

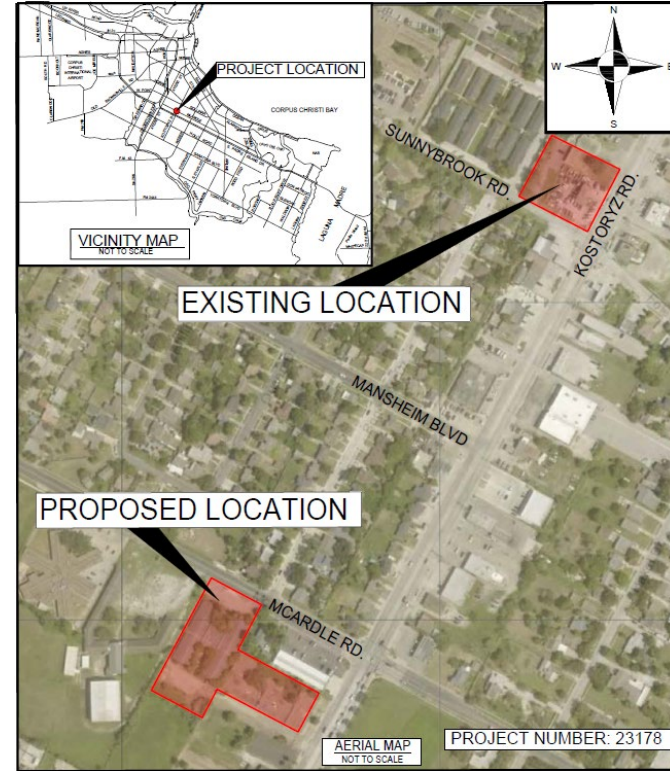
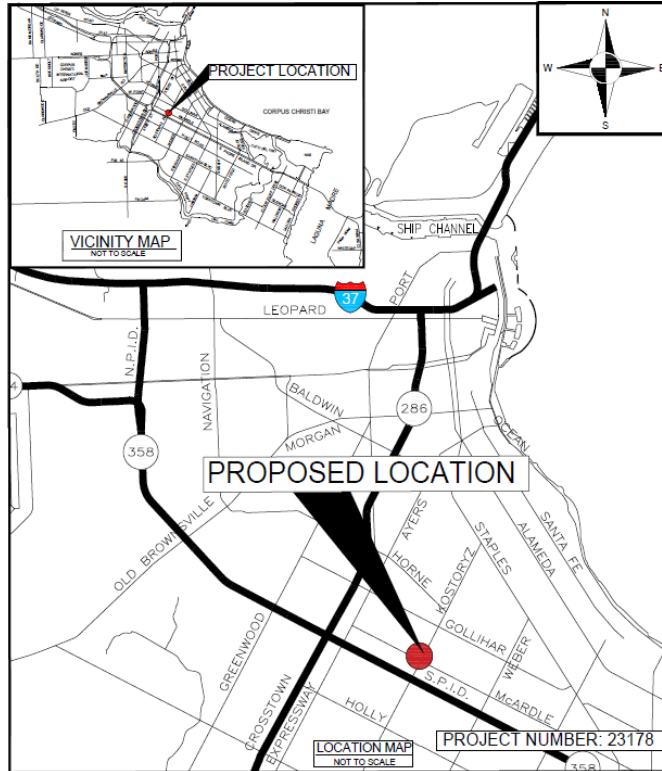
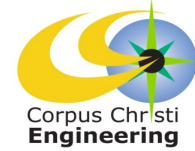
# FIRE STATION #8



Council Presentation  
December 5, 2023



# Project Location



# Background

- In November 2022, voters approved Bond 2022 which includes designing and acquiring land for FS #8
- CCFD conducted detailed response time modeling for multiple potential available sites
- Based on the response time modeling, CCFD believes the property at 4909 Kostoryz Road and 3115 McArdle Road is the preferred location for the new FS #8
- Ifergan Michel, LLC. of San Antonio, Texas acquired the property in 2013

