



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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<p align="center">Type B Economic Development Funding for Texas State Aquarium (TSA) Parking Lot Project</p>

CAPTION:

Motion authorizing a business incentive agreement with the Texas State Aquarium ("TSA") in an amount of up to \$2,000,000.00, for a project funding improvements to the Aquarium's visitor parking lot infrastructure on North Beach.

SUMMARY:

This motion approves funding 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, 203,400 sq ft, 432 parking spaces, 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 \$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) agreement in an amount of \$2,000,000 to be funded in FY 26.

LIST OF SUPPORTING DOCUMENTS:

Presentation