

An aerial photograph of North Padre Island, Texas, showing a long, narrow strip of land. The left side features green coastal vegetation and several buildings, including a large resort-like complex with a pool. The right side is a wide, sandy beach with many people and vehicles, bordered by the turquoise ocean with white surf. The sky is clear and blue.

TIRZ # 2- North Padre Island

TIRZ #2 Meeting

May 16, 2023

Heather Hurlbert, CPA, CGFO





Recap

Board Actions October & November 2022

Motion to recommend extension of the term until December 31, 2042 and to add two additional board members to be appointed by City Council on the recommendation of Nueces County

Motion to recommend modification of boundaries to include all portions of Whitecap PID that were currently outside the zone

Motion to recommend modification of boundaries to include the areas recommended by Nueces County including the Packery Channel Nature Park and Padre Balli Park

Motion to recommend amending the project and financing plan to include \$2.0M for improvements to R Briscoe King Pavilion, \$36.4M for Packery Channel maintenance, \$11.5M for Whitecap preserve developer reimbursements, and \$150K for a Mobility Plan.

City Council Actions November & December 2022

Approved ordinance to extend the term until December 31, 2042 and to add two additional board members to be appointed by City Council on the recommendation of Nueces County

Approved ordinance to modify boundaries to include all portions of Whitecap PID that were currently outside the zone

Approved ordinance to amend the project and financing plan to include \$2.0M for improvements to R Briscoe King Pavilion, \$36.4M for Packery Channel maintenance, \$11.5M for Whitecap preserve developer reimbursements, and \$150K for a Mobility Plan.

April 18 Meeting

Recommended revenue contribution amount

Recommended to allocation a total of \$150,950,000 in projects for the Project and Financing Plan

Recommended amendment to the FY2023 Operating Budget



Projects and Expenses

Current Projects and Commitments

	Total Commitment
Packery Channel Maintenance-20 Years	\$36,400,000
Briscoe King Pavilion	\$2,000,000
Whitecap Preserve Reimbursement	\$11,500,000
Mobility Plan	\$150,000
Total Current Commitments	\$50,050,000

Potential Project Categories

- Parks and Infrastructure Projects
- Mobility Projects
- Developer Reimbursement
- TIRZ Administration
- Water/Wastewater Infrastructure

Identified potential projects totaling \$185,030,000 that are eligible to use the estimated \$150,950,000 in available funding

Parks and Infrastructure

	Project Total		Project Total
Packery Channel Loop Road	\$1,000,000	Seawall Repairs, Access improvements, amenities	\$15,000,000
Commodore Park Improvements	\$2,000,000	Multi-purposed community meeting facility	\$5,000,000
Briscoe King Pavilion (additional)	\$2,000,000	Paper Street development	\$7,300,000
Seawall parking lot pavilion	\$500,000	Environmental and preliminary studies for second causeway	\$2,000,000
Other Parks Projects	\$10,000,000	Support for the second causeway	\$10,000,000
		Total Parks and Infrastructure Projects	\$54,800,000

Mobility

	Project Total		Project Total
Mobility Plan Implementation Phase I	\$2,000,000	Mobility Plan Implementation Phase II	\$2,000,000
Pedestrian and bike safety improvements (near seawall)	\$300,000	Park Road 22 pedestrian and access management improvements	\$13,000,000
		Total Mobility Projects	\$17,300,000

Development Reimbursement and Administration

	Project Total		Project Total
Developer Reimbursement-Lake Padre	\$17,900,000	Administration-20 years	\$2,000,000
Future Developer Reimbursements	\$20,000,000		
		Total Developer Reimbursement and Administration	\$39,900,000

Water/Wastewater

All projects listed are currently included in the Utility CIP Plan

Water Projects	Project Total	Wastewater Projects	Project Total
Sand Dollar connection to Coral Vine Elevated Storage Tank	\$6,930,000	Whitecap Wastewater Treatment Plant Improvements	\$20,000,000
Waterline extension to Padre Island	\$35,000,000	Whitecap effluent water reuse	\$1,500,000
Waterline replacement-large and small diameter	\$12,000,000	Wastewater line and manhole replacement	\$7,000,000
Sand Dollar Pump Station	\$25,000,000	Lift station repair and capital maintenance within the Whitecap basin	\$5,000,000
		Aquarius Lift Station repairs	\$600,000

Recommend including \$38,950,000 for utility extensions and additional capacity in support of economic development projects instead of listing specific projects.

Recommended Project Funding Allocation

	Project Total
Parks and Infrastructure Projects	\$54,800,000
Mobility Projects	\$17,300,000
Developer Reimbursement	\$37,900,000
Administration	\$2,000,000
Water/Wastewater Infrastructure	\$38,950,000
Total Project Allocation	\$150,950,000

Once approved the categories totaling \$150,950,000 will be added to the \$50,050,000 that was approved previously for a total of **\$201,000,000** in TIRZ #2 projects.



Next Steps

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- Continue discussion with Del Mar about participation
- Enter into an interlocal agreement with Del Mar should they choose to participate



Questions