



# TIRZ 2 Projects Update



TIRZ #2 Presentation  
January 22, 2019



# List of Projects



| PROJECTS WITH FUNDS FROM TAX INVESTMENT REINVESTMENT ZONE #2<br>CITY OF CORPUS CHRISTI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                       |                  |                                          |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------|------------------------------------------|--|
| RECOMMENDATIONS FOR APPROVAL January 22, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                  |                                          |  |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROJECT BUDGET                                        | EXPENSES TO DATE | PROJECT STATUS                           |  |
| <b>1 Packery Channel South Parking Lot Improvements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                  |                                          |  |
| This project consisted of the demolition of existing facilities, construction of approximately 11,000 square yards of new flexible pavement, parking lot, two concrete driveways, minor water and wastewater improvements, landscaping improvements, lighting improvements, and concrete pedestrian ramp.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$640,447                                             |                  | Completed March 2006                     |  |
| Projects include:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                       |                  | Complete                                 |  |
| Packery Channel Monitoring FY 2008-2009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                  | Complete                                 |  |
| Packery Channel Monitoring FY 2009-2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                  | Complete                                 |  |
| Packery Channel Monitoring FY 2010-2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |                  | Complete                                 |  |
| <b>2 Packery Channel South Parking Lot, Landscaping Phase 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                       |                  |                                          |  |
| This project consisted landscaping and irrigation improvements to the newly constructed 300-space parking area including the construction of new planting islands with Mexican fan palms, sea grape trees, decorative rock and irrigation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$145,461                                             |                  | Completed March 2008                     |  |
| <b>3 Packery Channel Boat Ramp Parking Lot / Access Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       |                  |                                          |  |
| This project consisted of the construction of approximately 17,000 square yards of HMA flexible pavement parking facility adjacent to the existing Packery Channel Boat Ramp, construction of an access road and related signage and pavement markings, and the installation of 1,000 square yards concrete reinforced pavement adjacent to boat ramp, concrete bollards, minor drainage improvements, 3,500 linear feet of electrical conduits, and minor landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$1,053,176 total project cost, \$546,210 from TRF #2 |                  | Completed July 2009                      |  |
| <b>4 Packery Channel Boat Ramp Dredging</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |                  |                                          |  |
| This project consisted of dredging approximately 17,800 cu yd of the Packery Channel Boat Ramp and adjacent area. The work included environmental control measures to prevent erosion and allow for discharge of water from the dredging operations to discharge into the surf of the Gulf of Mexico. Minor amount of stone were installed at the boat ramp to enhance shoreline protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$431,377                                             |                  | Completed April 2010                     |  |
| <b>5 Packery Channel South Parking Lot Restroom (Phase 1)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                  |                                          |  |
| This project included the construction of restroom facilities at the South Parking Lot at the beach swell on Windward Drive. The project included separate men and women facilities with showers, toilets, changing stations, outdoor seating area, and native landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$460,743                                             |                  | Completed July 2010                      |  |
| <b>6 Packery Channel Parking Lot and Overlook (Phase 2)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |                  |                                          |  |
| This project consisted of improvements along the north and south sides of Packery Channel including seven overlook structures, parking lot, access road, pedestrian walkways, storm water structures, lighted bollards with electrical receptacles, lighting, landscaping, concrete benches and repairs to shoreline structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$2,869,224                                           |                  | Completed March 2012                     |  |
| <b>7 Packery Channel Aids to Navigation / Signage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                       |                  |                                          |  |
| This project consisted of lighting improvements to Packery Channel as required for safety and security along with signage to mark no wake zones. Per ISAC, additional funds needed to replace signs following Hurricane Harvey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Revised 3/20/18 \$65,000                              | \$64,500         | Completed December 2012, needs replacing |  |
| <b>8 Packery Channel Restroom Facilities (Phase 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                       |                  |                                          |  |
| This project consists of the purchase and installation of a mobile restroom on the north side of the Packery Channel and adjacent parking lot. The project also includes turn-around and connector to Zahn Road. A mobile trailer restroom on the south side of Packery Channel with wastewater lift station and wastewater 2-inch force main (approximately 2,000 linear feet long) is also being planned. Priority Item. P&R recommends self-contained, solar powered mobile units to be placed at Packery Channel Parking Lot, end of Zahn Road and on South side of PC (at a location yet to be determined). Build and install portable shower units to hold portable restroom units at various locations. Build and install Portable Shower units on the North and South side of Packery Channel. Board approval of 4 portable restroom facilities at \$65,000 each plus 20% contingency and shower facilities at \$100,000 total. | Revised 2/13/2018 \$412,000                           | \$203,618        | Estimated completion: Spring 2019        |  |

| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PROJECT BUDGET            | EXPENSES TO DATE                        | PROJECT STATUS                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------|----------------------------------------------------|--|
| <b>9 Packery Channel Ramps to Jetties (Phase 4)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |                                         |                                                    |  |
| This project includes ADA beach access on the north side and the south side or the channel to provide access from the beach to the restrooms, lookouts and parking lots. This project will include the ADA approved non-mats on the north side and the south side of Packery Channel to provide access from the beach to the restrooms, lookouts and parking lots. This project was designed as part of the Phase 2 project for parking and overlooks. Priority Item: P&R recommends a new design for structures since the GLO will not approve construction of parking lots on the beach. For Mob-Mats per ISAC recommendation.      | Revised 2/20/18 \$35,000  | \$8,070                                 | Estimated completion: January 2019                 |  |
| <b>10 Packery Channel Dredging and Beach Nourishment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |                                         |                                                    |  |
| The project consisted of dredging approximately 204,300 cubic yards of beach quality material from within Packery Channel and placement of the dredged material as beach nourishment along the Gulf shoreline to the south of Packery Channel, and 15,000 cubic yards of sand from the north to south end of the N. Padre Island Seawall. Dredging schedule to be determined by results of annual study of channel.                                                                                                                                                                                                                   | \$1,820,943               |                                         | Last Completed March 2012                          |  |
| <b>11 Packery Channel Pavilion (Phase 5)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                         |                                                    |  |
| This project includes the pavilion expansion adjacent to the north side restroom or north side boat launch. This will allow the deck area around the restroom and some seating areas for visitors. Design will begin in FY 2016 and construction will follow in FY 2017 dependent upon available funding. P&R recommends further discussion on this item to determine if another amenity would better suit the area. ISAC recommends Pavilion staged at the boat ramp parking lot as well as pavilion like structure on north and south side of the jetty.                                                                            | Revised 2/20/18 \$250,000 |                                         | Estimated completion: Fall 2019                    |  |
| <b>12 Packery Channel Administration / Maintenance Building (Phase 6)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                         |                                                    |  |
| This project includes a 32' x 65' maintenance building, a 20' x 30' administration building and a 100' x 1,000' parking lot near the entrance to the Packery Channel Lookout Area just south of Zahn Road. Priority Item: P&R recommends facility be located on south side of channel to reduce travel time for equipment and safety.                                                                                                                                                                                                                                                                                                 | \$0                       |                                         | Moving Forward with Nueces County Negotiations     |  |
| <b>13 Packery Channel ADA Parking Lot Improvements at Jetty Ramps (Phase 7)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |                                         |                                                    |  |
| This project includes parking lots on the beach along the north side and the south side of the channel. Development of this project will be pending USACE and TGOLO approval and authorization. Project initiation schedule pending availability of funds and completion of previous phases. GLO will not allow this to be built. P&R recommends reprogramming the funds.                                                                                                                                                                                                                                                             |                           |                                         | MOVED TO ITEM #9                                   |  |
| <b>14 Periodic Survey of Channel Conditions and Shoreline</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                         |                                                    |  |
| Packery Channel monitoring began in 2003 by Texas A&M Division of Nearshore Research by the U.S. Army Corps of Engineers. They ceased monitoring efforts in 2007 and the City resumed monitoring in 2008. The program includes the collection of bathymetric data in Packery Channel and the surrounding nearshore, measurement of elevation along the adjacent beach and inland channel segment (shoreline position), elevation measurements across the Mollie Seagle Coastal Habitat Community, and measurement of current velocity in the inland channel segment.                                                                  |                           | \$1,761,446 (Lifetime Expenses to Date) | Annual agreement. Pending scope as of August 2018. |  |
| <b>15 Packery Channel Rebreath Repair</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                         |                                                    |  |
| Storm surge, strong currents, and waves from Hurricane Harvey caused damage to the slope protection and adjacent appurtenances along the banks of Packery Channel between the SH 3611 bridge and the Gulf of Mexico. Repair concepts will be developed for two alternatives, one to return the project to its approximate pre-storm conditions, and another to upgrade the project to an improved condition that is more resilient to future storm impacts. The City will procure a design consultant through the RFQ process, and the selected firm will prepare the construction plans. Post design, construction will be procured. | Added 2/13/18 \$600,000   |                                         | Design Started as of August 2018                   |  |

