

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE PURCHASE AND SALE OF A TAX-FORECLOSED PROPERTY LOCATED AT 402 NORTH CARMACK STREET, MESQUITE, TEXAS (THE "PROPERTY"); AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND ALL OTHER DOCUMENTS NECESSARY OR REQUESTED TO COMPLETE THE CLOSING, PURCHASE AND SALE OF THE PROPERTY.

WHEREAS, the City of Mesquite, Texas ("City"), the Mesquite Independent School District ("MISD"), and Dallas County, Texas, on its behalf and on behalf of the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund (collectively "Dallas County"), seek to work together in intergovernmental cooperation to return tax delinquent unproductive properties back to productive use; and

WHEREAS, the Texas Tax Code permits the foreclosure of a tax lien and the sale of real property in order to collect delinquent taxes; and

WHEREAS, at the tax foreclosure sale of the property located at 402 North Carmack Street, Mesquite, Texas (the "Property"), the Property was "struck off" to the City to be held on the City's behalf and as trustee for MISD and Dallas County; and

WHEREAS, the Property is needed by the City for future drainage and utility improvement projects (the "Public Purpose"); and

WHEREAS, pursuant to Texas Tax Code §34.05(h), a tax foreclosed property may be sold at a private sale without the consent of each taxing unit entitled to receive proceeds of the sale if the property is sold for an amount equal to or greater than the lesser of: (i) the market value specified in the judgment of foreclosure, or (ii) the total amount of the judgments against the Property; and

WHEREAS, pursuant to Texas Tax Code §34.05(h), the sale of the Property will be subject to: (i) the payment of post-judgment taxes, penalties and interest, if any; and (ii) prorated taxes for the year of closing, if any; and

WHEREAS, City staff recommends the Property be purchased by the City for \$125,838.73, which is the amount equal to the lesser of: (i) the market value specified in the judgment of foreclosure; and (ii) the total amount of the judgments against the Property, plus post-judgment taxes, penalties and interest of approximately \$10,936.79, plus any additional post-judgment taxes, penalties and interest that accrue after the date of this resolution, for the Public Purpose more fully set forth above; and

WHEREAS, it is in the public interest of the citizens of the City that the City Council approve the purchase and sale of the Property upon the terms more fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the City Council authorizes the City to purchase the Property for the purchase price of \$125,838.73, plus post-judgment taxes, penalties and interest in the sum of approximately \$10,936.79, plus any additional post-judgment taxes, penalties and interest that accrue after the date of this resolution.

SECTION 2. That the City Council authorizes the sale of the Property to the City pursuant to Tax Code §34.05(h) for the purchase price of \$125,838.73, which is the total amount of the judgments against the Property, plus post-judgment taxes, penalties and interest in the approximate sum of \$ \$10,936.79, plus any additional post-judgment taxes, penalties and interest that accrue after the date of this resolution.

SECTION 3. That the City Manager is hereby authorized to execute a quitclaim deed and all other documents necessary or requested to complete the closing, sale and purchase of the Property.

SECTION 4. That the Property sold pursuant to the authority granted by this resolution shall be sold subject to: (i) the prior owners' remaining right of redemption, if any; (ii) prorated taxes for the year of closing, if any, and (iii) post-judgment taxes, penalties and interest, if any.

SECTION 5. That the proceeds from the sale of the Property shall be distributed first to the City to reimburse the City's reasonable costs, if any, permitted pursuant to Texas Tax Code §34.06(c). After retaining the amount authorized by Texas Tax Code §34.06(c), the remaining proceeds of the sale of the Property shall be distributed pursuant to Texas Tax Code §§34.06(d) and (e).


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 5th day of February, 2018.

Stan Pickett
Mayor

ATTEST:

APPROVED:

Sonja Land
City Secretary



B. J. Smith
City Attorney