



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, February 4, 2025

5:30 PM

Seashore Middle Academy
14253 S. padre Island Dr. C.C. TX. 78418

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A. Call To Order

The meeting was called to order at 5:33pm

B. Roll Call

Present: 12 - Robert Corbett, Roy Coons, Charles F. Duffley, Cheryl Segrest, Stephen Armstrong, Terry A. Palmer, Marvin Jones, Craig Thompson, William Hibbs, Alan Guggenheim, Kamran Zarghouni, and R. Bryan Gulley

Absent: 2 - Meagan Furey, and Robert Pruski

C. Public Comment

No public comment.

D. Approval of Minutes and Action on Absences

This was passed.

1. [25-0151](#) ISAC Meeting Minutes for January 7, 2025

Attachments: [ISAC Meeting Minutes 1.7.25 UNAPPROVED](#)

G. Unfinished Business

2. **22-0397** Ex-Officio Member Updates

Attachments: VCC CEO Update Letter

Parks & Recreation Advisory Committee

Jay Gardner - Forming a grants subcommittee to assist staff with identifying and securing funding for parks projects, Commodores Park layouts have been updated with all

components included, focusing on natural features and drainage. PRAC looking at Adopt-a-Park designation to include medians, etc. Parks update on their use of effluent water to keep the parks looking nice, utilizing not only their own water trucks but one that CCFD uses as well to be more efficient.

Linda Lindsey - PRAC goals include promoting Adopt-a-Park program, making parks more accessible to those with disabilities, and improving and increasing awareness of hike and bike trails. Asking that ISAC use their connections to adopt parks on the island, only a 1.5 hour commitment per month plus email check-in with something that needs improvement and something positive about the park. PRAC would like to work with ISAC on the Billish Park Skatepark Resolution, PRAC really appreciates the work ISAC did on the lifeguard pay increase and would like to continue the partnership. PRAC to discuss their budget priorities at their February meeting, ISAC always welcome to attend or send suggestions/ideas.

Visit Corpus Christi

Meredith Darden (updates submitted via email)

Visit Corpus Christ is excited to once again participate and support Barefoot Mardi Gras on March 1, 2025 through event promotion, marketing support, parade participation, visitor intercept surveys throughout the event, and new this year, an experience package specifically to support visitor engagement with the destination. We're working closely with the Padre Island Business Association and look forward to promoting one of my favorite signature events in Corpus Christi.

We're gearing up to operate our Gulf Coasters visitor engagement program once again this Spring Break operating on Padre & Mustang Islands in addition to North Beach, McGee Beach, CCIA and our downtown location in Water Street Market – positions are open and eligible candidates can apply here:

<https://www.visitcorpuschristi.com/gulf-coasters/> Must be 18 years of age to operate the gulf carts.

Finally, an update from our Board Chair on the CEO search (letter included, read to ISAC committee).

Nueces County

Dr. Bryan Gulley - No significant updates for now, work on pier is coming along nicely and moving pretty quickly, target completion estimated by the end of 2025.

3. **24-0896** Beach Updates

Darren Gurley

Getting ready for Spring Break and working on moving sand, 67 18-wheelers already moved from north Packery to the seawall, renourishing the area from the island beach house to beach marker 218, just building up the beach right now and then will move out towards the water. Should take about a week, but will keep going until the sand is gone. The sand comes from North Packery channel, a pile off Zahn Rd. that accumulates.

Permit they've been waiting on allows them to do this. Already hiring permit sellers and turtle patrols.

4. **24-0897** Parks Updates

Sergio Gonzalez, Assistant Director, Parks & Recreation

Commodores Park - meeting recently for 30% design, moved restrooms to phase 1 to align with the courts going in, added/extended the trails out so they make a larger loop around the parking lot. Hired the new Beach Rescue Superintendent, Ana (former program manager). Also hiring for lifeguards right now, will be recruiting through April. Barefoot Mardi Gras - met with Stan & Dan recently, things going well, meeting weekly as the event draws closer, reviewing safety plans thoroughly since the route is now moving up to 3A, traffic engineer waiting on the sand to be moved out to final approve the plans. Everything is moving forward.

5. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates

Attachments: ISAC ADP Sub-Committee Discussion Notes

See handout for more information.

Clarification by City Staff:

#1 on handout states that the report provided indicates that the TIRZ #2 fund will be out of money by 2028, which is not accurate. City staff is working on an updated report with an outlook past 2028, the TIRZ does not expire until 2042 and the report given to ISAC was a simplified snapshot and did not include any growth in revenues. The TIRZ financials were included as part of the ISAC purview to identify funding sources for ADP Project implementation only.

#6 on the handout states "it is our understanding that the TIRZ funds should not be used to incentivize a particular business or developer over another i.e. giving someone a leg up or creating an unfair advantage." The allowed uses of the TIRZ were discussed with the committee with the explanation that "quality entertainment and retail infrastructure" is an allowed use and that the survey was a directive from the TIRZ #2 Board to gauge the interest in such uses. Staff also clarified that the TIRZ reimburses for projects and the reimbursements are tied to milestones that a developer or business owner completes per their agreement with the city.

6. [25-0030](#) Drainage Resolution Update

Michael Dice, Director, Development Services

Proposed resolution language following 1/27/25 meeting with Homebuilder's Association:

For new construction of any residential structure on Padre Island or Mustang Island, rear and side yard slopes may not exceed 10% grade slope from the foundation to the

adjacent property except where a sealed drawing and plan have been submitted by a professional engineer licensed in the State of Texas verifying that stormwater runoff from said yard will not drain to adjacent neighboring properties. Such sealed drawings and plans must be submitted to the floodplain administrator for approval.”\

ISAC Subcommittee Proposed Language:

Builders for all new construction of any residential structure on Padre Island or Mustang Island are prohibited from constructing exterior drainage that will flood, impound water, or damage adjoining property. The side yard slope shall not exceed 10% grade slope from the foundation of the new construction to the adjacent property level. However, this requirement may be waived by the City of Corpus Christi in certain circumstances, such as corner lots, and where the engineered and stamped plans provide adequate alternatives, as described below. In addition, each new construction of any residential structure shall have a Texas state-licensed engineer design and seal plans for the above-required drainage. The plans shall be submitted to the City of Corpus Christi, including development services and the floodplain administrator, for approval. Each plan must specify the construction techniques to be used by the builder to facilitate compliance with this ordinance.

Bob Corbett - building community did not want to be constrained by any percentages of slope, concern that it leaves the community open to the same problems they are already having, thus the new proposed language.

Discussion of including language for both "rear and side yards".

Motion made by Craig Thompson to move forward with new drainage resolution as amended.

Second by Alan Guggenheim.

Passed unanimously.

H. New Business for Discussion and Possible Action

7. **25-0152** TIRZ #2 Overview & Project Updates

Attachments: ISAC Presentation 2.4.25

Please see presentation for more information.

8. [25-0153](#) FY25 Budget Priorities Discussion

Please see presentation for more information.

ISAC members to submit via email their preferred projects for consideration at March meeting.

I. Future Agenda Items

FY26 Budget Recommendations (Draft Resolution)
Island Mobility Plan Update

J. Adjournment



Dear Board Members and Stakeholders,

Since the beginning of November, the Search Committee, comprised of key stakeholders and guided by SearchWide Global, has been working diligently to identify the next CEO for Visit Corpus Christi. This process has included conducting a needs assessment, developing a position description and marketing plan, and prospecting a qualified pool of candidates.

Throughout December, SearchWide Global actively recruited and vetted top candidates. In January, the Search Committee narrowed the applicant pool and conducted first-round interviews. We are now entering the final interview stage, with in-person interviews scheduled this week with the top three candidates. We intend to narrow down the final selection next week and aim for a start time in April.

Looking ahead, assuming the final interviews go as planned, the next steps will include the selection and appointment of our next CEO, with a targeted start date in early Spring 2025. As we move through this transition, we are confident in the leadership of Interim CEO Meredith Darden and the Visit Corpus Christi staff to maintain momentum and ensure a strong start to our Spring/Summer season.

