

# Mayor and Council Communication

DATE: 06/27/23

M&C FILE NUMBER: M&C 23-0610

LOG NAME: 21TF DIRECT SALE IN 1900 & 2000 BLOCKS VICKERY BLVD (E)

**SUBJECT**

(CD 8) Authorize the Direct Sale of a Tax-Foreclosed Property Located in the 1900 and 2000 Blocks of Vickery Boulevard (E) Being Lots 3B, 4B, and 5, Block 29, and Lots 4B, 5, 6 and 7, Block 29½ in Glenwood Addition for a Total Cost of \$91,248.65 to Livingston Community Development Foundation in Accordance with Section 34.05 of the Texas Property Tax Code and Authorize Acceptance of a Permanent Sewer Easement on the Property

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the direct sale of a tax-foreclosed property located in the 1900 and 2000 Blocks of Vickery Boulevard (E) for a total cost of \$91,248.65 to Livingston Community Development Foundation in accordance with Section 34.05 of the Texas Property Tax Code;
2. Authorize the acceptance of a permanent sewer easement on the property; and
3. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the property to complete the sale and to accept permanent sewer easement.

**DISCUSSION:**

Livingston Community Development Foundation (Buyer) submitted a direct sale request to the Property Management Department to purchase the tax-foreclosed property referenced below. The City of Fort Worth (City) received the property through a Constable Deed after a tax-foreclosure suit. In accordance with Section 34.05 of the Texas Property Tax Code, the City is authorized to conduct a direct sale of tax-foreclosed property to a buyer.

TAD Account #	Street Name	Legal Description	Reduced Constable Deed Amt	CFW Fees	Total Purchase Price	Zoning
06190413	Vickery Blvd (E) (in 1900 & 2000 Block)	Lots 3B, 4B,& 5, Block 29, and Lots 4B, 5, 6 & 7, Block 29½, Glenwood Addition	\$89,648.65	\$1,600.00	<b>\$91,248.65</b>	ER

Staff recommends selling the referenced property to the buyer, who is responsible for all related costs, including providing proof of payment of the post-judgment taxes prior to the conveyance of the property. In 2019, the other taxing units agreed to a reduced sales price. The total cost includes the Constable Deed amount and City fees. The Development Services Department reviewed the current zoning of the property and determined the zoning classification of the property is compatible with respect to the existing land use of the surrounding neighborhood and future land use designations indicated in the Comprehensive Plan.

Upon receipt, the amount of \$91,248.65 will be deposited into the General Fund Tax-Foreclosed Property Maintenance Fee and Tax Foreclosed Sales accounts for disbursement to the County for the purpose of distributing proceeds to the taxing entities and paying applicable fees. The City of Fort Worth will retain a permanent sewer easement across the subject property as described in the attached Exhibit A.

The property is located in COUNCIL DISTRICT 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, the funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) is responsible for the collection, deposit and reimbursement of funds.

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

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**Additional Information Contact:**

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