# Background Continued

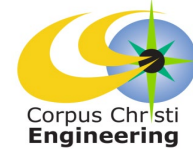
- City has attempted to negotiate with the property owner
  - Owner had advertised the property previously at \$600,000 (asking price doubled when the City inquired)
- City informally offered the previously advertised amount but has not received a response for acceptance, rejection or submission of a counteroffer
- City has concluded that negotiations have ceased and will not result in acquisition of needed tract of land
  - Based on this, staff requests that City Council authorize City staff to exercise and initiate eminent domain procedures to acquire the tract of land.

# Background Continued

- The structure has been unoccupied for many years and has fallen into such disrepair that it is a hazard and needs to be demolished
- The structure's integrity and status makes it a hazard to any unauthorized public who make access to the property and emergency service personnel entering the building for emergency response or public service assistance



# Property Appraisal



Property located at: 4909  
Kostoryz Rd/3115 McArdle  
Road

**Appraised at \$290,000**  
(\$600,000 – \$310,0000  
(demolition))

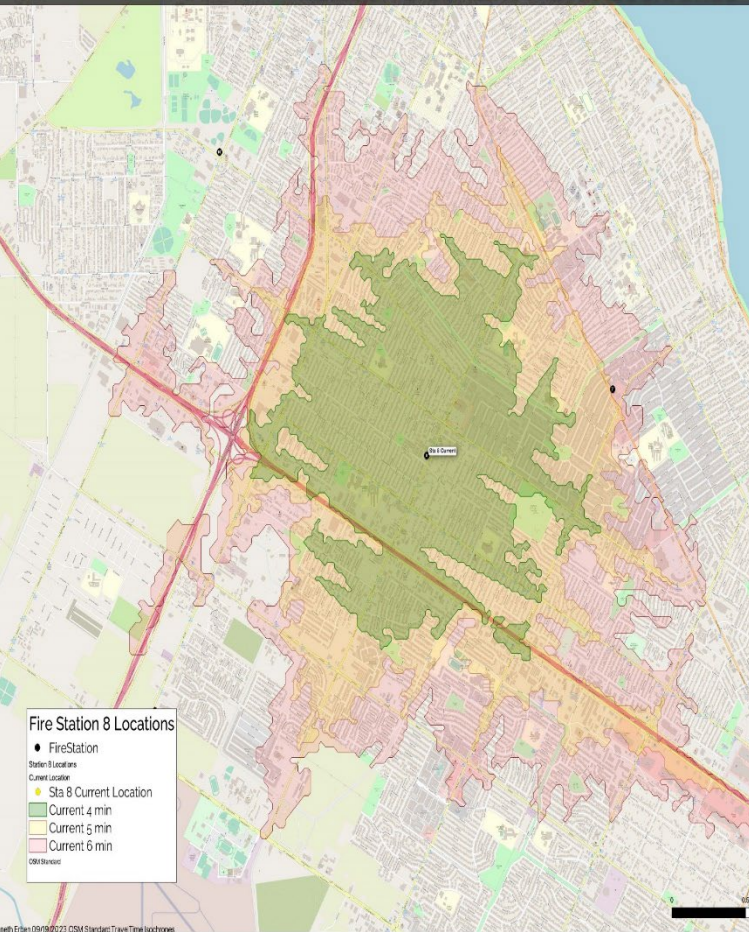
# Pictures of Structures at 4909 Kostoryz Rd & 3115 McArde Rd – Need to demolish