We appreciate your ongoing support and engagement in this process. Please don't hesitate to reach out to either of us if you have any questions.

Best regards,

Richard Lomax Board Chair, Visit Corpus Christi

Krystof Kucewicz Board Chair, Corpus Christi TPID

ADP Sub-Committee Meeting

January 30, 2025

Sub-Committee Members Present

Craig Thompson cthompson@hanson-inc.com
Cheryl Segrest Cheryl.Segrest@prosperitybankusa.com
Bryan Gulley drbgulley@aol.com

Subject Matter Experts Present

Jay Gardner jgardner@lja.com
JJ Hart jjhart9869@gmail.com

Meeting Discussion Items (Minutes)

1. TIRZ #2 Long-term Income-Expense Forecasting

- *The TIRZ #2 report we received indicated a one-year statement of FY24 Budgets/Actual, an accounting of TIRZ #2 CIP Projects, and commitments through 2028. The report indicates that the fund is out of money by 2028.*
- *We would like to see (help develop) the projected TIRZ#2 income spreadsheet with a realistic expectation for the Whitecap and Lake Padre projects matched with an expenditure spreadsheet for all current commitments and their expected timelines.*

2. Active ADP Project Updates:

- *Paper Streets (Sand Dollar and Crowsnest) – We understand that a consultant is working on the design and permitting for these projects. We recognize that permitting effort could take many months/a year due to wetlands, etc. We would like to recommend that the City staff and consultant look at “phasing” the project(s) to avoid delays on the entire design due to permitting issues, specifically to portions of Crows Nest.*

3. City Infrastructure Master Plans

- *The committee discussed the need to update the City’s Water and Wastewater Master Plans to incorporate recent developments and actual existing service conditions. While the recent Citywide master plan update by Pape-Dawson took a macro-look at the need for future service to developing areas with lift stations and gravity mains, we recommend that the City take a more detailed look at realistic planning, targeted at certain areas that could help foster growth within the TIRZ #2 boundaries.*

4. Palmira Avenue and PR 22 Improvements (Whitecap to Countyline) – Street and Utilities

- *There are a significant amount of existing platted lots without service to public utilities and/or roadways. We understand that this project was considered during the last round of Paper Streets but the other streets that were previously mentioned were prioritized. We recommend this project remain near the top of the list of future TIRZ #2 funded projects.*

5. General ADP / TIRZ #2 Projects

- *We will start to consolidate the list of projects (ADP, TIRZ#2, Utilities, etc.) to get a more wholistic look at the identified projects, estimated costs, etc.*
- *In an effort to visualize the limits of the TIRZ #2, we will develop/distribute a map that the Sub-committee can use to better visualize the TIRZ#2 boundaries.*

6. Comments on the recent Survey

- *There was a recent survey sent out by the City about the **North Padre Island TIRZ Community**. The e-mail stated that the purpose of the survey was “to help us determine appropriate business incentives and development programs funded through the Island TIRZ”. We wanted to reiterate that the TIRZ Funds should primarily be used for infrastructure and improvements that benefit the TIRZ. This includes public Infrastructure, public improvements, and capital maintenance of public infrastructure. This can also include payments to private parties that construct/provide public infrastructure and/or improvements. It is noted that “programs or other projects that benefit the zone” are allowable uses, but it is our understanding that the TIRZ funds should NOT be used to incentivize a particular business or developer over another i.e. giving someone a leg up or creating an unfair advantage.*

Island Strategic Action Committee

Tuesday, February 4, 2025



Agenda

- Call to order & roll call
- Approval of minutes & consideration of request for excused absences
 - 1/7/25 - Kamran Zarghouni
- Staff & Committee Updates
 - Watershore & Beach Advisory Committee (Harrison McNeil)
 - Parks & Recreation Advisory Committee (Jay Gardner)
 - Visit Corpus Christi (Meredith Darden)
 - Nueces County (Bryan Gulley)
 - Beach Updates (Darren Gurley)
 - Parks Updates (Sergio Gonzalez)
 - ADP Subcommittee Update



