



Legislation Text

File #: 20-2511, **Version:** 1

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: January 27, 2021
COUNCIL DISTRICT(S): 5
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize the second step of acquisition for condemnation by eminent domain to acquire from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear, of approximately 473,497 square feet of land, located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project - Not to exceed \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

BACKGROUND

This item authorizes the second step of acquisition for condemnation by eminent domain to acquire from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear, of approximately 473,497 square feet of land, located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project. The property owners have declined the City's offer and countered significantly higher than the appraised market value, the City will not be able to close the transaction amicably.

The first resolution approved on August 12, 2020, by Resolution No. 20-1128, authorized the purchase in the amount of \$574,000.00.

This property will be used for development of a new 10 acre park site in District 5. The consideration is based on an independent appraisal. There are no relocation benefits associated.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 12, 2020, City Council authorized the acquiring of real property and authorizing its purchase for public use from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear, of approximately 473,497 square feet of land located in Dallas County for the District 5 New Park at Masters Drive by Resolution No. 20-1128.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bonds Funds)	\$574,000.00	\$0.00	\$0.00

OWNERS

Caressa Jean Smith Holder

Estate of Totsie Irene Farley

Estate of Marion Adoree Farley Smith

Estate of Frederick Alexander Smith

MAP

Attached