



AGENDA MEMORANDUM

Corpus Christi B Corporation September 15, 2025

DATE: September 05, 2025

TO: President and Honorable Board Members,
Corpus Christi B Corporation

FROM: Heather Hurlbert, CPA, CGFO
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Texas State Aquarium (TSA) Parking Lot Project

CAPTION:

Public hearing and resolution authorizing a Texas State Aquarium ("TSA") Parking Lot Project, in an amount of up to \$2,000,000.00, for improvements to the TSA visitor parking infrastructure on North Beach.

SUMMARY:

This Resolution approves the Texas State Aquarium Parking Lot Project, for improvements to the TSA parking lot, located under the old Harbor Bridge, for visitor parking infrastructure on North Beach, to resurface the 203,400 sq ft primary 432 parking space parking lot.

BACKGROUND AND FINDINGS:

On July 15, 2024, the Corpus Christi B Corporation Board approved the Fiscal Year 2024–2025 operating budget for Economic Development. Included in that approval was \$2,000,000 for a Texas State Aquarium (TSA) parking lot project at TSA's newly acquired property at 3002 Seagull Blvd. This site was purchased to help offset the anticipated loss of parking during the demolition of the old Harbor Bridge. The scope of work included surface work, drive aprons, lighting, & landscaping.

Currently, TSA and the USS Lexington Museum operate four paid parking lots with a total of approximately 715 spaces. The largest lot, located under the old Harbor Bridge, provides 65% of total parking capacity and is the primary parking area for Aquarium visitors. TSA attracts more than 500,000 visitors annually, making reliable parking critical for both the Aquarium and nearby North Beach businesses.

The demolition of the old Harbor Bridge has now been delayed until after Labor Day 2025. During this extended timeline, the Harbor Bridge lot will remain in heavy use. While the demolition contractor is responsible for returning the lot to its pre-demolition condition, this work will not

include resurfacing. Without resurfacing, the lot will continue to deteriorate, creating long-term usability and safety concerns. To address this, TSA is requesting that the \$2,000,000 previously approved for the Seagull Blvd lot be reallocated to resurface the Harbor Bridge lot. This adjustment ensures that critical visitor-serving infrastructure remains reliable, supporting continued economic activity on North Beach.

ALTERNATIVES:

The Board may choose not to approve the TSA Parking Lot Project or may amend the scope of work as proposed or the dollar amount associated. However, failure to support the TSA parking lot project would limit parking availability and quality for North Beach visitors, potentially reducing tourism activity and the positive economic impact generated by the Texas State Aquarium and surrounding attractions.

FINANCIAL IMPACT:

The financial impact is an amount up to \$2,000,000, to be funded from the Type B Economic Development Fund.

Funding Detail:

Fund:	1146 Type B Economic Development
Organization/Activity:	15010 Major Business Incentive Project
Mission Element:	57
Project # (CIP Only):	
Account:	530000 Professional Services
Amount:	

RECOMMENDATION:

Staff recommends approval of the Texas State Aquarium (TSA) Parking Lot Project.

LIST OF SUPPORTING DOCUMENTS:

Presentation