

Mayor and Council Communication

DATE: 06/28/22

M&C FILE NUMBER: M&C 22-0510

LOG NAME: 21TXDOT CONVEYANCE PARCELS 771-772

SUBJECT

(CD 5) Authorize the Direct Sale of Two Parcels of City Fee-Owned Property Consisting of Approximately 0.032 Acres and 0.170 Acres in the G.J. Ashabranner Survey, Abstract Number 7, Located at Approximately 4701 Village Creek Road and 5000 Martin Luther King Jr. Freeway, Fort Worth, Texas 76119 to the State of Texas Through the Texas Department of Transportation for the Highway No. US 287 (North) Construction Project in Accordance with Section 272.001(b)(5) of the Texas Local Government Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of approximately 0.032 acres of City fee-owned property located near 4701 Village Creek Road, Fort Worth, Texas 76119 in the G.J. Ashabranner Survey, Abstract Number 7 to the State of Texas for a total consideration of \$2,830.00;
2. Authorize the direct sale of approximately 0.170 acres of City fee-owned property located near 5000 Martin Luther King Jr. Freeway, Fort Worth, Texas 76119 in the G.J. Ashabranner Survey, Abstract Number 7 to the State of Texas for a total consideration of \$88,940.00; and
3. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the property to complete the sale.

DISCUSSION:

The State of Texas, acting by and through the Texas Department of Transportation (TxDOT), is currently planning the expansion of Highway No. US 287 (North) and is acquiring the real property needed through eminent domain. Portions of City fee-owned property, located at 4701 Village Creek Road and 5000 Martin Luther King Jr. Freeway in the G.J. Ashabranner Survey, Abstract Number 7, Tarrant County, Texas, are required by TxDOT for the purpose of widening and reconstructing the highway, off-ramps and appurtenances thereto.

The property at 4701 Village Creek Road is unimproved land while the property at 5000 Martin Luther King Jr. Freeway is improved with multiple industrial buildings built in 1970 with 18,452 square feet of combined gross building area and related site improvements. Fair market value of each property was determined by an independent appraisal obtained by TxDOT and described as follows:

| Parcel No. | Property Location | Legal Description | Size / Interest | Amount |
|------------|-------------------------------------|---|--------------------------|-------------|
| 771 | 4701 Village Creek Road | G.J. Ashabranner Survey, Abstract 7, Southeast Service Center Addition, Block 1, Lot 1C | 0.032 Acres / Fee Simple | \$2,830.00 |
| 772 | 5000 Martin Luther King Jr. Freeway | G.J. Ashabranner Survey, Abstract 7, Southeast Service Center Addition, Block 1, Lot 1R | 0.170 Acres / Fee Simple | \$45,233.00 |
| 772 | | | Cost-to-Cure | \$43,707.00 |
| 772 | | | SUBTOTAL | \$88,940.00 |
| 771-772 | | | TOTAL | \$91,770.00 |

These properties are 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: TxDOT

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and upon closing and funding of the sale, funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of these funds due to the City.

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Expedited