| PROJECTS WITH FUNDS FROM TAX INVESTMENT REINVESTMENT ZONE #2<br>CITY OF CORPUS CHRISTI                                                                                                                                                                                                                                                                                                                                                                     |                |                             |                |  |
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| RECOMMENDATIONS FOR APPROVAL January 22, 2019                                                                                                                                                                                                                                                                                                                                                                                                              |                |                             |                |  |
| PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROJECT BUDGET | EXPENSES TO DATE            | PROJECT STATUS |  |
| <b>10 Park Road 22 Bridge</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                             |                |  |
| On February 21, 2017, the TRF #2 board met and approved the amendment of using funds from TRF #2 to support the construction of two one-way bridges spanning Park Road 22. City Council approved this amendment on February 20, 2018.                                                                                                                                                                                                                      |                | Added 2/20/2018 \$4,000,000 |                |  |
| <b>11 Beach Crossover at St. Augustine &amp; Windward Dr</b>                                                                                                                                                                                                                                                                                                                                                                                               |                |                             |                |  |
| Per request of the Board Strategic Action Committee: Traffic improvement on Windward Drive at Saint Augustine Drive, for pedestrian crossing on Windward Drive to facilitate access to and from Michael J. Ellis Beach. Scope of work includes: crosswalk, access ramps, traffic signs, and pavement markings. Estimated costs are \$25,000 for the crossing and associated traffic improvements, \$10,000 for solar powered lighting, LED crossing signs. |                | \$32,000                    |                |  |



# Project Status



| #  | Project                                                                | Expense to Date | Status                                                                                                                      |
|----|------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| 1  | Packery Channel South Parking Lot Improvements                         | \$640,447       | Completed March 2006                                                                                                        |
| 2  | Packery Channel South Parking Lot, Landscaping Phase 2                 | \$145,461       | Completed March 2008                                                                                                        |
| 3  | Packery Channel Boat Ramp Parking Lot / Access Road                    | \$549,216       | Completed July 2009                                                                                                         |
| 4  | Packery Channel Boat Ramp Dredging                                     | \$431,377       | Completed April 2010                                                                                                        |
| 5  | Packery Channel South Parking Lot Restroom (Phase 1)                   | \$460,743       | Completed July 2010                                                                                                         |
| 6  | Packery Channel Parking Lot and Overlooks (Phase 2)                    | \$2,869,224     | Completed March 2012                                                                                                        |
| 7  | Packery Channel Aids to Navigation / Signage                           | \$64,500        | Completed December 2012                                                                                                     |
| 7a | Packery Channel Aids to Navigation / Signage- Hurricane Harvey Repairs | \$7,166         | Estimated Completion Feb. 2019                                                                                              |
| 8  | Packery Channel Restroom Facilities (Phase 3)                          | \$402,000       | Solar Powered Units: Complete<br>Showers: Partial Water line installed Spring 2018.<br>In process of coordinating with GLO. |
| 9  | Packery Channel Ramps to Jetties (Phase 4)                             | \$8,979         | Complete                                                                                                                    |



