

Mayor and Council Communication

DATE: 12/13/22

M&C FILE NUMBER: M&C 22-1055

LOG NAME: 2121PMD CFO AUGUST 2022 SEALED BID SALE AM

SUBJECT

(CD 2, CD 5 and CD 8) Authorize Acceptance of Property Located at 4801 Chapman Street, Fort Worth, Texas 76105 from Ann Nelson-Byers and of Property Located at 5501 Eisenhower Drive, Fort Worth, Texas 76112 from Legal Security Life Insurance Company and Authorize the Sale of the Properties Along With Fifteen Other City Surplus Properties Located at Various Addresses to Various Buyers Each for the Highest Bid Amount in Accordance with Section 272.001 of the Texas Local Government Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acceptance of a gift deed for property located at 4801 Chapman Street, Fort Worth, Texas 76105 from Ann Nelson-Byers;
 2. Authorize the acceptance of a quitclaim deed for property located at 5501 Eisenhower Drive, Fort Worth, Texas 76112 from Legal Security Life Insurance Company;
 3. Authorize the sale of the foregoing properties along with fifteen other City surplus properties located at various addresses to various buyers, as shown on the attached list, each for the highest bid amount in accordance with Section 272.001 of the Texas Local Government Code; and
 4. Authorize the City Manager or his designee to execute and record the appropriate instruments to complete the sale and convey the properties to the highest bidders in compliance with the bid form specifications.
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DISCUSSION:

The City of Fort Worth owns the fee-simple interest in the surplus properties located at the addresses shown in the attached list. Local Government Code Section 272.001 authorizes the City to sell surplus property through a notice and sealed bid procedure to the highest bidder.

The gift deed for 4801 Chapman Street was recorded on August 10, 2016 and the quitclaim deed for 5501 Eisenhower Drive was recorded on November 7, 1997. The City has maintained the two properties since the deeds were recorded; however, the Property Management Department has been unable to find evidence of the City's formal acceptance of the properties. This Mayor and Council Communication will memorialize the City's acceptance of the properties.

Tarrant County Appraisal District values were used to determine the value of the properties prior to the sale. The properties were advertised for sale in the *Fort Worth Star-Telegram* and on the Property Management Department website for four consecutive Fridays from July 29, 2022 through August 19, 2022 and bids were opened on August 25, 2022. The bidders were advised to perform their due diligence on the properties and, as part of the real estate transaction, agreed to purchase the properties subject to any easements and encumbrances.

A total of nineteen properties were advertised with one property not receiving any bids and another property being withdrawn prior to reading of the bids. The remaining seventeen properties received bids with the highest bids cumulatively totaling \$1,028,728.61 as shown on the attached list. In the event full payment is not made on a property by the highest bidder, staff will contact the next highest bidder and proceed in that manner until full payment is received.

The City will convey title to the buyers and will retain all mineral interests owned, if any. The buyers have agreed to pay all costs related to closing these transactions including City administrative fees and any taxes that may be owed.

The Development Services Department has reviewed the current zoning of the properties and has determined that the zoning classifications are compatible with respect to existing land uses of the surrounding neighborhood and future land use designations indicated in the Comprehensive Plan.

This Mayor and Council Communication does not request approval of a contract with a business entity.

The properties are located in COUNCIL DISTRICTS 2, 5 and 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 upon approval of the above recommendations and the execution of the sale of property, the funds will be deposited into the General Capital Projects Fund. The Property Management Department (and Financial Management Services) is responsible for the collection, deposit and reimbursement of funds.

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Expedited