

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0657

LOG NAME: 218513MARKS

SUBJECT

(CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest and Improvements in Lot 11, Block 4 of Lakeland Addition, Located at 8513 Marks Lane, Fort Worth, Texas 76135, from Pedro Aguayo in the Amount of \$290,000.00, Pay Estimated Closing Costs in an Amount Up to \$10,000.00 for a Total Cost of \$300,000.00, and Dedicate the Property as Parkland as an Addition to the Fort Worth Nature Center & Refuge

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the voluntary acquisition of a fee simple interest and improvements in Lot 11, Block 4, Lakeland Addition, located at 8513 Marks Lane, Fort Worth, Texas 76135, from Pedro Aguayo in the amount of \$290,000.00;
2. Authorize the payment of closing costs in an amount up to \$10,000.00;
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments; and
4. Dedicate the property as parkland as an addition to the Fort Worth Nature Center & Refuge.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the acquisition of land and improvements to provide additional special use parkland at the Fort Worth Nature Center & Refuge (FWNCR).

The Lakeland Addition is a small residential neighborhood surrounded by the FWNCR. There are currently twelve privately owned properties within this neighborhood area.

Over the past several years, the City has been acquiring properties in the Lakeland Addition as they have become available. As the City has acquired the properties, they have been integrated into the FWNCR as endorsed in the Nature Center Master Plan approved by the City Council on June 17, 2003 in M&C G-13998.

Staff recently identified additional property in the Lakeland Addition that is available for purchase. This property is an improved residential lot. Integration of this property is essential for the future development of the FWNCR. The property is further described as follows:

Owner	Legal Description	Purchase Price	Closing Costs	Total
Pedro Aguayo	Lot 11, Block 4, Lakeland Addition, 8513 Marks Lane, Fort Worth, Texas 76135	\$290,000.00	\$10,000.00	\$300,000.00

An independent appraisal was obtained to establish the fair market value of this property. The owner has agreed to sell the property and most of the improvements for \$290,000.00. The City will pay closing costs in an amount up to \$10,000.00. There will be no assistance of relocation allowance or moving costs to the seller as this is a voluntary sale. An itemized list of materials recently used to remodel the property is being retained by the seller.

Funding is budgeted in the General Capital Projects Fund for the Park & Recreation Department to fund the FWNCR - 8513 Marks Lane project, as appropriated.

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

The 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 available in the current capital budget, as previously appropriated, in the General Capital Projects Fund for the FWNCR - 8513 Marks Lane project to support the approval of the above recommendations and land acquisition. The financial records of the City will be updated to reflect this dedication based upon the Capital Assets Policy contained within the Financial Management

Policy Statements. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility to validate the availability of funds.

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