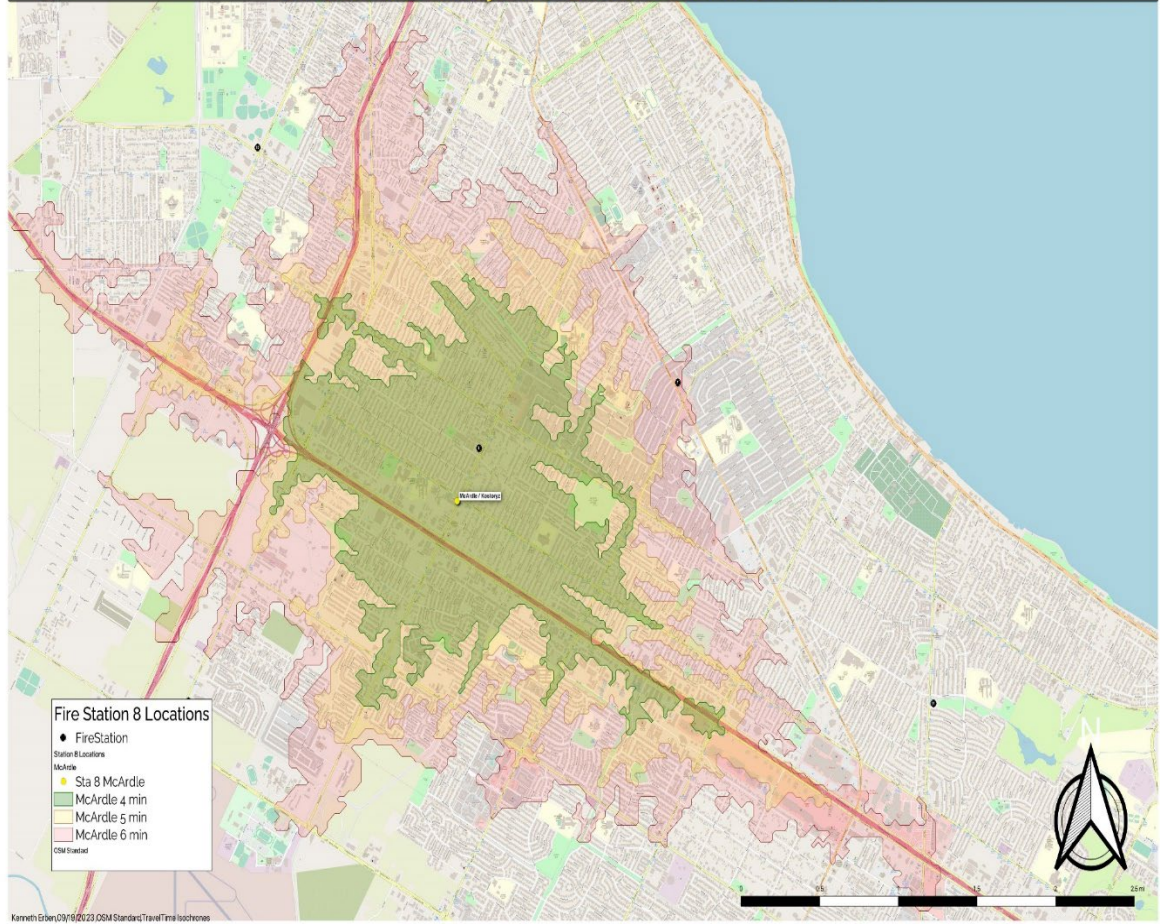
# Corpus Christi Fire Department

## Station 8 Current Travel Isochrones



# Corpus Christi Fire Department

## Station 8 Kostoryz / McArdle Travel Isochrones

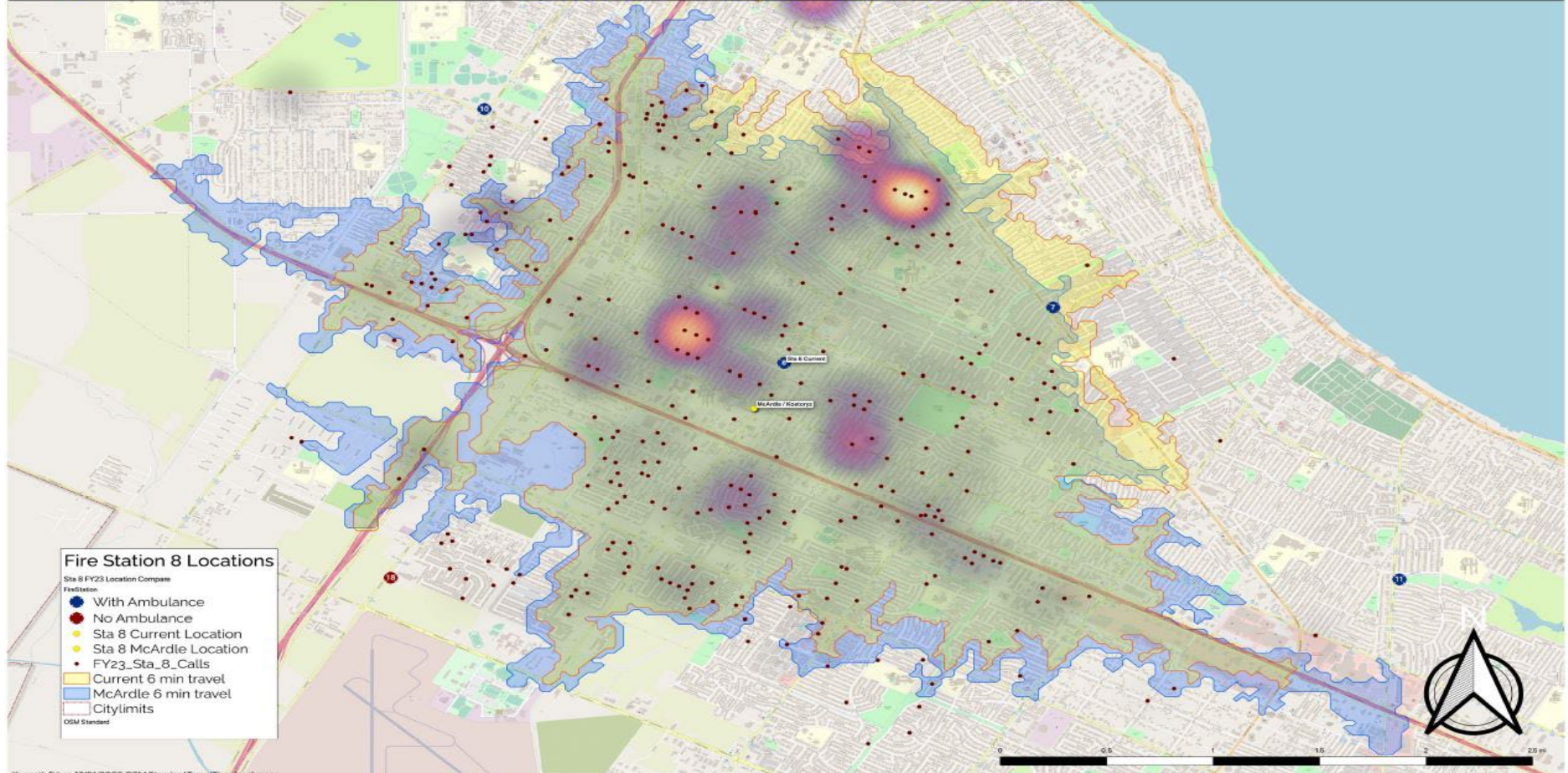






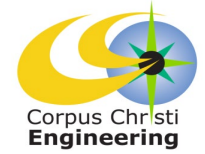
# Corpus Christi Fire Department

## Station 8 Proposed Locations



### Fire Station 8 Locations

- Sta 8 FY23 Location Compare
- FireStation
- With Ambulance
  - No Ambulance
  - Sta 8 Current Location
  - Sta 8 McArde Location
  - FY23\_Sta\_8\_Calls
  - Current 6 min travel
  - McArde 6 min travel
  - Citylimits
  - OSM Standard



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# QUESTIONS?