

# Mayor and Council Communication

**DATE:** 03/09/21

**M&C FILE NUMBER:** M&C 21-0178

**LOG NAME:** 211000 N. HENDERSON STREET-TRV- BAZAAR

**SUBJECT**

(CD 9) Authorize Acquisition of a Permanent Sewer Facility Easement in Approximately 0.284 Acres of Land and Temporary Construction Easements in Approximately 0.548 Acres of Land Located at 1000 North Henderson Street, Situated in Block 1 of Henderson Street Bazaar, an Addition to the City of Fort Worth, Tarrant County, Texas, from Property Owned by JGM McMahon, LLC and SBG Bailey, LLC for the Trinity River Vision Project for a Total Purchase Price of \$438,312.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$443,312.00, Adopt Resolution Expressing Official Intent to Reimburse Expenditures and Proceeds of Future Debt, Adopt Appropriation Ordinance, and Amend the FY2021-2025 Capital Improvement Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize acquisition of a permanent sewer facility easement in approximately 0.284 acres of land and temporary construction easements in approximately 0.548 acres of land located at 1000 North Henderson Street, situated in Block 1 of Henderson Street Bazaar, an addition to the City of Fort Worth, Tarrant County, Texas, from property owned by JGM McMahon, LLC and SBG Bailey, LLC for the Trinity River Vision project (City Project No. C00969);
2. Find that the total purchase price of \$438,312.00 for the easement interests is just compensation and pay total estimated closing costs in an amount up to \$5,000.00;
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments;
4. Adopt the attached resolution expressing official intent to reimburse expenditures with proceeds of future debt for the land acquisition for the Trinity River Vision project;
5. Adopt the attached appropriation ordinance adjusting appropriations in the Water and Sewer Commercial Paper Fund by increasing appropriations in the amount of \$443,312.00 for the Trinity River Vision project land acquisition and decreasing appropriations in the Unspecified project (City Project No. UNSPEC) by the same amount; and
6. Amend the FY2021-2025 Capital Improvement Program.

**DISCUSSION:**

The permanent sewer easement and temporary construction easement interests in the subject property are needed for sewer improvements on the Trinity River Vision project (City Project No. C00969) northeast of Henderson Street Bridge and the Trinity River.

An independent appraisal established fair market value for the permanent and temporary easements and the property owners have agreed to an amount of \$438,312.00 as total compensation for the needed easement interests in the land. The City will pay estimated closing costs in the amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the necessary easement interests in the subject property.

Parcel No.	Interest Owner	Address/Legal Description	Type of Property/Acreage	Amount
8 PSFE	JGM McMahon LLC and SBG Bailey LLC	Block 1 of Henderson Street Bazaar Addition	Permanent Sewer Facility Easement 0.284 Acres	\$247,400.00
8 TCE1	JGM McMahon LLC and SBG Bailey LLC	Block 1 of Henderson Street Bazaar Addition	Temporary Construction Easement 0.187 Acres	\$65,000.00
8 TCE2	JGM McMahon LLC and SBG Bailey LLC	Block 1 of Henderson Street Bazaar Addition	Temporary Construction Easement 0.361 Acres	\$125,912.00
			Estimated Closing Cost	\$5,000.00
			<b>Total Cost</b>	<b>\$443,312.00</b>

Funding for this project was not included in the FY2021-2025 Capital Improvement Program (CIP) because the need was realized after the CIP

had been adopted for the year. The action in this Mayor and Council Communication (M&C) will amend the FY2021-2025 Capital Improvement Program as approved in connection with Ordinance 24446-09-2020.

This property is located in COUNCIL DISTRICT 9.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Unspecified - All Funds project within the W&S Commercial Paper Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the W&S Commercial Paper Fund for the Trinity River Vision, Phase 1 project to support the approval of the above recommendations and acquisition of the easement interests. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

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

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