

Mayor and Council Communication

DATE: 01/10/23

M&C FILE NUMBER: M&C 23-0031

LOG NAME: 21FIRE STATION 26 4915 SOUTH DRIVE WEST LAND ACQUISITION

SUBJECT

(CD 6 / Future CD 6) Authorize Acquisition of a Fee Simple Interest in Approximately 1.90 Acres Located in the Rueben Burnett Survey, Abstract 1922, Tract 1C04, Also Known as 4915 South Drive West, Fort Worth, Tarrant County, Texas, from Southwest Pasture Ltd. in the Amount of \$1,160,000.00 and Pay Estimated Closing Costs in an Amount Up to \$13,000.00 for a Total Cost of \$1,173,000.00 for Fire Station No. 26 (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a fee simple interest in approximately 1.90 acres in the Rueben Burnett Survey, Abstract 1922, Tract 1C04, Fort Worth, Tarrant County, Texas, also known as 4915 South Drive West, Fort Worth, Tarrant County, Texas, from Southwest Pasture Ltd. in the amount of \$1,160,000.00 and pay estimated closing costs in an amount up to \$13,000.00 for a total cost of \$1,173,000.00 for Fire Station No. 26 (City Project No.101659); and
2. Authorize the City Manager or designee to execute the necessary contract of sale and purchase, to accept the conveyance, and to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication is to seek approval to acquire land from Southwest Pasture Ltd. (Seller) for the construction of a new Fire Station No. 26 in Southwest Fort Worth.

The Property Management Department, in collaboration with the Fire Department, has determined the site located at 4915 South Drive West, Fort Worth, Tarrant County, Texas will meet the Fire Department’s operational objectives for the Southwest Division and will provide sufficient land to develop and construct Fire Station No. 26.

An appraisal of the property was prepared by an independent appraiser and a negotiated agreement has been reached with the Seller. 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 City will pay the estimated closing costs in an amount up to \$13,000.00.

Upon City Council approval, Staff will proceed with acquiring the fee simple interest in the property excluding the mineral rights.

Property Ownership	Property Interest	Property Size	Property Address / Legal Description	Amount
Southwest Pasture Ltd.	Fee Simple	+/- 1.90 Acres	4915 South Drive West, Fort Worth, Tarrant County, Texas Rueben Burnett Survey, Abstract 1922, Tract 1C04	\$1,160,000.00
			Total Estimated Closing Costs	\$13,000.00
			TOTAL	\$1,173,000.00

This project is 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) and subsequent actions taken by the Mayor and Council.

Funding is budgeted in the Fire Department’s 2018 Bond Program Fund for the purpose of funding the Fire Station 26 Project, as appropriated.

This project is located in COUNCIL DISTRICT 6 AND FUTURE 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 are available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund for the Fire Station 26 project to support the approval of the above recommendations and execution of the acquisition. Prior to an expenditure being incurred, the Fire Department has the responsibility to validate the availability of funds.

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