



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of December 16, 2025
Second Reading Ordinance for the City Council Meeting of January 13, 2026

DATE: December 16, 2025

TO: Peter Zanoni, City Manager

FROM: Daniel McGinn, Interim Assistant City Manager
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<p>Type B Economic Development Project for Texas State Aquarium for Improvements to the Aquarium's Visitor Parking Lot Infrastructure on North Beach</p>

CAPTION:

Ordinance authorizing the B Corporation's Texas State Aquarium ("TSA") Parking Lot Project, totaling up to \$2,000,000.00, from the B Corporation for TSA visitor parking lot infrastructure improvements; accepting and appropriating funding for the project totaling \$2,000,000.00, from the B Corporation unreserved fund and amending the FY 2025-26 budget.

SUMMARY:

This ordinance authorizes an agreement with the Texas State Aquarium (TSA) and a project for improvements to the aquarium's visitor parking lot infrastructure on North Beach.

BACKGROUND AND FINDINGS:

On July 15, 2024, the Corpus Christi B Corporation approved the Fiscal Year 2024–2025 operating budget for Economic Development, which included \$2,000,000 for a Texas State Aquarium parking lot project at the Aquarium's recently acquired property at 3002 Seagull Blvd. This site was originally purchased to offset the anticipated loss of parking during the demolition of the old Harbor Bridge. The initial scope of work included surface improvements, drive aprons, lighting, and landscaping.

TSA and the USS Lexington Museum jointly operate four paid parking lots, providing approximately 715 total spaces. The largest of these—located under the old Harbor Bridge—accounts for 65% of all available parking and serves as the primary lot for Aquarium visitors. With more than 500,000 annual visitors, dependable parking is essential to TSA's operations and to supporting surrounding North Beach businesses.

The demolition of the old Harbor Bridge was delayed until after Labor Day 2025. During the extended timeline, the Harbor Bridge lot remained heavily used. Although the demolition contractor is responsible for restoring the lot to its pre-demolition condition, that requirement does not include resurfacing. Without resurfacing, the lot will continue to deteriorate, posing long-term safety and operational concerns.

To address this need, TSA requested from the Type B board that the previously approved \$2,000,000 for the Seagull Blvd lot be reallocated for improvements to the Harbor Bridge lot. The revised scope of work includes asphalt paving and striping, shade structures, lighting, and parking gate upgrades. This adjustment ensures critical visitor-serving infrastructure remains functional and supports continued economic activity on North Beach.

On September 15, 2025, the Corpus Christi B Corporation held a public hearing and approved a resolution authorizing the TSA Parking Lot Project in an amount up to \$2,000,000, as well as a motion authorizing a business incentive agreement with TSA for the same amount to fund improvements to the Aquarium's visitor parking lot infrastructure on North Beach.

ALTERNATIVES:

City Council may choose not to fund the agreement and project or may direct modifications to the project scope or funding amount.

FINANCIAL IMPACT:

The financial impact is an amount not to exceed \$2,000,000 to be funded with the Type B Economic Development Fund in FY 2026.

Funding Detail:

Fund:	1146	Economic Development Fund
Organization/Activity:	15010	Major Business Projects
Mission Element:	57	
Project # (CIP Only):		
Account:	530000	Professional Services Expense
Amount:	\$2,000,000	

RECOMMENDATION:

Staff recommends approval of the Texas State Aquarium agreement/project in an amount not to exceed \$2,000,000 to be funded by the Corpus Christi B Corporation in FY 2026.

LIST OF SUPPORTING DOCUMENTS:

Agreement
Ordinance
PowerPoint Presentation