

Legislation Text

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CC MEETING: November 21, 2023

DATE: November 9, 2023

TO: Erin Rinehart, City Manager

FROM: Jonathan Wheat, P.E., Director of Engineering
Marc Guy, Assistant City Manager

Consider A Resolution Authorizing The City Manager To Enter Into An Agreement With Dallas Area Rapid Transit (DART) To Sell An Approximately 42,216 Square Feet Parcel Of City-Owned Land To DART, Which Is Part Of A Tract Of Land Located At 2415 Country Club Drive, And Authorizing The City Manager To Take All Actions Necessary To Effectuate The Intent Of This Resolution.

BACKGROUND:

The City has long supported the relocation of the Mercer Rail Yard from its current location on Denton Drive to a new location east of Kelly Boulevard and north of Belt Line Road. Likewise, the City supports the construction of the DART Silver Line commuter rail project. On May 1, 2018, the City Council passed a resolution of support for the new location of the Mercer Rail Yard and for construction of the DART Silver Line project (aka DART Cotton Belt Line).

The parcel to be sold to DART is part of the tract of land occupied by the City's Columbian Club water pump station at 2415 Country Club Drive. Engineering adjustments for the continued use of the pump station have already been made in order to accommodate the Mercer Yard.

The proposed acquisition by DART is necessary for the construction and operation of the Silver Line and the new location of the Mercer Yard. The parcel being acquired by DART is about 42,216 square feet in area.

This sale of property is exempted from the requirements of notice and bidding, pursuant to Local Government Code §272.001(b)(5), because this is a sale of property from one governmental entity to another governmental entity that has the power of eminent domain.

FINANCIAL IMPLICATIONS:

DART has provided an appraisal from Pyles Whatley Real Estate Service that determined the total valuation of this property (parcel CB2-016) to be \$366,543, including a cost to cure of \$350.00, or \$8.68 per square foot.

The total sales price for the property is deemed to be fair market value at \$366,543. The offer has been made by DART staff with DART Board authorization.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will support the City Council's strategic objectives and vision of building a community that

families and businesses want to call home by:

- Relocating the Mercer Yard out of the Downtown Carrollton Station area;
- Contributing to the development of the DART Silver Line commuter rail project.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of a resolution authorizing the City Manager to take the actions necessary for the sale of the property rights needed by DART for the relocation of the Mercer Rail Yard and the DART Silver Line rail project.