- **Proposed language from meeting with Homebuilders Association:**

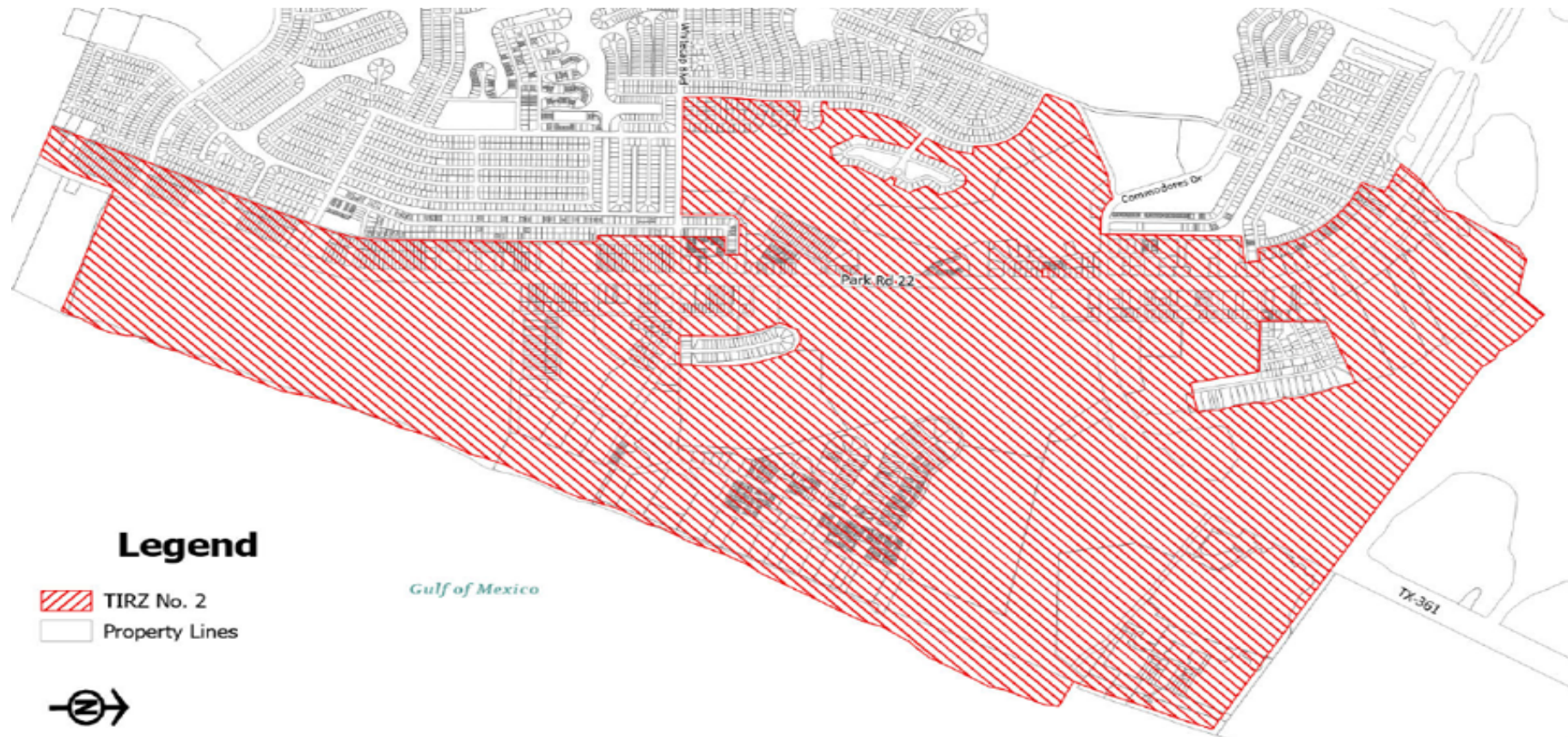
For new construction of any residential structure on Padre Island or Mustang Island, rear and side yard slopes may not exceed 10% grade slope from the foundation to the adjacent property except where a sealed drawing and plan have been submitted by a professional engineer licensed in the State of Texas verifying that stormwater runoff from said yard will not drain to adjacent neighboring properties. Such sealed drawings and plans must be submitted to the floodplain administrator for approval.”

