

Mayor and Council Communication

DATE: 08/11/20

M&C FILE NUMBER: M&C 20-0548

LOG NAME: 21NORTHWEST PATROL DIVISION AND AUTO POUND SITE

SUBJECT

Authorize Acquisition of Fee Simple Interest in Approximately 61 Acres of Land, Known as 3900 Angle Avenue, Tarrant County, Texas, from the Estate of Thomas B. Blanton or Assigns, in the Amount of \$6,600,000.00, for a Future Police Substation, Automobile Impoundment Center and Other City Facilities in Northwest Fort Worth, Pay Estimated Closing Costs Up to \$40,000.00, and Update the FY2020-2024 Capital Improvement Plan (COUNCIL DISTRICT 2)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of fee simple interest in approximately 61 acres of land, being all of a tract of land in R. Vickery Survey, Abstract No. 1591, R. Loyd Survey, Abstract No. 986 and I. & G.R.R. Co. Survey, Abstract No. 1954, also known as 3900 Angle Avenue, Tarrant County, Texas, from the Estate of Thomas B. Blanton or assigns, in the amount of \$6,600,000.00 and pay estimated closing costs up to \$40,000.00 for a future police substation, automobile impoundment center and other City facilities in Northwest Fort Worth;
2. Authorize the City Manager or his designee to execute a contract of sale and purchase agreement with the Estate of Thomas B. Blanton or assigns in the amount of \$6,600,000.00; and
3. Authorize the City Manager or his designee to execute, accept, and record the appropriate conveyance and closing documents to complete the transaction.

DISCUSSION:

The purpose of this Mayor and Council Communication is to seek City Council authorization to purchase land necessary to help support the construction of a new police station, future automobile impoundment center and other City facilities in Northwest Fort Worth.

The Property Management Department, in collaboration with the Police Department, has determined the site located at 3900 Angle Avenue, Tarrant County, Texas 76106 will meet the Police Department's operational objectives for the Northwest Patrol Division, and provide sufficient land to develop and construct other City facilities including a future automobile impoundment center. The Police Department will be able to consolidate patrol operations from 2500 N. Houston Street and 4651 N. Main Street once a new facility is constructed at this site.

An appraisal of the property was prepared by an independent fee appraiser and a negotiated agreement has been reached with the property owner. This Mayor and Council Communication authorizes the purchase of a total of 61 acres of land, more or less, in the amount of \$6,600,000.00 and pay estimated closing costs up to \$40,000.00.

Upon City Council approval, Staff will proceed with acquiring the fee simple interest in the property except for the mineral estate.

Property Ownership	Property Interest	Property Size	Property Address / Legal Description	Amount
Estate of Thomas B. Blanton or Assigns	Fee Simple	+/- 61 Acres	3900 Angle Avenue / R. Vickery Survey, Abstract No. 1591, R. Loyd Survey, Abstract No. 986 and I. & G.R.R. Co. Survey, Abstract No. 1954	\$6,600,000.00
			Total Estimated Closing Costs	\$40,000.00
			TOTAL	\$6,640,000.00

No bond dollars are being utilized to fund this land acquisition. Funding for design and construction of the Northwest Patrol Division facility will be considered as part of the 2022 Bond Program. Funding for this project was not included in the FY2020-2024 Capital Improvement Plan due to the departments working to secure funding. The action in this M&C will update the FY2020-2024 Capital Improvement Plan.

This project is located in COUNCIL DISTRICT 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budgets, as previously appropriated, of the Tax Note 2020 and

CCPD Capital Projects Funds PD Northwest Patrol Division project to support the execution of the contract. Prior to an expenditure being incurred, the Police Department has the responsibility to validate the availability of funds.

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