

City of Mesquite, Texas

Legislation Details (With Text)

File #:	21-5486	Version:	1	Name:	Sale of Tax Foreclosure Property - 2200 Baker Drive
Type:	Agenda Item	Status:	Passed		
File created:	6/17/2021	In control:	City Council		
On agenda:	7/6/2021	Final action:	7/6/2021		

Title: A resolution authorizing the sale of tax-foreclosed property located at 2200 Baker Drive in Mesquite, Texas (the "Property"); accepting the offer from Kamal Alkak (the "Purchaser") to purchase the property; ratifying and approving the Offer and Purchase Agreement executed by the Purchaser setting forth the terms and conditions of the sale of the property; and authorizing the City Manager to execute a Quitclaim Deed and all other documents necessary or requested to complete the closing and sale of the property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Location Map

Date	Ver.	Action By	Action	Result
7/6/2021	1	City Council	Approved	Pass

A resolution authorizing the sale of tax-foreclosed property located at 2200 Baker Drive in Mesquite, Texas (the "Property"); accepting the offer from Kamal Alkak (the "Purchaser") to purchase the property; ratifying and approving the Offer and Purchase Agreement executed by the Purchaser setting forth the terms and conditions of the sale of the property; and authorizing the City Manager to execute a Quitclaim Deed and all other documents necessary or requested to complete the closing and sale of the property.

This 2.436-acre vacant tract is zoned commercial and had been on the City's T-25 list at the time the City filed for foreclosure for delinquent taxes owed for tax years 2007 to 2016. Judgment was rendered on May 23, 2017, and included a prior July 10, 2008, judgment for Dallas County for delinquent taxes owed for tax years 1990 to 2006. An Order of Sale was issued on June 23, 2017, and the Sheriff's sale took place on September 5, 2017, with a minimum bid of \$566,890.77. No offers were received and the property was struck off to the City as trustee for the taxing jurisdictions. The adjudged value of the property is \$233,440.00.

A list of tax-foreclosed properties available for sale is listed on the City's website, and the City received an offer from Mr. Kamal Alkak in the amount of \$176,000. At the December 16, 2019, City Council meeting, City staff received direction from Council to consider offers on commercial property of at least 75 percent of DCAD value. The DCAD value for this property is the adjudged value of \$233,440.00 and the offer by Mr. Alkak is 75.4 percent of this value, which meets the stated direction for disposition of commercial property.

This offer falls under V.T.C.A., Tax Code § 34.05(i) and requires the payment of post-judgment taxes, penalties, and interest, prorated taxes for the year of closing, and requires the consent of all taxing units entitled to proceeds of the sale. Dallas County Commissioners' Court consented to the sale with the passage of Court Order 2021-0565 on June 1, 2021, and the Mesquite Independent School District Board of Trustees consented to the sale on June 14, 2021.

Recommended/Desired Action

Staff recommends Council approval of the resolution.

Attachment(s)

Resolution

Location Map

Drafter

Brenda Hood

Head of Department

Ted Chinn