

Proposed Fiscal Year 2025 Budget Type A



Board Presentation
July 15, 2024



Budget Overview-Seawall

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Beginning Fund Balance	18,668,255	18,963,375	19,461,412	19,461,412	8,252,415
Total Revenue	9,709,534	9,529,580	9,529,580	9,394,411	9,264,946
Total Expenditures	8,916,377	17,105,698	20,605,698	20,603,408	16,666,122
Ending Fund Balance	19,461,412	11,387,257	8,385,294	8,252,415	851,239



Budgeted Revenues-Seawall

	FY2023 Actuals	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Sales Tax*	8,900,858	8,895,327	8,895,327	9,085,276	9,085,276
Interest and Investment Income	775,984	634,253	634,253	309,135	179,670
Net Inc/Dec in FV of Investment	32,692				
Total	\$ 9,709,534	\$9,529,580	\$9,529,580	\$9,394,411	\$9,264,946

* 1/8 cent voter approved sales tax



Proposed Expenses-Seawall

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Seawall Administration	765	10,000	10,000	7,710	10,000
Transfer to General Fund for Administrative Services	166,392	150,558	150,558	150,558	242,508
Transfer to Seawall Debt Service	2,849,220	2,860,140	2,860,140	2,860,140	2,857,896
Transfer to Seawall CIP Fund*	5,900,000	14,085,000	17,585,000	17,585,000	13,555,718
Total	8,916,377	17,105,698	20,605,698	20,603,408	16,666,122

*Funding for proposed CIP projects detailed on next page



CIP-Seawall Project Budgets and Proposed FY 25 Projects

Description	FY 25	Current Status
Museum of Science and History - Improvements (Design) (New Project)	\$265,625	New project to provide assessment and early design of needed improvements to the interior and exterior at the Museum of Science and History. \$265,625 for design requested in FY2025
Museum of Science and History - HVAC System Improvements (New Project)	\$1,064,000	New project to design and installation of a new stand-alone HVAC system at the Museum of Science and History. \$1,064,000 for design and HVAC purchase requested in FY2025 with additional \$1,236,000 in construction funding in FY2026
Total New Projects	\$1,329,625	



Approved FY2024 CIP-Seawall

FY 2024 *Approved* Seawall and Flood Protection System Capital Improvement Program Budget Summary

No.	Project Name	Transferred to CIP	FY 23-24	FY 24-25	FY 25-26
Facilities					
1	Art Center Repairs - 21126	2,800,000			
2	Art Museum Repairs - 21124	1,500,000			
	Art Museum HVAC		3,500,000		
3	Shoreline Fountain	1,100,000			
3	Water Garden	9,100,000			
Marina					
4	Marina Boat Haul Out/Office/Retail Facility -	700,000	7,000,000		
5	Coopers Boaters Facility	350,000	4,450,000		
6	Dredging - People T Head		220,000	1,700,000	1,700,000
7	Marina Piers A,B,C,D & L	17,400,000			
8	New Peoples Boardwalk Repairs	3,100,000	1,050,000	7,800,000	
9	Parking Lot Resurfacing - L Head		865,000		
10	Replacement of Finger Piers - L,S & T				160,000
Flood Protection					
11	Floodwall Replacement at Science Museum - E16319	1,350,000		2,300,000	
12	Harbor Point East Connectivity (New Project)			550,000	2,000,000
13	Salt Flats Levee Improvements - E17117	1,750,000			
14	Seawall Capital Repairs	1,500,000	500,000	500,000	
Breakwater					
15	Breakwater Renovation Phase 2 - 21130 (Marina Breakwater Assessment)	560,000			
	Total	41,210,000	17,585,000	12,850,000	3,860,000

Expiration of
1/8 cent sales tax



Proposed FY2025 CIP-Seawall

FY 2025 *Proposed* Seawall and Flood Protection System Capital Improvement Program Budget Summary

No.	Project Name	Transferred to CIP	FY 24-25	FY 25-26	FY 26-27
Facilities					
1	Art Museum HVAC	3,500,000			
2	Museum of Science and History - Improvements (Design)		265,625	-	
3	Museum of Science and History - HVAC Systems Improvements		1,064,000	1,236,000	
Marina					
4	Boat Haul Out/Office/Retail Facility	7,700,000	1,000,000		
5	Coopers Boaters Facility	4,800,000	1,000,000		
6	Dredging - People T Head	220,000	4,000,000		
8	New Peoples Boardwalk	4,150,000	7,376,093		
9	Parking Lot Resurfacing - L Head	865,000		735,000	
7	Replacement of A,B,C,D & L Piers	17,400,000			
10	Replacement of Finger Piers - Lawrence Street T-Head			500,000	3,500,000
Flood Protection					
11	Floodwall Replacement at Science Museum	1,350,000	2,300,000		
12	Harbor Point East Connectivity (New Project)		550,000	2,000,000	
13	Seawall Capital Repairs	2,000,000	500,000		500,000
Breakwater					
14	Breakwater Renovation Phase 2 (Marina Breakwater Assessment)	560,000			
Total		42,545,000	18,055,718	4,471,000	4,000,000
Less Transfer of Seawall CIP reserves			(4,500,000)		
Transfer to CIP			13,555,718		

