



March 4, 2024

Tarrant County
Attn: Tim O’Hare, County Judge
100 E. Weatherford Street, Suite 404
Fort Worth, TX 76196

Tarrant Regional Water District
Attn: Steve Christian, Director of Real Property
800 E. Northside Drive
Fort Worth, TX 76102

Fort Worth Independent School District
Attn: Dr. Angelica Ramsey, Superintendent
100 N. University Drive, Suite 150
Fort Worth, TX 76107

Tarrant County Hospital District
Attn: Karen Duncan, President and CEO
1500 S. Main Street
Fort Worth, TX 76104

Tarrant County College District
Attn: Elva LeBlanc, Ph. D., Chancellor
1500 Houston Street
Fort Worth, TX 76102

RE: Consent to Direct Sale of Tax-Foreclosed Property Located at 2005 E. Vickery Boulevard (TAD Account No. 06190413 - Cause No. E03007-89) to the Livingston Community Development Foundation for a Mixed-Use Redevelopment Project

All:

The above-referenced property (formerly known as 1905 E. Vickery Boulevard) was struck off to the City of Fort Worth in May of 2007 following a tax-foreclosure suit, judgment, and unsuccessful delinquent tax sale. Pursuant to Section 34.05 of the Texas Tax Code, the City of Fort Worth advertised the property for sale but it did not sell. The original Constable Deed amount was \$421,591.71, and the taxing units previously agreed to a reduced sales price of \$89,648.65.

In an effort to return the property to its highest and best use, generate tax revenue, and bolster and catalyze new urban development and investment in the area, the City is now seeking the approval of each taxing unit to sell the property to the Livingston Community Development Foundation for the sales price indicated in the chart below. The Livingston Community Development Foundation intends to redevelop the property by utilizing a community visioning process to attract and incentivize a development that could catalyze the Historic Southside & Revitalization Target Area. According to the Texas Tax Code, the property may not be sold for less than (1) the market value specified in the judgment of foreclosure; or (2) the total amount of the judgments against the property without the consent of each taxing unit entitled to receive proceeds of the sale under the judgment.

If approved, the Livingston Community Development Foundation would pay post-judgment taxes *in addition to* the purchase price.

Street No.	Street Name	TAD Account Number	Approx. Land Sq Ft	Current Constable Deed Amount	Estimated Post-Judgment Taxes	Recommended Sales Price
2005	VICKERY BLVD (E)	06190413	59,986	\$89,648.65	\$182,251.62	\$1.00

The total sales price for the property would be **\$1.00 plus the accrued post-judgment taxes**. If approved by the other taxing units, the City Council will act to waive the City’s \$1,600.00 administrative fee.



**PROPERTY MANAGEMENT DEPARTMENT
REAL ESTATE DIVISION**

THE CITY OF FORT WORTH * 900 MONROE STREET, SUITE 400* FORT WORTH, TEXAS 76102
(817) 392-7590

If your taxing unit consents to the sale of the property for the reduced sales price described herein, please sign below and return this letter to the address indicated below. If you have any questions or need additional information, please contact the City's Land Agent, Andrea McIntosh at (817) 392-6253.

Thank you for your time and consideration regarding this matter.

Sincerely,



Ricardo Salazar, Assistant Director
Property Management Department – Real Estate Division
(817) 392-8379

Mar 4, 2024

Date

APPROVED BY FORT WORTH INDEPENDENT SCHOOL DISTRICT



Dr. Angelica Ramsey, Superintendent

8/1/2024

Date



March 4, 2024

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Ricardo Salazar, Assistant Director
Property Management Department – Real Estate Division
(817) 392-8379

Mar 4, 2024

Date

APPROVED BY TARRANT COUNTY COLLEGE DISTRICT



Elva LeBlanc, Ph. D., Chancellor

5/20/2024

Date



March 4, 2024

Tarrant County
Attn: Tim O'Hare, County Judge
100 E. Weatherford Street, Suite 404
Fort Worth, TX 76196

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Ricardo Salazar, Assistant Director
Property Management Department – Real Estate Division
(817) 392-8379

Mar 4, 2024

Date

APPROVED BY TARRANT COUNTY HOSPITAL DISTRICT



Karen Duncan, President & CEO

7/15/2024

Date



March 4, 2024

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Ricardo Salazar, Assistant Director
Property Management Department – Real Estate Division
(817) 392-8379

Mar 4, 2024

Date

APPROVED BY TARRANT REGIONAL WATER DISTRICT



Steve Christian, Director of Real Property

3/6/24

Date

