



AGENDA MEMORANDUM

Action Item for the Corpus Christi Industrial Development Meeting of October 22, 2024

DATE: September 23, 2024

TO: Peter Zaroni, City Manager

FROM: Jeff H. Edmonds, P.E.
Director of Engineering Services
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**Salinas Park Deed Amendment to construct
Fire Station No. 10 near the intersection of Greenwood Drive and Horne Road**

CAPTION:

Motion authorizing the General Manager to execute an amendment to the deed from the Texas General Land Office for the property commonly known as Salinas Park, which is approximately 91.70 acres of land out of Tract G, Cliff Maus Tracts, located near the intersection of Airport Road and Horne Road to dedicate two-acres of 91.70 acres for the use of the property for public safety purposes.

SUMMARY:

The conveyance of two-acre land from the Corpus Christi Industrial Development Corporation (CCIDC) to the City to construct Fire Station No. 10 near the intersection of Greenwood Drive and Horne Road.

BACKGROUND AND FINDINGS:

The CCIDC was established in 1980 under the Texas Industrial Development Corporation Act of 1979. The CCIDC manages the property and business of the corporation; to promote development of commercial, industrial, manufacturing, etc., by assisting in project financing by issuing tax-exempt revenue bonds. Currently City Council appointed the Board of Directors with City Council Members on December 15, 2022. There has been no activity regarding CCIDC during the last year.

The 91.7 acre tract of land was conveyed to the CCIDC by the State of Texas, General Land Office (State/GLO), in March 2002. The deed contained a restriction that the property could only be used for park purposes. In July 2010, the CCIDC executed a 25 year lease of the 91.7 acres to the City to develop as a park. The lease restricts the City's use of the property to recreational use only. The lease allowed the City to name the park ("Salinas Park"), construct improvements and sublease parts of the park to athletic leagues, and to otherwise generally manage the property.

An existing Fire Station No. 10 is located near the intersection of Greenwood Drive and Horne Road. The existing Fire Station No. 10 is antiquated and needs to be reconstructed. Funding to design the new Fire Station No. 10 was authorized by voters in Bond 2020 and Bond 2024 has budgeted the construction funds.

Based on response times and needs of the department the proposed Fire Station No. 10 will be built adjacent to the existing Fire Station on a two-acre tract in the Salinas Park. Fire Station would be moved from corner of Horne & Greenwood to Horne Road, adjacent to National Guard armory.

A restriction in the Salinas Park deed requires written permission for the change of land use from park to the public safety by the State/GLO. This request has been submitted and is approved by State/GLO.

The CCIDC currently leases the 91.7 acre tract of land to the City for the City to develop and manage. The City has constructed many park improvements on the property and will be able to construct the fire station within Salinas Park once the deed amendment is signed. Given that the City spends considerable bond dollars on this property, it is recommended to convey the property and improvements to the City so that the City can directly manage the deed restrictions in the future.

ALTERNATIVES:

The alternative is to not convey the land from CCIDC to the City of Corpus Christi. The real estate for the Fire Station 10 must be acquired.

FINANCIAL IMPACT:

N/A

Funding Detail

N/A

RECOMMENDATION:

Staff recommends conveying the 91.7-acre tract of land from Corpus Christi Industrial Development Corporation to the City of Corpus Christi.

LIST OF SUPPORTING DOCUMENTS:

Survey
Deed
Presentation