



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

PAGE 1 OF 14

DATE: 09/17/2024

**SUBJECT: CONSIDERATION OF SALE OF FORECLOSURE PROPERTY  
LOCATED AT 2005 E. VICKERY BLVD., HELD IN TRUST BY THE  
CITY OF FORT WORTH, AT BELOW MARKET VALUE,  
JUDGMENT OR TAXES DUE**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider the attached Resolution providing the County's consent to the sale of the property located at 2005 E. Vickery Blvd (previously 1905 E. Vickery Blvd), held in trust by the City of Fort Worth at the purchase amount of \$1.00 plus post-judgment taxes due in the amount of approximately \$185,000.00 to the Livingston Community Development Foundation, and authorize the County Judge, or his designee, to execute the deed(s), if necessary.

**BACKGROUND**

The commercial property located at 2005 E. Vickery Blvd. was struck off to the City of Fort Worth ("City") on May 7, 2007, and the City currently holds this tax foreclosure property in trust for all taxing entities to which taxes are owed. Pursuant to Section 34.05 of the Texas Tax Code, the City of Fort Worth advertised this property originally in the amount of \$129,669.85 without successful bids. On July 23, 2019, the Commissioners Court, through Court Order #130564, reduced the purchase price to \$89,648.65 plus City of Fort Worth fees in the amount of \$1,600.00, for a total purchase price of \$91,248.65, plus post-judgment taxes owed. The City received one (1) bid for the property, but the purchase fell through, and the property has continued to sit vacant since that time. The building was constructed in 1960 and needs significant repairs. The area consistently experiences accumulation of debris and trash, which creates a hazard to the public and incurs costs to the City for maintenance. There have been fires, vandalism, and emergency calls to the location over the years.

The property has had back taxes owing since 1988 and no taxes have been collected on the property since 2007. In an effort to return the property to its highest and best use, and bolster and catalyze new urban development and investment in the area, the City is now seeking approval of each taxing unit to sell the property to the Livingston Community Development Foundation in the amount of \$1.00 plus the post judgment taxes owed on the property in the approximate amount of \$185,000.00. The Commissioners Court has been requested to give its consent to the sale of the property at the purchase price noted above and to accept as payment of taxes owed a proportional share of the proceeds of the sale of the property remaining after applicable court costs and fees are deducted. In this case, there will be no funds remaining to distribute. All other taxing entities have accepted the sale of the property at the reduced purchase price with the understanding that the intention is to redevelop the property by utilizing a community visioning process to attract and incentivize development that could catalyze the Historic Southside and Revitalization Target Area. After Tarrant County's consideration, the request will go before the Fort Worth City Council for final disposition.

SUBMITTED BY:	Administrator's Office	PREPARED BY: APPROVED BY:	Maegan P. South
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REFERENCE NUMBER: \_\_\_\_\_ DATE: 09/17/2024 PAGE 2 OF 14

This request has been reviewed by the Tax Assessor-Collector's Office and is in compliance with the Tax Code and Linebarger's review of the extraordinary circumstances for this particular property. The Criminal District Attorney's Office has reviewed and approved this request as to form.

### **FISCAL IMPACT**

Back taxes owed to all entities on this property, with penalties and interest, total just over \$1.1 million. Approximately \$80,759.70 in total back taxes, penalty and interest is owed to the County. In addition to the purchase amount, the purchaser will be responsible for all post-judgment taxes due on the property. Sale of the property will return it to taxable status.