

Mayor and Council Communication

DATE: 03/03/20

M&C FILE NUMBER: M&C 20-0128

LOG NAME: 21PMD TF DIRECT SALE 4260 TRAIL LAKE DR

SUBJECT

Authorize the Direct Sale of a Tax-Foreclosed Property Located at 4260 Trail Lake Drive to the City of Fort Worth for a Total Purchase Price of \$5,866.12, in Accordance with Section 34.05 of the Texas Property Tax Code (COUNCIL DISTRICT 3)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of a tax-foreclosed property located at 4260 Trail Lake Drive to the City of Fort Worth for a total purchase price of \$5,866.12 in accordance with Section 34.05 of the Texas Property Tax Code;
 2. Authorize the purchase of 4260 Trail Lake Drive by the City of Fort Worth in the amount of \$5,866.12 including post-judgment taxes and fees; and
 3. Authorize the City Manager or his designee to execute and record the appropriate instrument conveying the property to complete the sale.
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DISCUSSION:

The Transportation & Public Works Department (TPW) submitted a Direct Sale Request to the Property Management Department to purchase the tax-foreclosed property referenced below. The City of Fort Worth (City) received the property through a Constable Sale after a tax-foreclosure suit. In accordance with Section 34.05 of the Texas Property Tax Code, the City is authorized to conduct a direct sale of tax-foreclosed properties. The direct sale purchase price includes court costs, administrative and maintenance program fees and post-judgment taxes.

Property Address	Legal	Constable Deed Amount	CFW Fees	Post-Judgment Taxes	Total Purchase Price
4260 Trail Lake Dr	Block 11, Drainage & Future ROW per Plat 388H Page 197, Westcliff Addition	\$4,630.00	\$1,000.00	\$236.12	\$5,866.12

TPW Stormwater Division is purchasing the property as a part of the Westcliff Ph. 1 Drainage Project. The property will serve as a drainage easement for the storm drain improvements.

The Development Services Department has reviewed the current zoning of the property and has determined that the zoning classification is compatible with respect to existing land use, the existing land uses of the surrounding neighborhood and future land use designations indicated in the Comprehensive Plan.

The property is located in COUNCIL DISTRICT 3.

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 upon approval of the above recommendations, funds will be available in the current capital budget, as appropriated, of the Stormwater Capital Projects Fund Westcliff Drainage project, and that the Property Management Department is responsible for the collection, deposit and reimbursement of funds. Upon receipt, the amount of \$5,866.12 will be deposited into the General Fund, Tax Foreclose Property Maintenance Fee account and the Tax-Foreclosed Sales account for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Roger Venables 6334