# Project Status



| #   | Project                                                               | Expense to Date              | Status                                                                                                             |
|-----|-----------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 10  | Packery Channel Dredging and Beach Nourishment                        | \$1,820,843                  | Last complete March 2012                                                                                           |
| 10a | Packery Channel Dredging and Beach Nourishment                        | \$350,000                    | Amending Project Plan today for dredging estimated Winter 2020. In permitting process. Waiting to hear from USACE. |
| 11  | Packery Channel Pavilion (Phase 5)                                    | \$24,000                     | At 90% Design                                                                                                      |
| 12  | Packery Channel Administration / Maintenance Building (Phase 6)       | No TIRZ funding.             | Remove Project from list.                                                                                          |
| 13  | Packery Channel ADA Parking Lot Improvements at Jetty Ramps (Phase 7) | ----                         | Moved to item #9. Remove Project from list.                                                                        |
| 14  | Periodic Survey of Channel Conditions and Shoreline                   | \$1,847,312                  | Amending Project Plan today for 2019 budget.<br>2018 Monitoring Complete. 2019 Contract terms not yet finalized.   |
| 15  | Packery Channel Revetment Repair                                      | \$417,027 (for design costs) | Preliminary Engineering Report Complete. In permitting and design phase.                                           |



# Project Status



| #  | Project                                         | Expense to Date | Status                                                                            |
|----|-------------------------------------------------|-----------------|-----------------------------------------------------------------------------------|
| 16 | Park Road 22 Bridge                             | \$0             | Waiting for Developer on Canals                                                   |
| 17 | Beach Crosswalk at St. Augustine & Windward Dr. | \$0             | Pending weather, work to begin week of 1/21/2019 w/Estimated Completion Feb. 2019 |
| 18 | Feasibility Study                               | \$3,045         | In Progress. Will be complete February 28, 2019.                                  |



# Project # 7 – Packery Channel Aids to Navigation / Signage



- 65K approved on 2/20/2018
- Estimated Completion Date: End of February 2019
- Have signs and lights to be installed
- Have to build mount poles for lights
- Need crew to remove old poles
- Pending good weather





# Project # 8 – Packery Channel Restroom Facilities (Phase 3)



Solar powered mobile units-  
Complete!





## #8- Packery Channel Restroom Facilities (Phase 3) “Showers”



- 3 Shower heads and a dressing room
  - 3A – complete within a month.
  - Zahn Road- complete next year after road is done.
- Water on 3A (need letter from County)





## #9- Packery Channel Ramps to Jetties (Phase 4) “Mobi-Mats”



Complete!  
South Packery ADA Parking Area



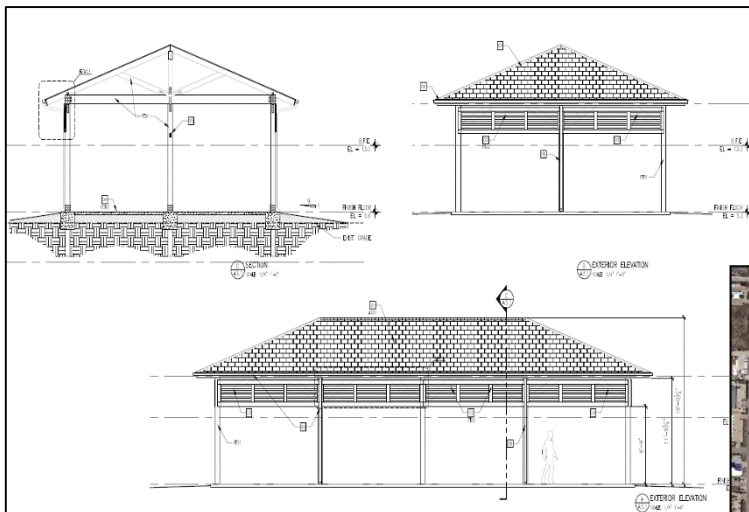
## #9- Packery Channel Ramps to Jetties (Phase 4) "Mobi-Mats"