Expiration
of 1/8 cent sales tax

FY 25 Proposed Seawall CIP Projects

Art Museum HVAC

This project consists of the installation of stand alone HVAC chiller equipment at the SEA District Facilities - Art Museum (Johnson and Legorreta Building) - currently tied to the American Bank Center (ABC) Convention Center Central Cooling Plant. Minor modifications will be required to the ABC chiller system as the other facilities are taken off-line. Due to the Legorreta Building losing chiller operation, it is recommended that the majority of HVAC systems in the overall facility be replaced.

Museum of Science and History – Improvements (Design)

The existing building was established in 1957 and has undergone several major improvements and additions, with the most recent being the Discovery Hall in 2001. The museums age, combined with the high salinity in the air and a corrosive environment, has led to elevated levels of corrosion, deterioration of masonry, paint damage, and equipment damage. Uncontrolled humidity may cause issues such as mold, mildew, wood swelling and warping. Capital improvements are necessary for the proper management of this city-owned asset and to enhance the overall customer experience. These repairs will extend the useful life of the facility.

Museum of Science and History – HVAC Systems Improvements

This project consists planning and design for the installation of stand alone HVAC chiller equipment and systems at the Corpus Christi Museum of Science and History. The museum is currently tied to the American Bank Center Convention Center(ABC) Central Cooling Plant. Modifications will be required to the ABC chiller system as the other facilities are decoupled. Identification and replacement of air handlers, piping, ducting, fan coil units, cooling towers, and other equipment that has reached the end of useful life. Construction and improvements of mechanical rooms for the new equipment. Installation of new building controls.

FY 25 Proposed Seawall CIP Projects

Boat Haul Out/Office Retail Facility

This project will provide a more adequate facility given the current and future volume of Marina tenants, the boating community and general public gathering in this centralized location. Creating a new Marina Office with the rehabilitation of the Haul Out and Retail Shop will enable the Marina to become more profitable and provide better services to our existing and future customers.

Coopers Boaters Facility

This project will provide an adequate facility for the increased volume of both tenants and the general public. Creating a new Boater's Facility with additional restrooms/showers, increasing the number of washers and dryers, upgrading the secured door access to be uniform with the other facilities and modernizing the public restrooms would increase customer satisfaction.

Dredging – People T Head

The Marina would be dredged around People's Street T-Head: around the north side near Laundries, near G and H piers. Special construction and costs might occur since it is in the water. Sustainable principles will be maximized in the design, development and construction of the project in accordance with City Ordinances and Objectives and other applicable laws and executive orders. Energy conservation and environmentally safe measures will be incorporated in this project wherever feasible, practical or required by regulation. Energy and natural resource conservation measures will be maximized in the design to the extent possible

FY 25 Proposed Seawall CIP Projects

New Peoples Boardwalk

This project is planned for a new Boardwalk for tourists, tenants and the general public. Additionally, a new concrete restaurant pad will be added for vendor /tenant. The new Boardwalk will include new wood, upgraded electrical and water utilities which will restore stability and safety to this area. The boardwalk will be useful to tenants and safe for all. This project will increase pedestrian traffic, and will maintain a safe environment for the City's visitors. The project will be planned over at two year period

Parking Lot Resurfacing – L Head

The project consists of the resurfacing, new pavement and striping of the large parking lot on Coopers L Head by the public boat ramp. The new pavement and striping will assist the public, visitors and tenants to know where parking is allowed; and assist boats entering the boat ramp area to launch their vessels

Replacement of A,BC,D & L Piers

The project consists of the dredging marina pier area and replacement of five piers, A, B, C, D and L will upgrade and greatly improve the existing aged infrastructure. This will provide modern piers and increase the volume of Marina Tenant and visiting vessel traffic to the Marina. Replacing Piers A, B, C, D & L with new materials and making upgrades to the infrastructure makes the Marina more marketable. This results in the Marina being more profitable as well as providing better amenities to our existing and future customers.

