



AGENDA MEMORANDUM

Discussion and Possible Action Item for the Tax Increment Reinvestment Zone #2 Meeting of
October 14, 2025

DATE: October 10, 2025

TO: Board of Directors
Tax Reinvestment Zone No. 2

THROUGH: Peter Zaroni, City Manager

FROM: Dan McGinn, Interim Assistant City Manager
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Discussion and Possible Action to Approve the Skatepark Project for Billish Park

CAPTION:

Discussion and possible action to approve the Skatepark Project for Billish Park, funding the design and construction of the skatepark in an amount not to exceed \$700,000.00, and reallocating \$700,000.00 from the Sand Dollar CIP Tax Increment Reinvestment Zone #2 (TIRZ #2) Paper Street Project towards the Skatepark Project for Billish Park and amending FY 2026 Capital Budget.

SUMMARY:

Discussion and possible action to approve the Skatepark Project for Billish Park, funding the design and construction of the skatepark in an amount not to exceed \$700,000 from the Sand Dollar CIP Paper Street Project capital budget.

BACKGROUND AND FINDINGS:

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

The Paper Street projects, Crowsnest and Sand Dollar Avenue, have long been ISAC's priorities and were included in the approved Project and Financing Plan for the TIRZ #2 extension. Design work for both streets is nearing completion; however, based on the most recent Opinion of Probable Construction Cost (OPCC), the \$7.7 million budget is not sufficient to fully fund construction of either Sand Dollar Avenue or Crowsnest Street. Given these constraints, ISAC supports reallocating \$700,000 from the Paper Street

Project to advance the development of a future skatepark at Billish Park.

The Sand Dollar Avenue (Verdemar Drive to Highway 361) Capital Improvement Project has a total estimated cost of \$6,680,568, which includes design, engineering, administrative fees, and partial construction. Of this amount, \$1,531,532 is allocated in FY 2026. The proposed reallocation of \$700,000 to the skatepark would reduce FY 2026 funding to \$831,532. To maintain the City's FY 2026 funding commitment of \$1,531,532, the reallocated amount will be backfilled with TIRZ #2 CIP reserve funds.

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

The proposed Billish Park Skatepark would be a key community amenity supporting both economic development and quality of life objectives within the TIRZ #2 boundary. As a City-maintained park, Billish Park serves residents and visitors year-round. The addition of a skatepark would enhance recreational offerings, attract youth and family activity, and complement ongoing efforts to position North Padre Island as a vibrant and active coastal destination.

ALTERNATIVES:

The Board may decide not to approve the reallocation and instead keep the \$700,000 in the Sand Dollar Avenue Paper Street Project. The skatepark project would be delayed while staff explores alternative funding sources.

FISCAL IMPACT:

The fiscal impact is \$700,000 from the Sand Dollar Avenue Paper Street Capital Improvement Project, spanning from Verdemar Drive to Highway 361.

FINANCIAL DETAIL:

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

RECOMMENDATION:

Staff recommends discussion and possible action approving the Skatepark Project for Billish Park.

LIST OF SUPPORTING DOCUMENTS:

Presentation
CIP Project Sheets for Sand Dollar and Crowsnest