



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:	Maegan P. South
		APPROVED BY:	



COMMISSIONERS COURT COMMUNICATION

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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.



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.



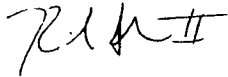
**PROPERTY MANAGEMENT DEPARTMENT
REAL ESTATE DIVISION**

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,

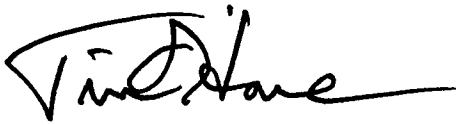


Ricardo Salazar, Assistant Director
Property Management Department – Real Estate Division
(817) 392-8379

Mar 4, 2024

Date

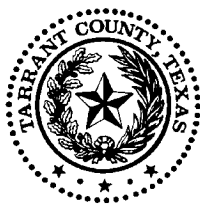
APPROVED BY TARRANT COUNTY



Tim O'Hare, County Judge

9/17/2024

Date



TARRANT COUNTY

RESOLUTION

**CONSENT TO SALE OF FORECLOSURE PROPERTY
LOCATED AT 2005 E. VICKERY BLVD,
HELD IN TRUST BY THE CITY OF FORT WORTH, AT LESS THAN MARKET
VALUE, JUDGMENT OF FORECLOSURE, OR TAXES DUE**

WHEREAS, the City of Fort Worth acquired this property through the delinquent tax foreclosure process and holds the property in trust for itself and the other taxing entities to whom taxes are owed; and

WHEREAS, the City of Fort Worth seeks to recover delinquent taxes assessed against the property through the sale of said property; and

WHEREAS, the property located and legally described as: 2005 E. Vickery Blvd., Lots 3B, 4B and 5 Block 29 and Lots 4B, 5, 6, and 7, Block 29 1/2, Glenwood Addition, City of Fort Worth, Tarrant County, Texas; was struck off to the City of Fort Worth on May 7, 2007 following a tax-foreclosure suit, judgment, and unsuccessful delinquent sale; and

WHEREAS, as per Section 34 of the State Tax Code addressing tax sales and redemption, the City of Fort Worth advertised the commercial property located at 2005 E. Vickery Blvd, Fort Worth, Tarrant County, Texas for a minimum amount of \$129,669.85 (inclusive of a standard city administrative fee of \$1,600.00) via a sealed bid sale in October 2018; and

WHEREAS, the original minimum advertised amount received zero bids so the City asked to reduce the purchase price again for a total purchase amount of \$91,248.65; and

WHEREAS, on July 23, 2019, Tarrant County approved the below market value, judgment or taxes due sale in the amount of \$91,248.65 and to date, the property has not successfully sold; and

WHEREAS, the City of Fort Worth has been in discussion with the Livingston Community Development Corporation about revitalization efforts and now seeks Tarrant County's consent to sell the property to the Livingston Community Development Foundation for the proposed reduced purchase price of \$1.00, plus all post-judgment taxes owed on the property.

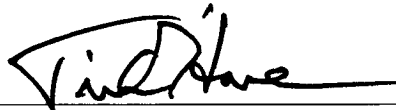
NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Commissioners Court of Tarrant County, Texas:

1. The Commissioners Court consents to the sale of the property located at 2005 E. Vickery Blvd, City of Fort Worth, Tarrant County, Texas to the Livingston Community Development Foundation at the reduced purchase amount of \$1.00, said purchase amount being less than the market value, judgment of foreclosure, or the total amount of taxes due on the property. Tarrant County's portion of the sales will be zero dollars plus post-judgment taxes in the amount of approximately \$185,000.00.

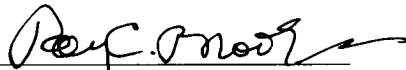
2. The Commissioners Court will accept, as payment of County taxes due on said property, a proportional share of the purchase amount received on the property, less court costs, fees, and liens, based on the percentage of County taxes owed to that of the total judgment amount of taxes due on said property.

3. The Commissioners Court authorizes the County Judge, or his designee, to execute the Deed(s), if necessary, conveying the property as described herein on behalf of Tarrant County.

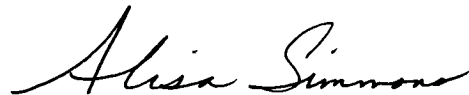
PASSED AND APPROVED, IN OPEN COURT, the 17th day of September 2024, through Court Order No. 143856.



Tim O'Hare, County Judge



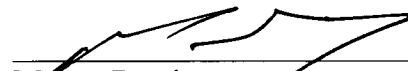
Roy C. Brooks
Commissioner, Precinct 1



Alisa Simmons
Commissioner, Precinct 2



Gary Fickes
Commissioner, Precinct 3



Manny Ramirez
Commissioner, Precinct 4