FY 25 Proposed Seawall CIP Projects

Replacement of Finger Piers - Lawrence Street T-Head

This project is planned for a new Boardwalk for tourists, tenants and the general public. Additionally, a new concrete restaurant pad will be added for vendor/tenant. The new Boardwalk will include new wood, upgraded electrical and water utilities which will restore stability and safety to this area. The boardwalk will be useful to tenants and safe for all. This project will increase pedestrian traffic, and will maintain a safe environment for the City's visitors. The project will be planned over at two year period

Floodwall Replacement of Science Museum

This project includes construction of new floodwall at Corpus Christi Museum of Science & History and bulkhead from the existing Corpus Christi Ship Channel Overlook just east of the Harbor Bridge eastward along the shoreline of the Ship Channel to the west extent of the City's existing seawall at the Art Museum of South Texas. The project limits include property owned by the City, the Port of Corpus Christi Authority (PCCA), and United States Army Corps of Engineers (USACE).

Harbor Point East Connectivity (New Project)

This project will consist of restoring /renovating the elevated platform/walkway at the Science and History Museum and to create a connection between the Water Garden and the new Port of Corpus Christi Harbor Point East project.

FY 25 Proposed Seawall CIP Projects

Seawall Capital Repairs

The Corpus Christi Seawall was originally constructed from 1939 to 1942. With initiation of the Seawall Maintenance sales and use tax, a major project was completed in 2007 (\$43.4 million) to address advanced levels of deterioration of the Seawall system. Funding levels programmed in the CIP are anticipated to address routine maintenance issues.

Breakwater Renovation Phase 2 (Marina Breakwater Assessment)

This project consist of a feasibility study and plan for the breakwater renovations. A breakwater is designed to reduce wave energies to marina facilities and vessels stored in the area such as a bay, marina or shipping channel. Once this study is completed a proposed plan will be budgeted and created to implement the renovations.



Budget Overview-Seawall Debt Service

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Beginning Fund Balance	1,435,212	1,473,741	1,494,875	1,494,875	1,542,418
Transfer From Sewall Fund	2,849,220	2,860,140	2,860,140	2,860,140	2,857,896
Interest and Investment Income	60,707	39,128	39,128	47,550	34,193
Total Revenue	2,909,927	2,899,268	2,899,268	2,907,690	2,892,089
Debt Service-Principal and Interest	2,850,264	2,860,144	2,860,144	2,860,147	2,857,892
Total Expenditures	2,850,264	2,860,144	2,860,144	2,860,147	2,857,892
Ending Fund Balance	1,494,875	1,512,865	1,533,999	1,542,418	1,576,615



Budget Overview-Arena Facility

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Beginning Fund Balance	12,412,631	10,097,687	10,500,386	10,500,386	8,729,101
Total Revenue	9,395,294	9,347,525	9,347,525	9,444,233	9,258,997
Total Expenditures	11,307,538	11,217,808	11,217,808	11,215,518	17,480,259
Ending Fund Balance	10,500,386	8,227,404	8,630,103	8,729,101	507,840



Budgeted Revenues-Arena Facility

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Sales Tax*	8,900,858	8,895,327	8,895,327	9,085,276	9,085,276
Interest and Investment Income	448,647	452,198	452,198	358,957	173,721
Net/Inc in FV of Investment	45,789				
Total	9,395,294	9,347,525	9,347,525	9,444,233	9,258,997

* 1/8 cent voter approved sales tax



Proposed Expenses-Arena Facility

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Arena Administration	764	10,000	10,000	7,710	10,000
Arena Maintenance and Repair ¹	400,000	400,000	400,000	400,000	-
Transfer to General Fund for Administrative Services	101,628	144,177	144,177	144,177	232,764
Transfer to Arena Debt Service ²	3,451,260	3,523,536	3,523,536	3,523,536	-
Transfer to Arena CIP*	6,500,000	1,800,000	1,800,000	1,800,000	13,078,500
Transfer to Visitor Facilities*	853,886	5,340,095	5,340,095	5,340,095	4,158,995
Total	11,307,538	11,217,808	11,217,808	11,215,518	17,480,259

¹Arena Maintenance and Repair is included in the transfer to Visitors Facilities Fund

²Reserved fund balance in the debt service account will be used to make the final dept payment; transfer is not needed

