



## **AGENDA MEMORANDUM**

Future Item for the City Council Meeting of October 9, 2018  
Action Item for the City Council Meeting of October 16, 2018

---

**DATE:** September 12, 2018

**TO:** Keith Selman, Interim City Manager

**THRU:** Mark Van Vleck, Assistant City Manager  
markvv@cctexas.com  
(361) 826-3082

Valerie H. Gray, P. E., Executive Director of Public Works  
valerieg@cctexas.com  
(361) 826-3729

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

Fred Segundo, Director of Aviation  
freds@cctexas.com  
(361) 826-3932

<p style="text-align: center;"><b><u>Land Purchase</u></b> <b>Corpus Christi International Airport – 50.535 acre acquisition</b> <b>(Capital Improvement Program)</b></p>
---

### **CAPTION:**

Motion to authorize execution of a real estate sales contract with Patrick William Kelly, III and Carol Lynn Gillingham in the amount of \$235,200 plus \$2,700 in estimated closing costs for acquisition of 50.535 acres of land including mineral rights, located on Joe Mireur Road (FM763), south of Corpus Christi International Airport for airport land expansion and other purposes.

### **PURPOSE:**

The acquisition of this tract of land will enable the Corpus Christi International Airport to continue their ongoing land acquisition plan to purchase available vacant tracts of land for airport expansion use to accommodate a future runway and noise abatement buffer zones.

### **BACKGROUND AND FINDINGS:**

In June 1990, a Master Plan was approved by City Council which proposed acquisition of lands for the expansion of the Corpus Christi International Airport (CCIA). The expansion plan would provide sufficient area for a new runway and adequate buffer zones for sound abatement. On

September 28, 1999, City Council adopted the CCIA Master Plan Update, which expanded the previous airport development plan to its ultimate capacity and addressed both existing and future land uses around the airport. Thirty-seven parcels of land located south and east of the existing airport boundary were identified and selected for gradual, long term acquisition by the City. Eight of these tracts have been acquired on a voluntary basis from various landowners with no eminent domain involvement. More land is to be acquired as CCIA budget permits and as landowners are willing to sell.

In September 2017, CCIA was contacted by the subject landowners about purchasing their 50.535 acres of agricultural land south of the airport which is shown in red on the attached Location Map. This land is within the airport's expansion plan area and qualifies for reimbursement by the Federal Aviation Administration (FAA) if acquired abiding by the federal land acquisition regulations. The FAA also made it a requirement for the City to acquire both the surface and mineral rights.

The City proceeded with due diligence by obtaining a title report, land survey, environmental site analysis, appraisal report and an appraisal review. The appraisal report was obtained from Valbridge Property Advisors which indicated the total value to be \$235,200. The surface rights were valued at \$215,000 with \$20,200 for the mineral rights. A formal offer was made by the City to the landowners for the total appraised amount. The landowners accepted the offer and have signed a Real Estate Sales contract which is attached for reference. The contract will be escrowed at Security Title Company at 5702 S. Staples Street, Corpus Christi, Texas. All real estate purchases that exceed \$50,000 must be approved by City Council. Approval of the real estate purchase and execution of the real estate sales contract by the City Manager or designee is requested.

**ALTERNATIVES:**

1. Authorize purchase of the subject property. (Recommended)
2. Do not authorize purchase of the subject property. (Not Recommended)

**OTHER CONSIDERATIONS:**

None

**CONFORMITY TO CITY POLICY:**

The Real Estate Sales Contract is permitted by City Charter, Article X, General Powers and Provisions Section 1 (a)(8) to acquire and own property by the City and also by Section 2 (A) requiring contracts to be authorized by the City Council where the expenditure exceeds the limit of \$50,000.

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Aviation Department

**FINANCIAL IMPACT:**☐ Operating☐ Revenue☒ **X Capital**☐ Not applicable

<b>Fiscal Year 2018-2019</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget		237,900.00		237,900.00
Encumbered / Expended Amount				
<b>This item</b>		<b>237,900.00</b>		<b>237,900.00</b>
Future Anticipated Expenditures This Project				
<b>BALANCE</b>		<b>0.00</b>		<b>0.00</b>

Fund(s): Airport

**RECOMMENDATION:**

Staff recommends approval of the Motion as presented.

**LIST OF SUPPORTING DOCUMENTS:**

Location Map  
Presentation  
Real Estate Contract