



AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 25, 2025

DATE: February 25, 2025
TO: Peter Zanoni, City Manager
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Land Purchase of a 0.16-acre Tract for the Addition of the City Detention Center

CAPTION:

Motion to authorize execution of a real estate sales contract with Valdemar Pruneda and Gabriel Grande for the City's acquisition of 0.16 acres of land in the amount of \$200,000.00 plus estimated closing costs for a total amount of \$203,000.00, located at 3322 Leopard Street for the expansion of the temporary City Detention Center, with funding available from the FY 2025 Equipment Replacement Fund.

SUMMARY:

The acquisition of this 0.16-acre tract of land will enable the Municipal Court to expand the City Detention Center located at 3312 Leopard Street.

BACKGROUND AND FINDINGS:

The City Detention Center is a short-term detention facility where City of Corpus Christi Police Officers and airport police can bring persons they have arrested to be detained until they appear before a magistrate. Municipal Court Judges, as Magistrates, are responsible for finding probable cause, giving warnings, and setting bail. In Fiscal Year 2024, an average of 945 people were detained in the City Detention Center monthly. An average of 237 females and 708 males were processed monthly.

The City Detention Center had leased space from Wilson Plaza since 2004 when the agreement between the City of Corpus Christi and Nueces County was cancelled. However, the Wilson Plaza building, which was located at 606 N. Carancahua St., was in disrepair. The facility rooftop chillers stopped working in July 2021 and an external temporary chiller was installed in late 2021. On March 5, 2024, the temporary chiller stopped working and was unable to be repaired. In May 2024

the elevators stopped working. The property management company discontinued managing the property on July 19, 2024, and most tenants had moved out. The executive leadership at that time failed to inform the City Manager, preventing any corrective actions from being taken or alternatives from being considered. On September 26, 2024, the Detention Center received a notice to vacate effective October 4, 2024. The City Manager's office immediately took action and led a team to include Municipal Court, Corpus Christi Fire Department, Corpus Christi Police Department, Asset Management, Development Services, Legal, and IT. An emergency plan was activated to temporarily move the detention center to the old Fire Station #5 located at 3312 Leopard Street. This included relocating CCFD Hazmat equipment to another facility, upgrading and installing IT equipment and cameras, installing four temporary steel cells, upgrading the electrical panels, adding magnetic locks to all exterior doors, installing new garage lifts, procuring a restroom trailer for employee use, and general maintenance and cleaning throughout. With the City departments combined efforts, the Detention Center was relocated and fully operational in six days.

After setting up a temporary location for detention facility, the City decided to construct a new detention facility to provide a permanent and adequate space that allow law enforcement to work efficiently and safely. Municipal Court and Engineering Services toured over 15 properties across the City. After carefully considering all benefits and drawbacks, city staff chose to proceed with 3312 Leopard Street. This location was selected because this is a City-owned facility which provides cost savings from purchasing land and paying for a lease. The building's structural integrity is intact. The strategic location near the Nueces County Jail will also allow for easier transportation of inmates between facilities.

The plan for the new detention facility includes renovating the current building at 3312 Leopard Street and an additional 2,000SF (approximate) will be added. The details of the expansion project, to include the square footage of the expansion, are still being developed. The proposed property, 3322 Leopard Street, will be used for the Detention Center expansion project.

The property is located adjacent to the City's temporary detention center. An appraisal valued the property at \$150,000.00. The owners of the proposed property offered the property for sale at the price of \$300,000.00. A price of \$200,000.00 was negotiated and agreed to by the owners (see attached Real Estate Sales Contract). The proposed property would allow for the needed expansion of the City's permanent detention center.

The City issued \$2.1 million in Short Term Debt to facilitate in the search and build-out of a new detention facility. A portion of these monies was used to outfit the temporary location, leaving \$1.85 million for the proposed expansion project. Municipal Court and Engineering Services are working together with a local architect, Turner Ramirez Architects, to present a concept study for design. This will be completed by the end of February 2025. Next steps will include a design phase, procuring a contractor, and construction. The design phase will start in March 2025. Engineering Services is expected to advertise construction bids in January 2026.

ALTERNATIVES:

The alternative is not to purchase the land and not expand the City Detention Center. This would result in Municipal Court having to identify an alternative site for the location of the City Detention Center. This process will require obtaining funding and will require more time which would not meet the goal of the Municipal Court to manage the Detention Center.

FINANCIAL IMPACT:

The fiscal impact for FY 2025 is an amount of \$203,000.00 with funding available from FY 2025 Equipment Replacement Fund.

Funding Detail

Fund: Equipment Replacement (Fund 5111)
Department: FleetMnt (13)
Org: Short Term Debt Purchase (11112)
Account: Eng Prop Acquisition – City Services (550894)
Activity: 25069
Amount \$203,000.00

Total: \$203,000.00

RECOMMENDATION:

Staff recommends purchasing the 0.16 acres of land for the expansion of the current City Detention Center.

LIST OF SUPPORTING DOCUMENTS:

Title Commitment
Appraisal
Real Estate Sales Contract