

# Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0803

LOG NAME: 21CPN 105746 6500 BRIDGE ST

**SUBJECT**

(CD 5) Authorize the Fee Simple Acquisition of Approximately 2.37 Acres of Property Located at 6500 Bridge Street, Fort Worth, Tarrant County, Texas 76112 from BKV North Texas, LLC in the Amount of \$600,000.00, Authorize the Payment of Closing Costs in an Amount Up to \$8,000.00 for a Total Cost of \$608,000.00 for the Acquisition of Property Located alongside the Environmental Collection Center, Adopt Appropriation Ordinance, Authorize Appropriated Transfers, and Amend the Fiscal Years 2024-2028 Capital Improvement Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the fee simple acquisition of approximately 2.37 acres of property known as Lot 3A, Block 4, of Bridgewood Village, an addition to the City of Fort Worth, Tarrant County, Texas and located at 6500 Bridge Street, Fort Worth, Texas 76112 from BKV North Texas, LLC for acquisition of property located alongside the Environmental Collection Center for future, long-range solid waste planning in the amount of \$600,000.00;
2. Authorize the payment of estimated closing costs and appraisal fees in an amount up to \$8,000.00;
3. Authorize the City Manager or his designee to accept the conveyance and execute and record the appropriate instruments;
4. Authorize transfers within the Solid Waste Capital Projects Fund in the amount of \$608,000.00;
5. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Solid Waste Capital Projects Fund by increasing estimated receipts and appropriations in the ECC Expansion Project (City Project No. 105746) in the amount of \$608,000.00 and decreasing estimated receipts and appropriations in the SW Admin Office Consolidation Project (City Project No. 100599) by the same amount for the purpose of funding the fee simple acquisition of 6500 Bridge Street, Fort Worth, Texas 76112; and
6. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the fee simple acquisition of property located at 6500 Bridge Street (the Property) from BKV North Texas, LLC (BKV) that is situated alongside the Environmental Collection Center.

BKV has agreed to sell the Property to the City of Fort Worth (City) for \$600,000.00. The purchase price is supported by an independent appraisal. The mineral estate will not be acquired and the deed will contain a surface use waiver for the exploration of the mineral estate. The real estate taxes will be pro-rated with BKV being responsible for taxes up to the closing date. The City will pay closing costs in an amount up to \$8,000.00.

| Legal Description                   | Purchase Price | Closing Costs | Total        |
|-------------------------------------|----------------|---------------|--------------|
| Bridgewood Village, Lot 3A, Block 4 | \$600,000.00   | \$8,000.00    | \$608,000.00 |

Funding for this project was not included in the FY2024-2028 Capital Improvement Program because property had not previously been available for purchase. The action in this M&C will amend Environmental Services' contribution to the Fiscal Years 2024-2028 Capital Improvement Program as approved in connection with Ordinance 26453-09-2023, as follows:

| Capital Fund Name                         | Project Name           | Existing Appropriations | Authority      | Additional Appropriations | Project Total |
|---|------------------------|-------------------------|----------------|---------------------------|---------------|
| 54002 - Solid Waste Capital Projects Fund | 105746 - ECC Expansion | \$0.00                  | This M&C Rec 4 | \$608,000.00              | \$608,000.00  |
| Project Total                             |                        | \$0.00                  |                | \$608,000.00              | \$608,000.00  |

Funding is budgeted in the General Solid Waste Capital Projects Fund for the Property Management Department for the purpose of funding the acquisition of property alongside the Environmental Collection Center to support future, long-range solid waste planning. There are no specific plans to expand the Environmental Collection Center operations at this time. This purchase is intended to secure adjacent land listed for sale by the owner to allow for long-range solid waste planning in the future.

This project is located in COUNCIL DISTRICT 5.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the Solid Waste Capital Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Solid Waste Capital Projects Fund to support the approval of the above recommendations and the acquisition of the property alongside the Environmental Collection Center. Prior to an expenditure being incurred, the Property Management and Environmental Services Departments have the responsibility of verifying the availability of funds.

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