding will be returned to the Open Space Appropriations Project (City Project No. PA0001).

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