



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of January 30, 2024
Second Reading Ordinance for the City Council Meeting of February 13, 2024

DATE: January 30, 2024

TO: Peter Zanoni, City Manager

FROM: Jeff Edmonds, P.E., Director of Engineering Services
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Land exchange with the Port of Corpus Christi Authority

CAPTION:

Ordinance authorizing Real Property Exchange Agreement with the Port of Corpus Christi Authority and the conveyance and exchange of 1208 Peabody Avenue & 1622 Van Loan Avenue for 2011 Palm Drive & 2101 Van Loan Avenue and provide additional payment thereof in the amount of \$3,000, located in Council District 1 with funding available from SWIFT Fund.

SUMMARY:

This action item will authorize Real Property Exchange Agreement with the Port of Corpus Christi Authority (PCCA) and provide additional payment in an amount of \$3,000 due to the difference in the appraised fair market value of the properties. The properties exchanged are within the footprint to purchase properties from Flint Hill Resources for the Inner Harbor Seawater Desalination Treatment Plant.

BACKGROUND AND FINDINGS:

On December 20, 2022, City Council authorized the execution of a Real Estate Sales Contract for the purchase of 12.5 acres of land and 11 acres of easements from Flint Hills Resources in the vicinity of Nueces Bay Blvd and Broadway Street for the Inner Harbor Seawater Desalination Treatment Plant in an amount of \$5,455,000.

On August 29, 2023, City received a letter of interest from PCCA to acquire two City owned tracts of land located at 1208 Peabody Avenue & 1622 Van Loan Avenue and exchange for 2011 Palm Drive & 2101 Van Loan Avenue. PCCA agreed to pay for the appraisals for all four parcels. There is a \$3000 difference in the appraised value that the City will pay in cash. Each party will pay its own closing and recording costs. Upon review with Corpus Christi Water, it was determined that the City would be interested in a land exchange with the PCCA to enhance land acquisition needed for the proposed desalination plant.

ALTERNATIVES:

The alternative is not to grant the property exchange. However, the properties are within the footprint to purchase properties from Flint Hill Resources for the Inner Harbor Seawater Desalination Treatment Plant. City will have to build the plant around the properties.

FINANCIAL IMPACT:

The fiscal impact in FY 2024 is an amount of \$3,000 with funding available from the SWIFT Fund.

FUNDING DETAIL:

Fund: 2020C SWIFT Bd (Fund 4483)
Department: Water (45)
Organization: Grants & Capital Projects Funds (89)
Project: Seawater Desalination (Project No. E15117)
Account: Land and Right-of-Way CIP (550701)
Activity: E15117-01-4483-EXP
Amount: \$3,000.00

RECOMMENDATION:

Staff recommends authorizing Real Property Exchange Agreement with the Port of Corpus Christi Authority and the conveyance and exchange of 1208 Peabody Avenue & 1622 Van Loan Avenue for 2011 Palm Drive & 2101 Van Loan Avenue and provide additional payment thereof in the amount of \$3,000.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Real Property Exchange Agreement
PowerPoint Presentation