*Detail on following pages

Transfer to Arena CIP

FY 25 Proposed American Bank Center Arena CIP Projects

No.	Project Name	FY 22-23	FY 23-24	FY 23-25	FY 25-26	Total Project
1	Arena Access Control Phase 3		225,000			225,000
2	Arena Marketplace Build Out		300,000			300,000
3	Arena Exterior Improvements		1,800,000			1,800,000
4	Arena City Terrace and Suite Enhancements	605,822	3,196,473			3,802,295
5	Arena Deferred Life Safety Improvements		250,000	2,345,000		2,595,000
6	Arena HVAC Improvements		5,950,000	2,400,000		8,350,000
7	Arena Spot Light Platform		75,000	100,000		175,000
8	Arena Fire Alarm System Upgrades			150,000	850,000	1,000,000
9	Arena Roof Replacement			560,000	3,940,000	4,500,000
10	Arena Rehabilitation and Improvements			322,000	2,411,500	2,733,500
	Total	605,822	11,796,473	5,877,000	7,201,500	25,480,795

*** Projects in yellow are new projects for FY 25**

FY 25
Proposed
American
Bank
Center
Arena CIP
Projects

Arena Access Control Phase 3

This is phase 3 of the Access Control project. This is the final phase of adding key card access to all doors and spaces to provide proper security and access. Upon completion of project both the arena and convention center side of the American Bank Center will be updated to controlled access.

Arena Marketplace Build Out

The goal of this project is to expand area to enhance the patron experience by improving traffic flow as well as adding a Concessions Grab N Go concept for more concessions points of sale in both the Convention Center and Arena

FY 25
Proposed
American
Bank
Center
Arena CIP
Projects

Arena Exterior Improvements

This project will address Arena's South and West sides which will include removing existing landscaping, selectively demolishing 640 square feet of concrete sidewalk, removing the existing block retaining wall at the statue, excavation for new retaining walls, performing earthwork/fill/base material, constructing a 730 linear feet concrete retaining wall, replacing 640 square feet of concrete sidewalk, installing new landscaping and materials, electrical work (light fixtures, conduit, etc.), and irrigation systems.

Arena City Terrace and Suite Enhancements

This project will enclose a 2,200 square foot section of the City Terrace making it a part of the Suite concourse. The scope includes engineer stamped construction plans, the addition of a bar/lounge area to service the suite holders, Furniture Fixtures & Equipment, and the construction of a new bar in the current Club Lounge location.

FY 25
Proposed
American
Bank Center
Arena CIP
Projects

Area Deferred Life Safety Improvements

This project will consist of replacement and improvements to the mechanical systems that include the refrigerant monitoring system, water treatment system, ammonia safety pressure relief valves, electrical distribution equipment, building automation system controls, and life safety egress door hardware repairs

Arena HVAC Improvements

This project consists of replacement of the existing 1,000-ton Chillers #1 and #2, Arena dehumidification system improvements and external repairs to the building envelope to prevent leaks in the Arena.

FY 25
Proposed
American
Bank Center
Arena CIP
Projects

Arena Spot Light Platform

The project consists of building a platform for the spotlights on the North East corner of the arena so they sit at the same level as the spotlights on the South East corner of arena. Current spotlights sit on temporary staging on top of lighting booth.

New Project-Arena Fire Alarm System Upgrades

The project consists of fire alarm upgrades to meet current code requirements. Fire Alarm announcements need to play through PA system for persons in bowl seating. PA amplifiers need Emergency power.

FY 25

Proposed

American

Bank Center

Arena CIP

Projects

New Project- Arena Roof Replacement

This project consists of the removal and replacement of the existing Arena roofing system. Install new two-ply SBS Modified Bitumen Roof System with 20-year Manufacturer's Warranty for approximately 82,000 SF. Remove and reinstall ANSI/SPRI ES-1 compliant copings, incorrectly installed and failing metal copings and cast stone copings as well as failing sealant joints throughout. Provide new drain domes and abate corroded drain bodies. Repair existing roof metal deck where corroded and patch where holes are present.

New Project- Arena Rehabilitation and Improvements

The project consists of various improvements, renovations, and replacements to the level 2 of the Arena as needed to include but not limited to mechanical systems, electrical improvements, plumbing repairs, building controls, restrooms, audio and visual enhancements, improvements to suites, and network system upgrades.



Transfer to Visitors Facilities

	Fiscal Year 2024	Fiscal Year 2025
Professional Services	480,920	679,934
Ice Plant Rental	230,000	280,000
Flood Insurance	45,779	21,593
Windstorm Insurance	158,689	271,667
Property Insurance	100,707	49,351
IT Allocation	249,000	261,450
Arena Maintenance & Repairs	-	400,000
Engineering Projects	-	600,000
Arena Co-Promotion*	525,000	1,070,000
Capital Projects*	3,550,000	525,000
Total Transfer from Arena Fund	5,340,095	4,158,995

* Detail on following pages



Arena Marketing Co-Promotion

Funding for additional familiarization trip (FAM) tours, concert event bookings, production of two shows, and one time funding in 2024 to celebrate the 20th Anniversary of the Arena.

