



January 12, 2018

Dear Citizens:

Corsicana Police and Fire Departments Benefit from a Unique Opportunity to Repurpose the Texas Youth Commission Facility, creating a Triple-Win for City

The City of Corsicana has made an offer to the Texas General Land Office (GLO) to purchase the former Texas Youth Commission facility and land at North 45th Street and CR 2004 to create a Training facility for Corsicana's Fire and Police Departments.

The City had originally planned to build a new Public Safety Training facility, coincidentally, across the street from the existing TYC campus. Instead, a unique plan to renovate a portion of the buildings for training use and sell the remaining buildings and land could effectively pay for the used facilities and the renovation, saving the City the proposed cost for a new facility and creating a public use building at little expense. The area planned for renovation and City use is the northwest corner of the property.

The renovations will include a regional training center, burn building, fire training tower, and SWAT facilities. The road and building infrastructure will facilitate real-time training and create the opportunity for the campus to be a center for hosted regional programs. These additional facilities for the Corsicana Police Department and Corsicana Fire Department would allow other opportunities to train students not yet ready for employment.

“This unique plan not only provides the essential training facilities the City needs, it has a built-in opportunity to do so and pay for itself with the proposed land sale,” said Connie Standridge, City Manager.

Other buildings within the property with unique assets may be of interest to the Corsicana Independent School District and Navarro College to utilize as additional space for Career Technology programs and other built-out classroom space. “The opportunities to reuse the space and create a first-class training facility while repurposing the large campus and adjacent land is a win for everyone”, said Mayor Don Denbow.

The City considered receiving the land in 2016 from the Texas Youth Commission, but the stipulations included in the offer were onerous, including one in which the City could not sell off that portion of the property not needed for the training facility. This sale through the GLO

provides all of the opportunities the City needs to use the property in the most cost-effective and advantageous way for the taxpayers.

The Texas General Land Office is a state agency of Texas, responsible for managing land and mineral rights of properties owned by the State. The proposed purchase of the land and facilities must be approved by the Corsicana City Council. If approved, the City would assess the property's uses and create a timeline for renovations.

Sincerely,

Don Denbow
Mayor