



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting September 17, 2024
Second Reading Ordinance for the City Council Meeting October 15, 2024

DATE: September 17, 2024

TO: Peter Zanoni, City Manager

FROM: Jeff H. Edmonds, P.E., Director of Engineering Services
jeffrey@cctexas.com
(361) 826-3851

Robert Dodd, Director of Parks & Recreation
robertd4@cctexas.com
(361) 826-1853

**Ground Lease of Malibu Heights Park and Carroll Woods Park to Corpus Christi
Independent School District**

CAPTION:

Ordinance authorizing a 40-year ground lease with one 10-year automatic renewal term with the Corpus Christi Independent School District (CCISD) for Malibu Heights Park (5.502-acre) and the adjacent Carroll Woods Park (1.232-acre) in an amount of \$1.00 annually and other good and valuable consideration, located in Council District 3, near the intersection of Tripoli Drive and Fresno Drive for the proposed expansion of a new Yeager Elementary School. (28-day delay and publication) (6 votes required)

SUMMARY:

CCISD is proposing to build a new Yeager Elementary School at the Malibu Heights Park and Carroll Woods Park located at 5414 Tripoli Drive. The lease of the park will enable the CCISD to construct the new Yeager Elementary School adjacent to the existing building.

BACKGROUND AND FINDINGS:

Malibu Heights Park and Carroll Woods Park are located at 5414 Tripoli Drive. Both the parks are dedicated through plat to City in 1963. Malibu Heights Park is 5.502-acre and Carroll Woods Park is 1.232-acre. There is an existing 30-inch wastewater main passing through the middle of the park located within a utility easement. A detailed survey of the parks must be completed before the lease execution. The land lease will be for a term of forty-years with a ten-year automatic renewal for one time. A new lease term will be negotiated after the expiration of the fifty-year lease.

CCISD Bond 2024 is proposing to build a new Yeager Elementary School at the Malibu Heights Park. The lease of the park will enable the CCISD to construct the new Yeager Elementary School adjacent to the existing building. If approved, the school will house students from Kostoryz,

Sanders and Yeager elementary schools.

City is currently working with CCISD to extend the lease of Fire Station 5 that is located at 3201 Leopard Street near the Buccaneer Stadium and land exchange of current Dr Clotilde P Garcia Library located at 5930 Brockhampton Street in return of the Sanders Elementary School located at 4102 Republic Drive at an equal value. These items will be scheduled for Council action in the next few weeks.

ALTERNATIVES:

The alternative is to not lease the park to CCISD for the expansion of Yeager Elementary School.

FINANCIAL IMPACT:

N/A

Funding Detail

N/A

RECOMMENDATION:

Staff recommends leasing the park to CCISD.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Lease Agreement