

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 02/16/21 M&C FILE NUMBER: M&C 21-0117

LOG NAME: 21 8516 MARKS LANE

SUBJECT

(CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest and Improvements in Lot 9, Block 2 of Lakeland Addition, Located at 8516 Marks Lane, Fort Worth, Texas from Phil E. Henderson and Gertrude Belle Henderson in the Amount of \$177,500.00 and Pay Estimated Closing Costs in the Amount of \$7,500.00 for a Total Cost of \$185,000.00, Authorize a 30-Day Seller's Temporary Residential Leaseback, Dedicate Property as Parkland for the Fort Worth Nature Center and Refuge, Adopt Appropriation Ordinance and Amend FY2021-2025 Capital Improvement Plan

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park Dedication Fees Fund in the amount of \$185,000.00 from available funds;
2. Authorize the voluntary acquisition of a fee simple interest and improvements in Lot 9, Block 2 of Lakeland Addition, located at 8516 Marks Lane, Fort Worth, Texas from Phil E. Henderson and Gertrude Belle Henderson in the amount of \$177,500.00
3. Authorize the acceptance of the conveyance, the recording of the appropriate instruments, and payment of estimated closing costs up to \$7,500.00;
4. Authorize a 30-day Seller's Temporary Residential Leaseback;
5. Authorize the City Manager or his designee to execute, record the appropriate conveyance document; and
6. Amend FY2021-2025 Capital Improvement Plan.

DISCUSSION:

The Lakeland Addition is a small residential neighborhood surrounded by the Fort Worth Nature Center and Refuge. There are currently thirty-four privately-owned properties within this neighborhood area.

Over the past several years, the City has been acquiring properties in the Lakeland Addition subdivision as they have become available. As the City has acquired the properties, they have been integrated into the Fort Worth Nature Center and Refuge as endorsed in the Nature Center Master Plan approved by City Council on June 17, 2003 (M&C G-13998). The City has acquired fourteen of the original total of forty-eight privately-owned properties in the area to date.

Staff has recently identified another property in the Lakeland Addition that is for sale. This property is an improved residential lot. Intergration of this property is essential for the future development of the Fort Worth Natrue Center and Refuge. The property is further described below:

Property Address	Legal Description	Property Type	Acreage	Purchase Price	Estimated Closing Costs (Up To)	Acquisition Total	Relocation Assistance Amount (Up To)	Eligible Moving Expenses (Estimate)
8516 Marks Lane	Lakeland Addition Block 2 Lot 9	Fee Simple	0.377	\$177,500.00	\$7,500.00	\$185,000.00	\$0.00	\$0.00

In order to advance the Fort Worth Nature Center Master Plan, this purchase will be paid from Park Dedicaiton Fees interest funds with the intention that upon the leasing of the minerals contained within the Fort Worth Nature Center property and distributed, pursuant to the current Financial Management Policy, the funds will be replenished to the Park Dedicaiton Fees Fund. If mineral lease funds do not materialize, the expense will remain in the Park Dedication Fees Fund.

An independent appraisal was obtained to establish the fair market value of the property. The owner has agreed to sell the property and improvements and has signed the City's sale and purchase contract in the amount of \$177,500.00. The real estate taxes will be pro-rated with the seller responsible for taxes due up to the closing date. The City will pay closing costs up to \$7,500.00. There will be no assistance of relocation allowance or moving cost to the sellers as this is a voluntary sale.

Funding for this project was not included in the FY2021-2025 Capital Improvement Program due to the pending status of this property. The action in this M&C will amend the FY2021-2025 Capital Improvement Program as approved in connection with Ordinance 24446-09-2020.

Upon City Council approval, staff will proceed with acquiring the fee simple interest and the mineral estate will be retained by the Seller.

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 UNSPECIFIED - ALL FUNDS project 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 8516 Marks Ln Land Acq project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Parks & Recreation Department has the responsibility of verifying the availability of funds.

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

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Expedited