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TIRZ #2

- Created in 2000 to support the local share of the North Padre Island Storm Damage Reduction & Environmental Restoration Project for Packery Channel
- Extended through December 31, 2042 with City & County participation



Project & Financing Plan

- The Project & Financing plan is a living document.
- It should be updated to reflect the current needs of the TIRZ area.
- The plan can be amended at any time with the recommendation of the TIRZ board and the approval of City Council

Allowed Uses:
Ongoing Packery Channel Maintenance
Improved amenities within the TIRZ
Stormwater, water, and wastewater infrastructure
Mobility, connectivity, and walkability
Environmental conservation/preservation
Quality entertainment and retail infrastructure
Water circulation and quality

Current TIRZ #2 Board

Paulette Guajardo
Kaylynn Paxson
Eric Cantu
Carolyn Vaughn
Mark Scott
Roland Barrera
Sylvia Campos
Everett Roy
Gil Hernandez

Brent Chesney
Mike Pusley
Connie Scott
John Marez

TIRZ #2 Financials

Financial Position for the Twelve Months ending September 30, 2024

	Budget	Actual
Beginning FY24 Fund Balance	\$14,269,266	\$14,269,266
Revenues Year-to-Date	6,376,252	6,557,968
Expenditures Year-to-Date:		
Briscoe King Pavilion	4,000,000	-
TIF #2 Professional Services	450,000	5,166
Transfers to CIP	9,144,053	9,544,053
Administrative Services	176,846	88,295
Ending Fund Balance as of September 30	6,874,619	11,189,720

Transfers

	<u>\$9,544,053</u>
Packery Channel Maintenance	\$1,250,000
Packery Channel Restoration Project-	\$2,620,053
Paper Street Project (Year 1 of 3)-	\$ 832,500
NPI Seawall Project (Year 1 of 3)-	\$2,775,000
Effluent Water Line Repairs (Year 1 of 2)-	\$ 166,500
Commodores Park Design-	\$ 400,000
Bridge Scour Protection Project-	\$1,500,000

TIRZ #2 Financials

	FY 25 Budget
Beginning FY25 Fund Balance	\$10,705,103
Revenues	6,403,488
Expenditures:	
Briscoe King Pavilion	4,000,000
TIF #2 Professional Services	250,000
Transfers to CIP	6,879,750
Administrative Services	184,896
Ending Fund Balance as of September 30	6,874,619

<u>Transfers</u>	<u>\$6,879,750</u>
Packery Channel Maintenance	\$1,250,000
Paper Street Project (Year 2 of 3)-	\$3,183,750
NPI Seawall Project (Year 2 of 3)-	\$1,112,500
Effluent Water Line Repairs (Year 2 of 2)-	\$1,333,500

Budget amended to include \$970,624 for the Force Main Bypass project and \$1,900,000 for the Briscoe King Pavilion Project

TIRZ #2 Financials

CIP Project Balances as of September 30, 2024

Project	Budget	Expenditures to Date	Available Balance
Park Road 22 Bridge	\$7,486,539	\$7,323,576	\$162,963
FEMA Restoration (Restoration and Sidewalk Projects)	7,575,675	2,186,516	5,389,159
Dredging	4,923,776	3,995,057	928,719
Packery Channel Capital Repairs	806,000	-	806,000
Island Mobility Plan	170,873	163,476	7,397
Whitecap and Gypsy Bridges Scour Protection	1,500,000	37,119.00	1,462,881
Sand Dollar (Verdemar Dr and Highway 361)	416,250	-	416,250
Whitecap Effluent Waterline Rehab & Extension	166,500	-	166,500
Crowsnest (Beach Access 4 to Whitecap)	416,250	-	416,250
Reserve Appropriation	27,738	-	27,738
North Padre Island Seawall Improvement	2,775,000	199,366	2,575,634
Commodore Park (Design Only)	400,000	-	400,000
Total	\$26,664,601	\$13,905,110	\$12,759,491

TIRZ #2 Projects

Parks & Infrastructure	Mobility	Developer Reimbursement
\$26,700,000	\$17,300,000	\$8,050,010

