

# Palo Pinto County Emergency Service District No. 2

I-20 Land Purchase  
for  
Auxiliary Station  
September 23, 2021

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## Emergency Service District No. 2

### Our Mission:

- Provide Responsive, Quality Emergency Medical Services (EMS) in the District
- Ensure **future viability and sustainability** of the District's EMS capability

## My Disclaimer:

The following presentation is my personal perspective based on my observations. Other board members may have a different perspective or recollection. The following statements are solely by me.

*Ken Backes*

# Where We Have Been

- ESD#2 Board has been actively seeking appropriate land to develop an **Auxiliary** Station since at least 2018
- Never Intended to replace Station 1
- Board has been seeking available land for purchase
  - 2+ Acres
  - Within ½ - 1 Mile of I-20/Hwy 281 Interchange
  - Suitable for Commercial Development
- Several Properties Considered over last 3 years
  - None were Acceptable/Available
  - All Asking Prices >\$80K Acre

# What We Have Done Recently

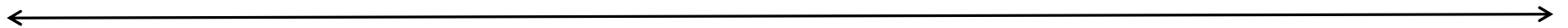
- Late last year, based on run volume and location, we identified an increasing need for a second station, to support a second ambulance as near I-20/Hwy 281 Interchange as practical.
- Committee appointed to ramp up efforts to procure land
- Committee found a potential property on I-20 Access Road
  - ESD Board met in executive session, as authorized by Texas Government Code Section 551.072 Deliberations about Real Property.
  - ESD Board—In Open Session, authorized proceeding with negotiating a land sale
- Offers/Counteroffers reached an agreed purchase price for the land
- ESD Board met—in Open Session, with required notification, and authorized purchase of the land for \$190,000.

# Why Did We Pay What We Did for the Land?

- *They aren't making any more land*
- The area around I-20/Hwy 281 Experiencing Significant Growth Commercially
- Residential Developments along I-20 corridor continue
- Limited properties, meeting our requirements, we found for sale were all above \$100K acre
- The appraisal district valuation had not been updated in years and reflected the property as residential, not commercial
  - Appraisal values are estimates, based on sales of similar property
  - Per the Appraisal District, they have been told by the comptroller that Palo Pinto County appraisals are under-valued.
- *Real Estate Value is Based on What Someone is Willing to Pay*

# Where Do We Go From Here?

- Sell the Land
  - Possible “profit”
  - Possible “loss”
- Hold the Land
  - No Additional Cost to the District Except Maintenance
  - Develop the Land with an Auxiliary Station when needed
  - Sell the Land if not Needed
- Develop the Land
  - Determine what type of Structure to Build and Cost Options



- Palo Pinto Hospital District has Expressed Interest in Partnering with ESD2 on an Urgent Care Clinic
  - On the Current Property
  - Acquiring Additional Property Adjacent

Thank You for Your Attention