

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 01/23/24 M&C FILE NUMBER: M&C 24-0044

LOG NAME: 21CPN 02505 P12 MCART-MCPHERSON FORESTAR ROWE ACQ

SUBJECT

(CD 6) Authorize Acquisition of 1.846 Acres in a Right-of-Way Easement and 0.843 Acres of Temporary Construction Easements from Real Property Owned by Forestar (USA) Real Estate Group Inc. Located on W. Cleburne Road in the Moses Walters Survey, Abstract No. 1598, Tarrant County, Texas in the Amount of \$186,352.00 and Pay Closing Costs in an Amount Up to \$7,500.00 for a Total Cost of \$193,852.00 for the McCart Avenue/McPherson Boulevard Project (2014 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of 1.846 acres in a right-of-way easement and 0.843 acres of temporary construction easements from real property owned by Forestar (USA) Real Estate Group Inc. located on W. Cleburne Road in the Moses Walters Survey, Abstract No. 1598, Tarrant County, Texas for the McCart Avenue/McPherson Boulevard Project (City Project No. C02505);
2. Find that the total purchase price of \$186,352.00 is just compensation and pay estimated closing costs in an amount up to \$7,500.00 for a total cost of \$193,852.00; and
3. Authorize the City Manager or his designee to accept the conveyances and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed for the McCart Avenue/McPherson Boulevard Project, a public purpose that provides for new travel lanes, intersection improvements, storm drainage improvements, sidewalks, and streetlights, as necessary.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$186,352.00 as total compensation for the needed property interest as shown below. The City will pay estimated closing costs in an amount up to \$7,500.00.

Upon City Council approval, staff will proceed with acquiring the needed right-of-way and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Property Interest	Amount
Forestar (USA) Real Estate Group Inc.	12	W. Cleburne Road	Moses Walters Survey, Abstract No. 1598	Right-of-Way Easement / 1.846 acres	\$170,756.00
Forestar (USA) Real Estate Group Inc.	12	W. Cleburne Road	Moses Walters Survey, Abstract No. 1598	Temporary Construction Easements / 0.843 acres	\$15,596.00
				Estimated Closing Costs	\$7,500.00
				TOTAL COST	\$193,852.00

Funding is budgeted TPW Dept Highway & Streets Department's 2014 Bond Program Fund for the purpose of funding the McCart Avenue/McPherson Boulevard Project, as appropriated.

The property is located in COUNCIL DISTRICT 6.

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 will be available in the current capital budget, as appropriated, of the 2014 Bond Program Fund for the McCart Ave. & McPherson Blvd project to support the approval of the above recommendations and acquisition of easements. Prior to an expenditure being incurred, the Transportation and Public Works and Property Management Department have the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Ricardo Salazar 8379

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