

Mayor and Council Communication

DATE: 01/13/26

M&C FILE NUMBER: M&C 26-0060

LOG NAME: 21105791 FWS LAND ACQUISITION - NORTH SIDE SPINKS

SUBJECT

(CD 8) Authorize the Acquisition of a Fee Simple Interest in Approximately 3.017 Acres of Land Located at 500 Old Highway 1187, Fort Worth, Tarrant County, Texas from Steven W. Russell in the Amount of \$1,893,894.00, and Paying of Estimated Closing Costs in an Amount Up to \$30,000.00 for the Fort Worth Spinks Land Acquisition Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 3.017 acres of land located at 500 Old Highway 1187, Fort Worth, Tarrant County, Texas from Steven W. Russell in the amount of \$1,893,894.00 and pay estimated closing costs in an amount up to \$30,000.00 for the Fort Worth Spinks Land Acquisition project (City Project No. 105791); and
2. Authorize the City Manager or designee to accept the conveyance, to execute the necessary contract of sale and purchase, and to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 500 Old Highway 1187 for the Aviation Department in accordance with the Texas Department of Transportation (TxDOT) land acquisition requirements.

Acquiring this property will support the planned future runway extension outlined in the Fiscal Year (FY) 2024 adopted Master Plan for Spinks Airport (Master Plan), underscoring the parcel's strategic value and its role in promoting long-term growth and operational effectiveness.

Developed through extensive community engagement and feedback, the Master Plan is designed to meet anticipated increases in aviation demand over the next twenty years. Purchasing this property advances key objectives of sustaining efficient airport operations, improving safety, and positioning the airport for future development. Overall, the Master Plan anticipates Fort Worth Spinks Airport will become an even more important asset to the Dallas-Fort Worth Metroplex, by being able to respond to changing aviation needs while supporting the region's economic expansion.

Steven W. Russell (Seller) has agreed to sell the property for a total purchase price of \$1,893,894.00. The purchase price is supported by an independent appraisal. The mineral estate will not be acquired, and the deed will contain a surface use 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 closing costs in an amount up to \$30,000.00.

105791 FWS LAND ACQUISITION	Acquisition Expense
500 Old Highway 1187 - Sales Price	\$1,893,894.00
Estimated Closing Costs	\$30,000.00
Total	\$1,923,894.00

All 3.017 acres will be maintained by the Aviation Department. This acquisition is estimated to increase the department's acreage by 3.017 acres.

Funding is budgeted in the Aviation Gas Lease Cap Proj Fund for the Aviation Department for the purpose of funding the FWS Land Acquisition project, as appropriated.

This property is located in COUNCIL DISTRICT 8.

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 Aviation Gas Lease Cap Proj Fund for the FWS Land Acquisition project to support the above recommendations and acquisition of property. Prior to an expenditure being incurred, the Property Management and Aviation Departments have the responsibility of verifying the availability of funds.

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