

Mayor and Council Communication

DATE: 10/31/23

M&C FILE NUMBER: M&C 23-0928

LOG NAME: 21RIVER DISTRICT PARK ACQUISTION

SUBJECT

(CD 7) Authorize the Acquisition of Fee Simple Interests in Approximately 0.765 Acres Located at Deavers Lane, Fort Worth, Tarrant County, Texas 76114 from Morris Matson and Jimmy Joe Jenkins in the Amount of \$449,861.00, Approximately 0.18 Acres Located at 5320 Red Bud Lane, Fort Worth, Tarrant County, Texas, 76114 from Brandi Elliott in the Amount of \$401,920.00, and Approximately 0.249 Acres Located at 5313 Deavers Lane, Fort Worth, Tarrant County, Texas 76114 from Robert Kent and Kathy Kent in the Amount of \$264,000.00, Pay Estimated Closing Costs in an Amount Up to \$30,000.00 for a Total of \$1,145,781.00, Dedicate the Property as Parkland for Redbud Park, Adopt Appropriation Ordinances, and Amend the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 0.765 acres of land located at Deavers Lane, Fort Worth, Tarrant County, Texas 76114 from Morris Matson and Jimmy Joe Jenkins in the amount of \$449,861.00;
2. Authorize the acquisition of a fee simple interest in approximately 0.18 acres of land located at 5320 Red Bud Lane, Fort Worth, Tarrant County, Texas 76114 from Brandi Elliott in the amount of \$401,920.00;
3. Authorize the acquisition of a fee simple interest in approximately 0.249 acres of land located at 5313 Deavers Lane, Fort Worth, Tarrant County, Texas 76114 from Robert Kent and Kathy Kent in the amount of \$264,000.00;
4. Authorize the payment of closing costs in an amount up to \$30,000.00;
5. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the PARD Dedication Fees Fund by increasing estimated receipts and appropriations in the River District Land Acquisition Project (City Project No. 104568) in the amount of \$11,200.00 and decreasing estimated receipts and appropriations in the PDFI-Park Improvement Programmable Project (City Project No. P00058) by the same amount;
6. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees Fund in the amount of \$1,145,781.00, from available funds, for the purpose of funding the River District Land Acquisition Project (City Project No. 104568);
7. Authorize the City Manager or designee to execute the necessary contracts of sale and purchase, to accept the conveyances, and to execute and record the appropriate instruments;
8. Dedicate the property as parkland upon conveyance for Redbud Park; and
9. Amend the Fiscal Years 2024-2028 Capital Improvement Program

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at Deavers Lane, 5320 Red Bud Lane, and 5313 Deavers Lane, Fort Worth, Tarrant County, Texas 76114 for the Park & Recreation Department (PARD) in accordance with the Neighborhood and Community Park Dedication Policy and the Park, Recreation, and Open Space Master Plan.

PARD assessed potential properties in the River District of Fort Worth for parkland acquisition. The proposed properties, totaling 1.1941 acres, are located in Park Planning District 4, which is under-served in neighborhood-based parkland.

The sellers have agreed to sell the properties to the City of Fort Worth and the purchase prices are supported by independent appraisals. The mineral estates will not be acquired and the deeds will contain a surface use waiver for the exploration of the mineral estates. The real estate taxes will be pro-rated with the sellers being responsible for taxes due up to the closing date. The City will pay closing costs in an amount up to \$30,000.00.

Parcel No.	Legal Description	Acreage / Property Interest	Property Price
1	Deavers Lane, Block 6J, Lot 6NR1, Rivercrest Addition (Tarrant Appraisal District Account No. 42848553)	0.765 Acres / Fee Simple	\$449,861.00
2	5320 Red Bud Lane, Lot 6-Q-R, a Revision of Lots 6-0, 6-P and 6-Q, a subdivision of Block 6-J, of a Revision of Block 6, Rivercrest Addition (Tarrant Appraisal District Account No. 02449706)	0.1801 Acres / Fee Simple	\$401,920.00
3	5313 Deavers Lane, Block 3, Lot 3, Trinity Place Addition (Tarrant Appraisal District Account No. 03182339)	0.2490 Acres / Fee Simple	\$264,000.00

Parcel No.	Legal Description	Acreage / Property Interest	Property Price
	Total Cost to Acquire All Properties		\$1,115,781.00
		Estimated Closing Costs	\$30,000.00
	Total Cost to Acquire All Properties with Closing Costs		\$1,145,781.00

Upon City Council approval, staff will proceed with acquiring the fee simple interests and any remaining structures will be scheduled for demolition through the Environmental Services Department.

This acquisition is estimated to increase PARD's acreage by 1.1941 acres, more or less, and annual maintenance by \$7,828.00. As of August 2023, the cumulative total of all previously approved M&C's increased the department's acreage by an estimated 37.3340 acres and estimated annual maintenance by \$1,002,361.00 beginning in Fiscal Year (FY) 2024. Funding for this project was not included in the FY2024-2028 Capital Improvement Program due to the unpredictability of parkland acquisitions. The action in this M&C will amend the FY2024-2028 Capital Improvement Program as approved in connection with Ordinance 26453-09-2023.

The M&C would adjust appropriations between a programmable project and convert the Acquisition-River District Project (City Project No. 104568) into a static capital project. This action is needed as future funding for the Acquisition-River District Project (City Project No. 104568) is anticipated from other funding sources and the scope of this project differs from that of the current programmable project.

This property is located in COUNCIL DISTRICT 7.

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 currently available in the PPD 4.10-5, PPD 4.11-1, PPD 4.11-3, PPD 4.11-5, PPD 4.11-6 and Unspecified-All Funds projects within the PARD Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Dedication Fees Fund for the River District project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

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

Originating Business Unit Head: Ricardo Salazar 8379

Richard Zavala 5704

Additional Information Contact: Jeremy Van Rite 5723

Joel McElhany 5745