	Fiscal Year 2024	Fiscal Year 2025
Corpus Christi Ice Rays	100,000	100,000
Texas A&M - Corpus Christi Islanders	100,000	100,000
Buc Days	100,000	100,000
Concert Co-Promotion	120,000	240,000
20 th Anniversary Events	500,000	-
Attract New Events/Concerts (Talent Buying)	250,000	400,000
Create & Promote Local Events	120,000	100,000
Sport Commission/FAM Tour Promotions	60,000	30,000
Total Co-Promotion	1,350,000	1,070,000
<i>Unspent Co-Promotion from Prior Years</i>	<i>825,000</i>	<i>-</i>
<i>FY 2024 Transfer to Visitor Facilities Fund</i>	<i>525,000</i>	<i>1,070,000</i>



Capital Projects

	Fiscal Year 2025
Main Kitchen Walk-in Over-Haul	75,000
Cleaning Equipment Replacement	150,000
Kitchen Equipment Replacement	75,000
Warehouse Walk-in Doors Replacement	25,000
Parking Garage Fencing Improvements	100,000
Seat Wayfinding Signage	75,000
Trash Cans Replacement	25,000
Total Projects	525,000

Projects are managed by OVG 360



Budget Overview-Arena Debt Service

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Beginning Fund Balance	3,204,363	3,194,601	3,380,385	3,380,385	3,595,048
Transfer From Arena Fund	3,451,260	3,523,536	3,523,536	3,523,536	-
Interest and Investment Income	207,111	130,277	130,277	214,667	139,074
Proceeds of refunding GO bonds	9,510,000				
Total Revenue	13,168,371	3,653,813	3,653,813	3,738,203	139,074
Debt Service-Principal and Interest	3,491,557	3,523,540	3,523,540	3,523,540	3,522,360
Transfer to Escrow/Bond issuance Costs	9,500,793				
Total Expenditures	12,992,349	3,523,540	3,523,540	3,523,540	3,522,360
Ending Fund Balance	3,380,385	3,324,874	3,510,658	3,595,048	211,762



Budget Overview-Business & Job Development

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Beginning Fund Balance	1,742,150	1,204,058	780,086	780,086	305,910
Total Revenue	66,655	9,884	9,884	22,200	1,910
Total Expenditures	1,028,718	1,125,656	1,125,656	496,376	307,820
Ending Fund Balance	780,086	88,286	(335,686)	305,910	-



Budgeted Revenues-Business & Job Development

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Interest and Investment Income*	67,707	9,884	9,884	22,200	1,910
Net Inc/Dec in FV of Investment	(1,052)				
Total	66,655	9,884	9,884	22,200	1,910

* Business and Job Development no longer receives sales tax funding through Type A effective March 31,2018



Proposed Expenses-Business & Job Development

	FY2023 Actual	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Affordable Housing	496,667	670,560	170,560	-	-
Major Business Incentive Project	532,051	455,096	955,096	496,376	137,260
Transfer to Type B - Housing	-	-	-	-	170,560
Total	1,028,718	1,125,656	1,125,656	496,376	307,820

Staff recommends utilizing the \$137,260 for capital improvement projects at Whataburger Field.



Affordable Housing

Projects	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Fish Pond Development	500,000		-	-
The ALMA at Greenwood	160,560	160,560	-	-
Homebuyer Assistance Program	10,000	10,000	-	-
Total	670,560	170,560	-	-

Transfer to Type B Affordable Housing

\$170,560

Affordable Housing Transfer

Staff Recommendation:

Transfer the remaining uncommitted funds of \$170,560 from the Type A affordable housing fund to the Type B affordable housing fund to close out the Type A fund.



Major Business Incentives

Projects	FY2024 Original Budget	FY2024 Amended Budget	FY2024 Estimated Actuals	FY2025 Proposed Budget
Texas A&M - Civil & Industrial Engineering	455,096	455,096	455,096	
Whataburger Field Upgrades	-	26,725	26,725	137,260
Del Mar Foundation Grant Process Technology		14,555	14,555	
Fishpond		458,720		
Total	455,096	955,096	496,376	137,260

Whataburger Field Upgrades

Purpose:

To comply with recently amended PDL requirements to expand protective netting and to replace high-traffic pedestrian areas of original concrete identified for cracking and breakage.

Staff Recommendation:

Utilize the remaining Major Business Incentive funds of \$137,260 for fan safety and original concrete infrastructure at Whataburger Field.

