Inner Harbor Water Supply Project

Authorizing Acquisition of Property

Agenda Item 23-0044 December 20, 2022

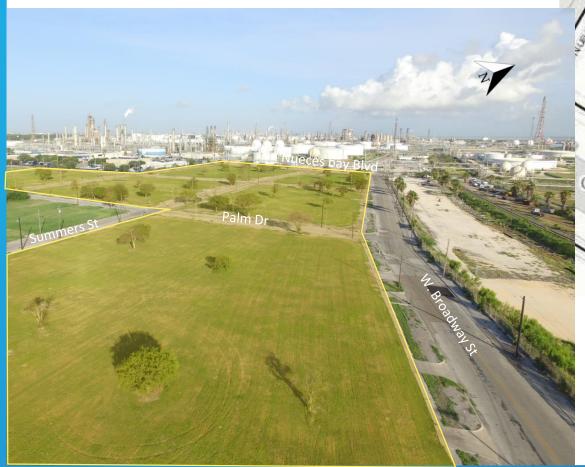


Background

- Location Map.
- Cost and basis of terms.
- Recommendation.



Location Map







Cost and Basis of Terms

- Agreement between City and Flint Hills Resources Corpus Christi, LLC to acquire real property and easements.
- 728 days to restore property in the event that the city elects not to close if all permits are not granted.
- City will have the right to terminate contract at any time during the feasibility period.
- Flint Hill Resources will have the right to re-purchase all property and easement rights within 5 years of closing of conveyance.



Cost and Basis of Terms

- \$5,455,000 Based on Valbridge appraisal from January 20, 2021
 - 12.5 acres fee simple Property in the amount of \$2,380,000 (\$4.37 per square ft).
 - 11 acres for easements in the amount of \$3,075,000.
 - Cost includes non-refundable Option Period fees.
- Prior to exercising option & closing the purchase, The City will obtain:
 - Water rights permit from the TCEQ.
 - Discharge permit from the TCEQ.
 - All necessary permits from the U.S. Army Corps of Engineers.
 - Disannexation of the Property.
 - Authorization to execute a 212 ETJ Development Agreement.
 - Encumbrance of the full amount of the Purchase Price (\$5,455,000).



Recommendation

- Staff recommends approval.
 - Purchase of the Flint Hills property and associated easements.
 - Purchase of an easement from Union Pacific Railroad.
 - Authorize the use of eminent domain, if necessary, to acquire these property interests from Flint Hills and Union Pacific for public use for water supply projects.



Thank you!

