



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Island Strategic Action Committee

Tuesday, December 2, 2025

5:30 PM City Hall 1201 Leopard St. 6th Floor Conference Room

The City of Corpus Christi promotes participation regardless of race, color, national origin, sex, age, religion, disability or political belief. Reasonable accommodation is provided upon request and in accordance with the Americans with Disabilities Act. For assistance or to request a reasonable accommodation, contact (361) 826-3300 at least 48 hours in advance. Upon request, this information can be available in larger print and/or in electronic format.

A. Call To Order

The meeting was called to order at 5:35pm

B. Roll Call

Present: 10 - Meagan Furey, Roy Coons, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, R. Bryan Gulley, Lauren Harris, and Sandy Graves

Excused: 2 - Cheryl Segrest, and Kamran Zarghouni

C. Public Comment

Kaylynn Paxson, District 4 - speaking for County Commissioner Brent Chesney, stressing the importance of the project, challenges with construction, appreciates the support of ISAC.

Terry Palmer, ISAC Member speaking as Island resident - question about the restriping of Commodores Bridge, the bike lanes have been removed.

D. Approval of Minutes and Action on Absences

This was passed.

1. [25-1867](#) Meeting Minutes for the Island Strategic Action Committee (ISAC) for November 4, 2025

Attachments: [ISAC Minutes 11.4.25 DRAFT](#)

G. Unfinished Business

2. [22-0397](#) Ex-Officio Member Updates: Parks & Recreation Advisory Committee, Nueces County, and Visit Corpus Christi

Parks & Recreation Advisory Committee (Jay Gardner)

- PRAC did not know that there are beach access wheelchairs, can call a number ahead of time for them to be delivered to a location along the stretch of beach, funded by a 2023 GLO grant. PRAC is forming a pedestrian and bicycle subcommittee, very interested in the upcoming 2050 MTP that the MPO is working on.

Nueces County (Bryan Gulley)

- Bob Hall Pier should be finished in February, the restaurant will be 6-8 months behind, all of the electric service is in the restaurant so there won't be any lights until the restaurant is finished, looking into options like generators, etc. Contract awarded for living shoreline, around \$5M, paid for by grants, will start pretty soon, boardwalk contract should be approved soon, planting first, Packery channel area first then move back towards the boardwalk. \$7.2M from BP oil spill, grant writer at the county, looking at options through county grants for projects on the island.

Visit Corpus Christi (Not in attendance)

3. **24-0896** Beach Updates provided by Darren Gurley, Gulf Beaches and Natural Resources Superintendent, Parks & Recreation Department

Not in attendance.

4. **24-0897** Parks Updates provided by Sergio Gonzalez, Assistant Director, Parks and Recreation Department

Staff exploring a potential groundbreaking for Commodores Park, no official decision yet, staff will let ISAC know if/when it is scheduled.

5. **25-1868** Engineering Project Updates

Engineering staff not in attendance. Staff collected questions from ISAC members, Engineering to attend January ISAC meeting to provide updates on island projects including the JFK Causeway.

6. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates provided by Craig Thompson, Island ADP Subcommittee Chair

ADP Subcommittee/Bond 2026

1. JFK Causeway – want to stick with the momentum, if the only hold up is lack of funding, that is addressed by the bond. JFK feels like more of a citywide/regional project.

- Want it to be useable, large enough to be of value, have proper drainage, lighting, etc. Amenities that would be very nice, it's the entrance to the island for both visitors and residents alike. Not a great look, needs to be better looking and welcoming.

- Comment about third dot on slide that says TXDOT does not allow the city to make improvements to anything they own not being correct, follow back up with Engineering.

2. Commodores Park Phase 2 – more momentum, want to keep it up, moving forward

with NTP and a potential groundbreaking. Committee very interested in this project and want to see it completed.

3. Paper Streets – a priority of ISAC, very worthwhile but they understand that it may be difficult to get them put on the bond, again want to keep the momentum going, could generate some immediate funds with the property values, increase will go straight into the TIRZ, not sure that it is the most important but definitely deserves recognition.

H. New Business for Discussion and Possible Action

7. 25-1869 TIRZ #2 Project Review Request - Briscoe King Pavilion Funding Request #2 (Discussion & Possible Action)

Staff received a request from Nueces County for \$2.1M for additional funding for Briscoe King Pavilion (\$5.9 awarded in lump sum to county in March 2025 for the project). Also request for emergency TIRZ #2 meeting on 12/9/25 to consider the additional funding request. See presentation for more information.

Interim ACM Dan McGinn – staff looking at the TIRZ financial situations right now, reviewing projections to have a realistic idea of how much funding we have on hand. Currently looking at a balance of around \$400k by EOY without the \$2.1M request but need to close out some projects, there may be additional funding.

ISAC discussion of being more conservative versus less conservative when utilizing TIRZ funding, concern about the property values not increasing in such a way to balance all of the projects with the two requests from the county for payment up front. TIRZ accounts rely on the increment generated.

Staff response - generally staff does not recommend payment prior to work beginning but the county requested to be paid up front so the request was provided to the TIRZ #2 board who obliged.

Continued ISAC discussion about the design not being complete and how the \$5.9M has been used. ISAC members were concerned about the funding balance of TIRZ #2 and the lack of information about the project. Requested staff reschedule the item to the January meeting and have the county come present. Staff explained that due to the emergency meeting requested by the county, that would be too late.

Motion of no support due to lack of information made by ISAC member Bill Hibbs with a second by member Lauren Harris. Passed unanimously.

8. 25-1870 2025 Annual Report Review

1. Add JFK Causeway and Paper Streets to priorities.
2. Have staff look into how to resubmit a resolution that City Council has chosen not to move forward with.
3. Add "work with city's grant writers to explore funding opportunities for ISAC priorities

including the JFK Causeway and other projects."

4. Add "Billish Park Skatepark" and identified funding.

9. 25-1562 Bond 2026 Resolution (Discussion & Possible Action)

See ADP Subcommittee notes for more information.

I. Future Agenda Items

- Encantada Bridge Box Culverts Update
- Seagate Update
- Beach Parking Permits
- TIRZ #2 Financial Presentation
- Island Engineering Projects Update

J. Adjournment