



AGENDA MEMORANDUM

Action Item for the City Council Meeting October 21, 2025

DATE: October 14, 2025

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, AICP, Interim Assistant City Manager
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Resolution approving the Skatepark for Don and Sandy Billish Memorial Park CIP Tax Increment Reinvestment Zone #2 ("TIRZ #2") Project

CAPTION:

Resolution approving the Skatepark for Don and Sandy Billish Memorial Park CIP Tax Increment Reinvestment Zone #2 ("TIRZ #2") Project in an amount not to exceed \$850,000.00; appropriating and transferring \$850,000.00 from the Sand Dollar CIP TIRZ #2 Paper Street Project to the Skatepark for Don and Sandy Billish Memorial Park TIRZ #2 Project.

SUMMARY:

This resolution approves the Don and Sandy Billish Memorial Park Skatepark Project in an amount not to exceed \$850,000 and authorizes the appropriation and transfer of \$850,000 from the Sand Dollar Avenue Paper Street Project to fund the design and construction of the new skatepark.

BACKGROUND AND FINDINGS:

On October 1, 2025, the Island Strategic Action Committee (ISAC) approved a motion supporting the reallocation of up to \$700,000 from the current TIRZ #2 Paper Street Project funding toward the design and construction of a new skatepark at Don and Sandy Billish Memorial Park.

On October 14, 2025, the TIRZ #2 Board approved the Don and Sandy Billish Memorial Park Skatepark Project, authorizing funding for design and construction in an amount not to exceed \$850,000. The Board also approved the reallocation of \$850,000 from the Sand Dollar Avenue Capital Improvement Project (CIP) under the TIRZ #2 Paper Street Project and amended the FY 2026 Capital Budget accordingly.

The Paper Street projects, Crowsnest Street, and Sand Dollar Avenue have long been ISAC priorities and are included in the approved Project and Financing Plan for the TIRZ #2 extension. Design work for both streets has begun; however, based on the most recent Opinion of Probable Construction Cost (OPCC), the \$7.7 million budget is not sufficient to fully fund construction of either project. Given these constraints, ISAC supported reallocating a portion of available funds to advance development of the Don and Sandy Billish Memorial Park Skatepark.

The City's Engineering Services Department reviewed the proposed project scope and considered all related expenses, including mobilization, bonds and insurance, as well as soft costs such as design, engineering, and administrative fees. Based on this review, Engineering Services determined that the total project cost should not exceed \$850,000.

The Sand Dollar Avenue (Verdemar Drive to Highway 361) CIP has a total estimated cost of \$6,680,568, which includes design, engineering, administrative fees, and partial construction. Of this amount, \$1,531,532 is allocated in FY 2026. The proposed reallocation of \$850,000 to the skatepark would reduce the FY 2026 funding to \$682,532. To maintain the City's FY 2026 funding commitment of \$1,531,532, the reallocated amount will be backfilled using TIRZ #2 CIP Reserve Funds.

The Crowsnest Street (Beach Access 4 to Whitecap Boulevard and PR 22) CIP has a total estimated cost of \$1,052,176, which includes design, engineering, and administrative fees only.

The proposed Don and Sandy Billish Memorial Park Skatepark represents a key community amenity that supports both economic development and infrastructure for quality of life within the TIRZ #2 Project and Financing Plan. As a City-maintained park serving residents and visitors year-round, Billish Park provides an ideal location for this project. The addition of a skatepark will enhance recreational infrastructure, provide a safe and engaging space for youth, attract family activity, and further position North Padre Island as a vibrant, active coastal destination.

ALTERNATIVES:

City Council may decide not to approve the reallocation and instead keep the \$850,000 in the Sand Dollar Avenue Paper Street Project. The skatepark project would be delayed while staff explores alternative funding sources.

FISCAL IMPACT:

The fiscal impact is \$850,000 from the Sand Dollar Avenue Paper Street Capital Improvement Project, spanning from Verdemar Drive to Highway 361.

Funding Detail:

Fund:	3278
Organization/Activity:	89
Mission Element:	57
Project # (CIP Only):	24130
Account:	550910

RECOMMENDATION:

Staff recommends approving the Skatepark Project for Don and Sandy Billish Park

LIST OF SUPPORTING DOCUMENTS:

Presentation
CIP Project Sheets for Sand Dollar and Crowsnest
Proposed CIP Project Sheet for Don and Sandy Billish Park
Resolution