



City of Galveston

OFFICE OF THE CITY MANAGER

PO Box 779 | Galveston, TX 77553-0779

citymanager@galvestontx.gov | 409-797-3520

June 16, 2019

To: Brian Maxwell, City Manager
Honorable Mayor and City Council

From: Dan Buckley, Deputy City Manager

RE: Consider approval for the sale of two surplus City facilities. The first is a building and lot located at 5001 Ave Q½ and the second a building and lot located at 2604 Ave Q. Also, utilize the funds from the sale of these facilities to construct a covered vehicular and equipment storage structure on existing City property.

I. BACKGROUND

The City currently has two buildings that neither meet current nor proposed needs of the City. The first being an obsolete fire station located at 5001 Ave Q½ which was diverted for use by the police dive team and marine division for storage and staging of equipment following its decommissioning as a fire station. This facility is not optimal for its current use without major renovations and is located in a residential neighborhood where its current or future use is incongruent with the residential uses in the R-1 neighborhood.

The second facility located at 2604 Ave Q, also a former fire station that was previously converted for EMS use housing vehicles, equipment, supplies, and personnel before being shuttered in October 2017. The cost to maintain the facility was excessive and the living conditions were considered substandard and/or unsanitary by the Galveston County Health District which was operating the EMS out of the building. This facility is neither optimal for future use and is located in an Urban neighborhood where its use as a City facility is clearly not the highest and best use of the property.

II. CURRENT SITUATION

1. The facility at 5001 Ave Q½ is currently used by the police dive team and marine division and is neither appropriate for that use nor adequate to store assets of the department. Boats, equipment, and vehicles are stored behind the building, in the driveway of the building, and on the street unprotected from the elements. This use detracts from neighborhood values and violates existing ordinances. The facility was not designed for its current use and can't be upgraded in a manner consistent with R-1 neighborhood standards and its use should be discontinued.
2. The facility at 2604 Ave Q is vacant and the City has neither current nor planned use for this facility.





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III. ISSUES

1. City assets used by the police department marine division and dive team are being stored inappropriately in a decommissioned fire station, in public view behind the building, in the driveway, and on the public street.
2. City assets are stored in areas exposed to the weather and environmental conditions not favorable to sustainability of use.
3. Police division staff are utilizing a facility which is in need of repair, remodeling or remediation to marginally meet their needs.
4. The City needs a location to store and warehouse the boats, vehicles, and supporting equipment where it is protected from environmental exposure and damage.
5. Surplus city property is being held without current or future needs.
6. Surplus city property should be sold at fair market value and returned to the tax role.

IV. ALTERNATIVES

1. Sell 2604 Ave Q and use the proceeds to expand and remodel the property at 5001 Avenue Q½. This is not a preferred option as the property at 5001 Avenue Q½ is too small, impractical for the needs of the marine division and dive team, and located in a residential neighborhood.
2. Sell 2604 Ave Q and continue holding the 5001 Avenue Q½ in its current use. Not a practical option due to the reasons above.
3. List and sell the properties with a local realtor and use the funds to construct a suitable covered vehicular and equipment storage structure on existing city property.
4. Auction the property with an established minimum bid for sale to the highest bidder.
5. Sell the properties and lease warehouse space to meet the City's needs (cost prohibitive in the long-term)
6. Do not sell the properties and hold until a potential city uses arise.

V. RECOMMENDATION

Auction the property with an established minimum bid for sale to the highest bidder for 30 days. If a property or properties do not sell at auction after 30 days, list and sell the properties with a local realtor and use the funds to construct a suitable covered vehicular and equipment storage structure on existing city property.





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VI. FISCAL IMPACT REPORT

Requested by: Dan Buckley
Deputy City Manager

Funding Source: Sale proceeds

Costs of implementation: \$25,000-\$30,000 based on advertising and traditional commission structure and closing fees. These costs will be covered by sale proceeds.