Identified Priority Projects (Parks & Infrastructure)	Identified Priority Projects (Mobility)	Identified Priority Projects (Developer Reimbursement)
Packery Channel Loop Road	Mobility Plan Implementation Phase 1	Developer Reimbursement - Lake Padre
Commodore Park Improvements	Mobility Plan Implementation Phase 2	
Briscoe King Pavilion	Pedestrian & Bike Safety Improvements Near Seawall	
Seawall Parking Lot Pavilion	Park Road 22 Pedestrian & Access Management Improvements	
Seawall Repairs, Access Improvements, & Amenities		
Multi-purpose Community Meeting Facility		
Paper Street Development		

TIRZ #2 Projects

Water/WW Infrastructure	Administration	Packery Channel Maintenance (ongoing)
\$36,479,376	\$2,000,000	\$36,150,000

Identified Priority Projects (Water/WW Infrastructure)
Sand Dollar Connection to Coral Vine Elevated Storage Tank
Waterline Extension to Padre Island
Waterline Replacement - large & small diameter
Sand Dollar Pump Station
Whitecap Wastewater Treatment Plant Improvements
Whitecap Effluent Water Reuse
Wastewater Line & Manhole Replacement
Lift Station Repair & Capital Maintenance w/in Whitecap Basin
Aquarius Lift Station Repairs



FY26 Budget Recommendations

- **February 2025**
 - Open discussion of budget priorities within ADP.
- **March 2025**
 - Subcommittee and committee members to bring recommendations forward to be considered by full committee.
 - Budget priorities resolution drafted during ISAC meeting for staff review.
- **April 2025**
 - Staff returns with resolution including staff comments and/or edits provided by Legal.
 - ISAC accepts or declines staff comments, finalizes resolution for submission to City Council.
 - Staff submits signed ISAC resolution to City Secretary for council consideration.

Island ADP Short-Term Projects (1-5 years)

Incomplete ADP Projects - Street Improvements

PR22 Median Improvements

Encantada Traffic Safety Improvement Project

Beach Access Road 2A Construction

Pedestrian & Bike Safety Improvements (Seawall area)

PR22/DH361 Intersection Improvements Study & Implementation (TxDOT)

Incomplete ADP Projects - Utility/Infrastructure Improvements

Whitecap Wastewater Treatment Plant Improvements

Whitecap Wastewater Treatment Plan Odor Control & Bulkhead Improvements

Street Improvement Projects

Completed: 16/23

In Progress: 2/23

(Island Mobility Plan & JFK Causeway Improvements)

Park & Trail Improvement Projects

Completed: 9/9

Utility/Infrastructure Improvement Projects

Completed: 4/7

In Progress: 1/7

(Impact Fee Study)

Island ADP Mid-Term Projects (6-10 years)

Incomplete ADP Projects - Park & Trail Improvements

Seawall Repairs, Access Improvements, & Amenities	
Seawall Parking Lot Pavilion	
Ulberg Park Improvements	
Shamrock Island Restoration	GLO Project
Mustang Island Bayside Wetlands Restoration	GLO Project
Packery Channel Nature Park Habitat Restoration	GLO Project

Incomplete ADP Projects - Street Improvements

PR 22 Pedestrian Access Management Improvements	
Mobility Plan Implementation Phase 1	TIRZ #2 funding - \$2M
Packery Channel Loop Road	

Incomplete ADP Projects - Utility/Infrastructure Improvements

Whitecap Wastewater Treatment Plant Improvements	
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Island ADP Long-Term Projects (6-10 years)

Incomplete ADP Projects - Park & Trail Improvements

Bike Path from Bali Park to Padre Island
National Seashore

*Incorporated into the mobility plan.

Multi-Purpose Community Meeting
Facility

*Identified as a priority in the Commodore Park MP.

Incomplete ADP Projects - Street Improvements

Mobility Plan
Implementation Phase 2

TIRZ #2 Funding - \$2M



Next Meeting Date

Tuesday, March 4th
City Hall - 6th floor conference room

Future Agenda Items

Island Mobility Plan Update
FY26 Budget Recs (Draft Resolution)