

Mayor and Council Communication

DATE: 12/15/20

M&C FILE NUMBER: M&C 20-0962

LOG NAME: 21PMD TF DIRECT SALE OF 19 COUNCIL DISTRICT 5 PROPERTIES

SUBJECT

(CD 5) Authorize the Direct Sale of Nineteen Tax-Foreclosed Properties in the Stop Six Neighborhood to Legacy Construction Solutions, Inc. in the Aggregate Amount of \$309,690.75 in Accordance with Section 34.05 of the Texas Property Tax Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of nineteen tax-foreclosed properties in the Stop Six Neighborhood to Legacy Construction Solutions, Inc. in the aggregate amount of \$309,690.75 in accordance with Section 34.05 of the Texas Property Tax Code; and
2. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the properties to complete the sale.

DISCUSSION:

Legacy Construction Solutions, Inc. (Buyer) submitted a direct sale request to the Property Management Department to purchase the tax-foreclosed properties referenced below. The City of Fort Worth (City) received the properties through Constable Deeds after tax-foreclosure suits. All of the properties have been offered on at least one previous sealed bid sale, but did not sell. In accordance with Section 34.05 of the Texas Property Tax Code, the City is authorized to conduct a direct sale of tax-foreclosed property to a buyer.

Map #	Prop #	TAD Account #	Property Address	Legal Description	Constable Deed Amount	CFW Fees	Total Purchase Price	Zoning
	1	02949547	5002 Pollard-Smith Ave (FKA 5002 Calumet St)	LOT 18, BLOCK 2, STALLCUP ADDN	\$12,811.05	\$1,600.00	\$14,411.05	A-5
	2	02950499	1605 Hill St	LOTS 1 & 2, BLOCK 1, STALLCUPS SECOND ADDN	\$3,000.00	\$1,600.00	\$4,600.00	A-5
	3	01363425	4707 Chapman St	LOT 20, BLOCK 1, WR HOWARD ADDN	\$13,835.17	\$1,600.00	\$15,435.17	A-5
	4	01363379	4755 Chapman St	LOT 15, BLOCK 1, WR HOWARD ADDN	\$7,732.15	\$1,600.00	\$9,332.15	A-5
	5	02696967	2001 Edmonia Ct	LOTS 1 & 2, BLOCK 2, J C SCOTT SUB	\$13,240.27	\$1,600.00	\$14,840.27	A-5
1	6	01829297	5013 Chapman St	LOT 33, BLOCK 2, F W MURPHY ADDN	\$12,598.17	\$1,600.00	\$14,198.17	A-5
	7	03533441	1905 Dillard St	LOTS 9R & 10R, BLOCK 5, WALTER WILLI SUB	\$19,253.37	\$1,600.00	\$20,853.37	A-5
	8	03534588	2201 Dillard St	LOT 14, BLOCK 2, WALTER WILLI #4 ADDN	\$17,807.88	\$1,600.00	\$19,407.88	A-5
	9	03534472	2401 Dillard St	LOT 4, BLOCK 2, WALTER WILLI #4 ADDN	\$17,100.00	\$1,600.00	\$18,700.00	A-5
	10	03534464	2405 Dillard St	LOT 3, BLOCK 2, WALTER WILLI #4 ADDN	\$11,563.29	\$1,600.00	\$13,163.29	A-5
	11	01653474	4909 Ramey Ave	LOT 13, BLOCK 3, MAXWELL SUB	\$5,199.31	\$1,600.00	\$6,799.31	A-5
	12	01364669	4715 Ramey Ave	LOT 10, BLOCK 7, WR HOWARD ADDN	\$17,821.32	\$1,600.00	\$19,421.32	A-5
	13	00437956	2916 Maceo Ln	LOT 5, BLOCK Q, CARVER HTS ADDN	\$28,800.00	\$1,600.00	\$30,400.00	A-5

2	14	02517019	5629 Lester Granger St	LOT 23, BLOCK 21, ROSEDALE PARK ADDN	\$10,106.53	\$1,600.00	\$11,706.53	A-5
	15	03525279	2608 Willspoint Ct	LOT 10, BLOCK B, WHITMORE COURTS ADDN	\$10,440.97	\$1,600.00	\$12,040.97	A-5
	16	03525112	2509 Willspoint Ct	LOT 13, BLOCK A, WHITMORE COURTS ADDN	\$10,000.00	\$1,600.00	\$11,600.00	A-5
3	17	00817473	4713 Burton Ave	LOT 14, BLOCK 6, EDGEWOOD TERR ADDN	\$23,700.00	\$1,600.00	\$25,300.00	A-5
	18	00787965	4640 Reed St	LOT 10, BLOCK 7, EASTWOOD TERRACE ADDN	\$14,600.00	\$1,600.00	\$16,200.00	A-5
	19	03248658	3914 Miller Ave	LOT 3, BLOCK 8, GUY E VANCE SUB	\$29,681.27	\$1,600.00	\$31,281.27	E

Staff recommends selling the referenced properties to Buyer, who is responsible for all related costs, including providing proof of payment of the post-judgment taxes prior to the conveyance of the properties. The total cost includes the Constable Deed amounts and City fees. The Development Services Department reviewed the current zoning of the properties and determined the zoning classification of the properties is compatible with respect to the existing land use of the surrounding neighborhood and future land use designations indicated in the comprehensive plan.

Upon receipt, the amount of \$309,690.75 will be deposited into the General Fund Tax-Foreclosed Property Maintenance Fee and Tax-Foreclosed Sales accounts for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees.

The properties are located in COUNCIL DISTRICT 5.

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 and the execution of the sale, the funds will be deposited into the General Fund for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees. The Property Management Department (and Financial Management Services) is responsible for the collection, deposit and reimbursement of funds.

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