Complete!  
North Packery ADA Parking Area



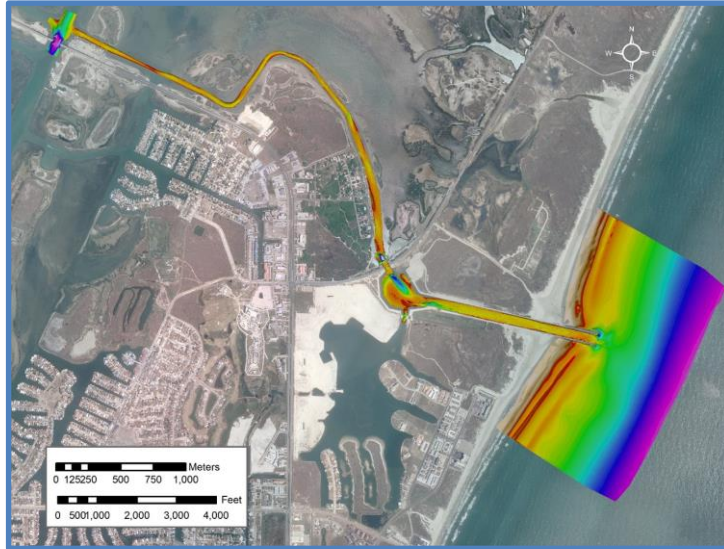
# #11 – Packery Channel Pavilion



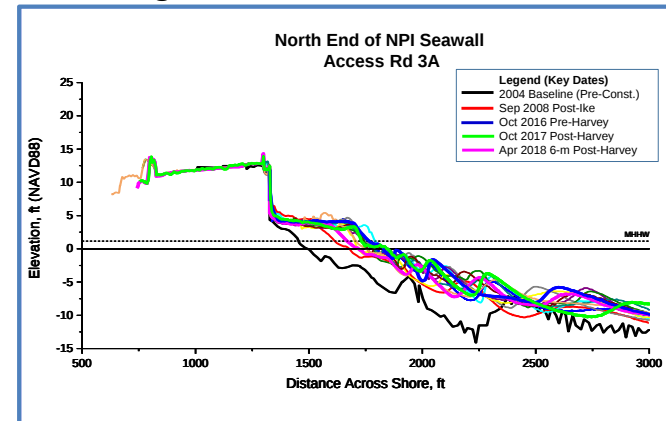
- 60' x 30' covered pavilion
- Concrete floor with new sidewalks
- Wood structure on pier foundation
- Asphalt shingle tile roof
- Controlled lighting and electrical service
- Completion scheduled for Jul '19



# #14 – Packery Channel Survey and Monitoring Program



- Provides information for decision-making process
- Trend analysis to predict need for dredging
- Coordination of dredging with beach nourishment needs
- Provides input into sustainable beach management decisions





# #15 - Packery Channel Revetment Repair



- Design started – HDR
- 4 distinct areas where repairs required
- Mitigation efforts planned
- FEMA reimbursement requested
- Permitting required





# #17 – Beach Crosswalk at St. Augustine & Windward Drive





# #10 – Packery Channel Dredging and Beach Nourishment



- Hydraulic dredging and placement of dredged material
- Restore channel to appropriate depth and cross-section
- Remove shoals that restrict navigation
- Restore the loss of beach width due to erosion





# #18- Feasibility Study



## Report Writing Completed:

- Table of Contents
- Table of Exhibits
- Economic and Demographic Overview
  - Regional Economic Trends
  - Employment trends
  - Regional Economy
  - Corpus Christi Economy
  - Demographic Trends
  - Regional Demographics
  - City of Corpus Christi Demographics
  - TIRZ District Demographics
  - Impacts on Island Development
  - Plan CC Comprehensive Plan (September, 2016)
  - Regional Parkway PEL, March 2017
  - Metropolitan Transportation Plan 2015 - 2040
- Market Overview – Multifamily, Retail, Office
  - MSA
  - Corpus Christi
  - Island
- TIRZ Development
  - Building Permits 2010-2018

## Tasks Completed:

- Kickoff Meeting with City Staff, local real estate professionals, Tourism Director, and Schlitterbahn
- TIRZ Driving Tour
- CoStar data gathered on markets
- MLS data obtained on home sales trends

## Tasks to be Completed and Added to Report:

- Forecasts on population, employment, households
- Interviews with Property Owners
- Market Overview – Tourism and Hospitality
- TIRZ Residential Trends and Commercial Uses
- TIRZ Supportable Development Projections
- TIRZ Recommendations
- TIRZ Value Analysis