

Mayor and Council Communication

DATE: 12/17/19

M&C FILE NUMBER: M&C 19-0403

LOG NAME: 21_401 WOODHAVEN BLVD

SUBJECT

Authorize the Acquisition of a Fee Simple Interest of Approximately 3.0 Acres of Land Located at 401 Woodhaven Boulevard from The Brooklyn Corporation, in the Amount of \$261,360.00, Authorize the Payment of Estimated Closing Costs in the Amount of \$10,000.00, and Dedicate the Property as Parkland to be Known as Woodhaven Park (2018 Bond Program) (COUNCIL DISTRICT 4)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest of approximately 3.0 acres of land located at 401 Woodhaven Boulevard from The Brooklyn Corporation in the amount of \$261,360.00;
 2. Authorize the payment of estimated closing costs in the amount of \$10,000.00;
 3. Authorize the City Manager, or his designee, to accept the conveyance, pay just compensation, and execute and record the appropriate instruments; and
 4. Dedicate the property as parkland upon conveyance as Woodhaven Park.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to acquire land located at 401 Woodhaven Boulevard in accordance with the Neighborhood and Community Park Dedication Policy and the Park, Recreation and Open Space Master Plan, which calls for the provision of adequate park and recreational areas in the form of Neighborhood-Based Parks and Community-Based Parks.

The Park & Recreation Department (PAR) conducted an assessment of potential properties in east Fort Worth for neighborhood park land acquisition. The proposed 3.0 acre site is located in Neighborhood Park Unit 4.1-7 which is underserved by 13.4 acres of Neighborhood-Based parkland. Because the site is located adjacent to neighborhood subdivisions and is fronted by a collector street to existing neighborhoods with pedestrian access, it has been determined suitable for recreational amenity development with good site conditions and available utilities.

An independent appraisal was conducted and the owner, The Brooklyn Corporation, has agreed to the negotiated purchase price of \$261,360.00. The mineral estate will not be acquired and the deed will contain a surface waiver for the exploration of the mineral estate. The real estate taxes will be pro-rated with the seller being responsible for taxes due up to the closing date. The City will pay estimated closing costs up to \$10,000.00.

In addition, PAR staff will ensure the property meets the requirements for its proposed use as a neighborhood park by performing due diligence on the site in order to properly evaluate its suitability, including the costs of design and construction of recreational and support facilities typically associated with the development of a traditional public neighborhood park.

Staff recommends acquiring approximately 3.0 acres of land located at 401 Woodhaven Boulevard from The Brooklyn Corporation to help meet an underserved need in this sector of the City. The action in this M&C will amend the FY2020-2024 Capital Improvement Plan.

The estimated annual operating costs to maintain this parkland in reserve status is \$11,118.97. When the park is developed, additional funding will be requested for maintenance operations of the added future facilities and the resultant increase in use. As of October 31, 2019, the cumulative total of additional park maintenance costs for FY2021 is \$26,717.00. Any M&C's adopted after October 31, will increase this amount.

Funds for this project are included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018).

This property is located in COUNCIL DISTRICT 4.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations, funds will be available in the current capital budget, as appropriated, of the 2018 Bond Program Fund. Prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

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