

Mayor and Council Communication

DATE: 12/12/23

M&C FILE NUMBER: M&C 23-1061

LOG NAME: 21CPN 101013 P4 2401 GOLDEN HEIGHTS FEE ACQ

SUBJECT

(CD 4) Authorize Acquisition of a Fee Simple Interest in Approximately 0.139 Acres and Temporary Construction Easement in Approximately 0.127 Acres from Improved Property Owned by Harmon Fund, L.P. Located at 2401 Golden Heights Road, Fort Worth, Tarrant County, Texas 76117 in the Amount of \$81,300.00 and Pay Estimated Closing Costs in an Amount Up to \$25,000.00 for a Total Cost of \$106,300.00 for the Golden Triangle Boulevard Project (2018 Bond Fund)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a fee simple interest in approximately 0.139 acres and temporary construction easement in approximately 0.127 acres from improved real property owned by Harmon Fund, L.P. situated in Lot 1, Block 1, Harmon Senior Villas Addition, Tarrant County, Texas and also known as 2401 Golden Heights Road (City Project No. 101013);
2. Find that the total purchase price of \$81,300.00 is just compensation and pay estimated closing costs in an amount up to \$25,000.00 for a total cost of \$106,300.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The fee simple interest is required to construct public roadway improvements at the northwest corner of Golden Heights Road and Harmon Road to improve safety and traffic flow along Golden Triangle Boulevard where it transitions into Harmon Road. The improvements will be constructed for public use and the property rights are needed for new travel lanes, storm drainage improvements, sidewalks, traffic signals, and streetlights.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$81,300.00 as total compensation for the needed property interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$25,000.00 for a total cost in the amount of \$106,300.00.

Upon City Council approval, staff will proceed with acquiring the fee simple and temporary construction easement interests.

Owner	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
Harmon Fund, L.P.	4	2401 Golden Heights Rd	Lot 1, Block 1, Harmon Senior Villas Addition	0.139 Acres / Fee Simple	\$33,800.00
Harmon Fund, L.P.	4	2401 Golden Heights Rd	Lot 1, Block 1, Harmon Senior Villas Addition	0.127 Acres / Temporary Construction Easement	\$5,900.00
				Improvements + Cost-to-Cure	\$41,200.00
				Damages	\$400.00
				Closing Costs	\$25,000.00
				Total Cost	\$106,300.00

Funding is budgeted in the 2018 Bond Program Fund for the purpose of funding the Golden Triangle Boulevard I35-MistyRwood project, as appropriated.

This property is located in COUNCIL DISTRICT 4.

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 Golden Triangle I35-MistyRwood project to support the approval of the above recommendations and acquisition of easements. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

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

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Expedited