

Mayor and Council Communication

DATE: 09/15/20

M&C FILE NUMBER: M&C 20-0663

LOG NAME: 21PMD CFO DIRECT SALE 3236 BELLAIRE DR (W)

SUBJECT

(CD 3) Authorize Direct Sale of a City Fee-Owned Property Located at 3236 Bellaire Drive (W) for a Total Cost of \$14,119.00 to Barry Rubin and Gwendolyn Rubin, in Accordance with Section 272.001(b)(1) of the Texas Local Government Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the direct sale of a City fee-owned property located at 3236 Bellaire Drive (W) for a total cost of \$14,119.00 to Barry Rubin and Gwendolyn Rubin, in accordance with Section 272.001(b)(1) of the Texas Local Government Code;
2. Authorize acceptance of a permanent 15-foot sanitary sewer easement on the Property as a condition of closing; and
3. Authorize the City Manager or his designee to execute and record the appropriate instrument(s) conveying the property to complete the sale and accepting the permanent sanitary sewer easement.

DISCUSSION:

Barry Rubin and Gwendolyn Rubin (Buyers) are the current owners of the adjacent lot and are interested in purchasing this City fee-owned lot in order to clean up, maintain and incorporate it into their land. The Buyers submitted a direct sale request to the Property Management Department to purchase the Property referenced below. The subject property cannot be developed independently, therefore the direct sale is authorized under Local Government Code Section 272.001(b)(1). The property was originally acquired by the City in 1967 for the West Berry Street Extension.

An independent appraisal was performed on the property and the agreed upon acquisition price of \$14,119.00 includes administrative and document preparation fees totaling \$1,600.00 and the cost of the survey totaling \$2,519.00. The buyer will be responsible for all closing costs related to this transaction. The City of Fort Worth will retain a permanent 15-foot sanitary sewer easement across the subject property as well as all mineral interests it may own in conjunction with the property.

TAD Acct #	Property Address	Legal Description	Acreage	Appraised Value	CFW Admin Fee	Cost of Survey	Total Purchase Price	Zoning
00150452	3236 Bellaire Dr (W)	Lots 23, 22 & S ½ of 21, Block 14, Bellaire Addition	0.1934	\$10,000.00	\$1,600.00	\$2,519.00	\$14,119.00	A-5

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.

The property is located in COUNCIL DISTRICT 3.

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, funds will be deposited into the General Fund. The Property Management Department (and Financial Management Services) are responsible, upon closing and funding of the sale, for the collection and deposit of these funds into the General Fund. Prior to any expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Roger Venables 6334

