

# Mayor and Council Communication

**DATE:** 06/09/26

**M&C FILE NUMBER:** M&C 26-0464

**LOG NAME:** 21\_5.21 ACRE DONATION FROM HOUSING AUTH OF FW FOR MLKCC

## **SUBJECT**

(CD 5) Authorize Acceptance of the Donation of Approximately 5.21 Acres of Land Located at 1500 Liberty Street, Fort Worth, Tarrant County, Texas 76015 from the Housing Authority of Fort Worth, Texas, dba Fort Worth Housing Solutions; Authorize the Payment of Closing Costs in an Amount Up to \$20,000.00 and Authorize City Manager or His Designee to Accept, Execute and Record the Appropriate Instruments Conveying the Land to the City of Fort Worth (2022 Bond Program)

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize Acceptance of the donation of approximately 5.21 acres of land located at 1500 Liberty Street, City of Fort Worth, Tarrant County, Texas 76105 from the Housing Authority of Fort Worth, Texas, dba Fort Worth Housing Solutions;
  2. Authorize the payment of closing costs in an amount up to \$20,000.00; and
  3. Authorize the City Manager or his Designee to accept the conveyance, execute the donation agreement, and execute and record the appropriate instruments conveying the land to the City of Fort Worth.
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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to seek approval to accept the donation of approximately 5.21 acres of land (Property) located at 1500 Liberty Street, City of Fort Worth (City), Tarrant County, Texas from the Housing Authority of Fort Worth, Texas, dba Fort Worth Housing Solutions (FWHS) in order for City to design and construct a 34,000 square foot community center, which will include a public library, as well as a pool, associated parking, programmable outdoor space and potential facilities that provides educational, recreational, cultural, wellness, or other community-serving program and services (Project). The Project will support the Choice Neighborhood Initiative (CNI) in the Stop Six community. This Project is a key component of the Neighborhood Plan, which builds on existing community assets, strengthens connectivity and infrastructure throughout the neighborhood, and creates a multi-purpose hub at the center of the community.

The Property is currently owned by FWHS and is part of a 20.689-acre parcel known as the Cavile Addition. FWHS has agreed to donate the Property for the Project and their remaining acreage is planned for an affordable housing development. The deed to the City will contain a reverter provision that allows title to the Property to revert back to FWHS if the City, at any point after initial construction of the facilities, for a period of twelve (12) consecutive months, fails to use the Property as a community center as defined in the deed. The City will have an additional 12 months beyond the first 12 months, if the City is actively and continuously pursuing reconstruction, renovation, or rehabilitation work on the Property for the community center purpose.

An independent third-party appraisal has been obtained by the City in accordance with the City's donation policy. The City will pay estimated closing costs up to \$20,000.00. A Phase I environmental assessment has been completed.

This Project is included in the 2022 Bond Program which will be used to pay for the closing costs. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is budgeted in the 2022 Bond Program Fund for the Property Management Department within the Stop Six Hub Community project to pay for the closing cost.

This project is located in COUNCIL DISTRICT 5.

A Form 1295 is not required because: This contract will be with a governmental entity, state agency or public institution of higher education: Housing Authority of the City of Fort Worth

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that the financial records of the City will be updated to reflect this dedication based upon the Capital Asset Policy contained within the Financial Management Policy Statements. The Director of Finance also certifies that approval of the above recommendations will not result in additional appropriations in the Fiscal Year 2026 Budget. The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Stop Six Hub Community project to support the approval of the above recommendations and to pay closing cost. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

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