



# TIRZ # 2- North Padre Island

TIRZ #2 Meeting

November 1, 2022

Heather Hurlbert, CPA, CGFO



# Agenda

- Recap of October 25 meeting actions
- Project and Financing plan amendment with recommendation
- Next Steps



# Recap of October 25<sup>th</sup> Meeting

# October 25<sup>th</sup> Board Actions

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 \$2,000,000 for improvements to R Briscoe King Pavilion

# Discussion and Action At Future Meetings

Discuss future revenue

Discuss future projects and expenses

Discuss participation by Del Mar College

Recommend amendments to the TIRZ Project and Financing Plan to include future projects and expenses

Recommend contribution amount and possible contribution cap



# ■ Project and Financing Plan Amendment

# Project and Financing Plan

Project and Financing Plan defines the allowable uses of the funds

- Plan should be a living document
- Should be updated to reflect the current needs of the TIRZ area
- Plan can be amended at any time with recommendation of the TIRZ Board and the approval of City Council

# Allowable Uses

Infrastructure and improvements that benefit the TIRZ zone and would not otherwise occur “but for” creation of the zone:

- Public infrastructure
- Public improvements
- Capital maintenance of public infrastructure
- Reimbursement to private parties that make improvements
- Programs or other projects that benefit the zone



# Identified Needs

Ongoing Packery Channel maintenance

Improved amenities within the TIRZ

Stormwater, Water and Wastewater infrastructure

Mobility, connectivity, walkability

Environmental conservation/preservation

Quality entertainment and retail infrastructure

Water circulation and quality

# Packery Channel

Packery Channel Ongoing Maintenance-\$1.5M annually\*\*

	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
Beach & Channel Survey	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Jetty & Revetment Maintenance		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Major Dredging*	\$4,000,000						
Spot Dredging		\$1,500,000		\$1,500,000		\$1,500,000	
Dredge Design & Permitting	\$250,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Offsite Sediment Sourcing Study	\$75,000						
Offsite Sediment Design & Permitting						\$200,000	
Offsite Beach Nourishment							\$2,000,000
Restroom near Pavilion		\$500,000					
Inspection Vessel	\$60,000						
<b>Total</b>	<b>\$4,435,000</b>	<b>\$2,375,000</b>	<b>\$375,000</b>	<b>\$1,875,000</b>	<b>\$375,000</b>	<b>\$2,075,000</b>	<b>\$2,375,000</b>

\* \$4.0M available in CIP and not included in the calculation of the average

\*\* Amount adjusted for inflation over 20 years is \$36.4M

# Whitecap Developer Requested Reimbursement-\$11,500,000

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Requesting reimbursement for public infrastructure including:

- Nature trails
- Mobility bridges
- Commodores Drive bridge
- Encantada Avenue mobility bridge
- Aquarius Street water exchange culvert

# Whitecap Development Overview



# Infrastructure Examples



## CONNECTED BY WATER AND LAND

Between the beach and the bay — connected by the canal system that links the entire community by boat, jet ski, kayak or paddle board.

Pathways and trails connect the community by foot, bike, or island favorite, by golf cart.

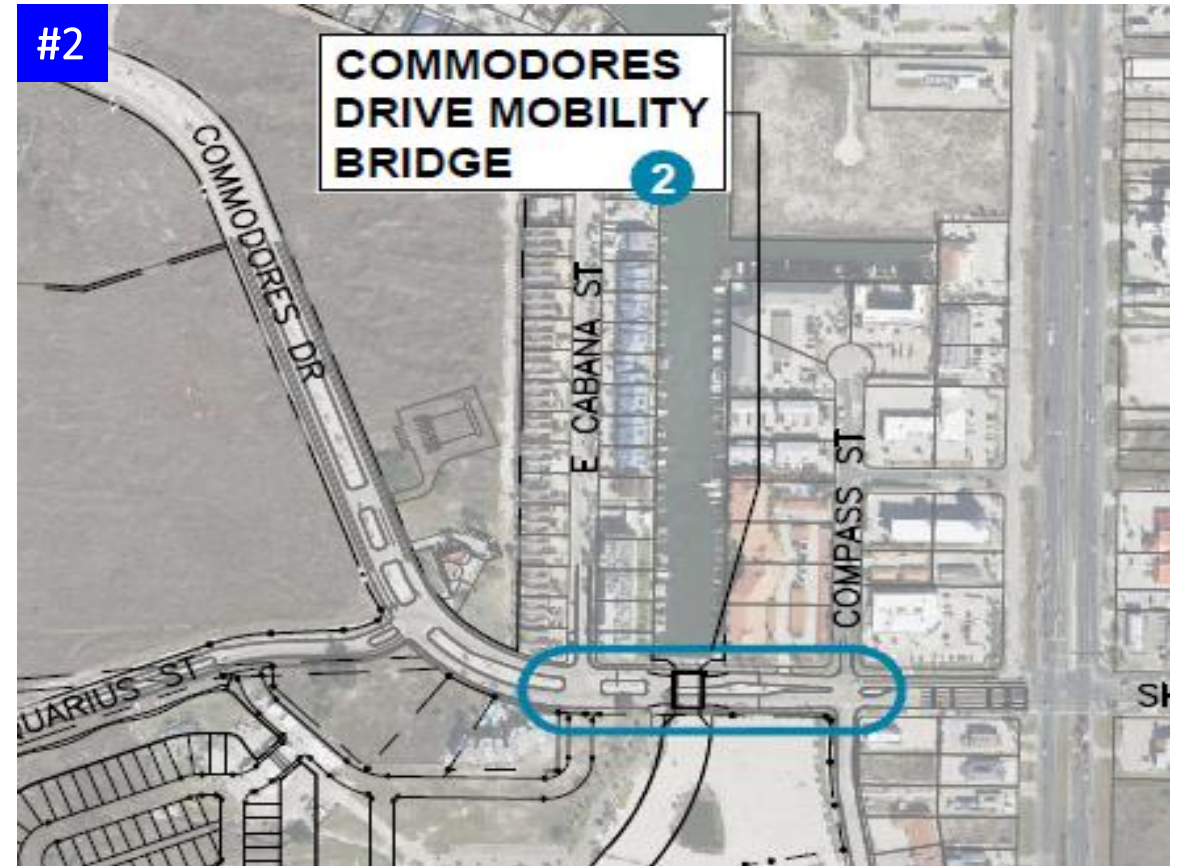
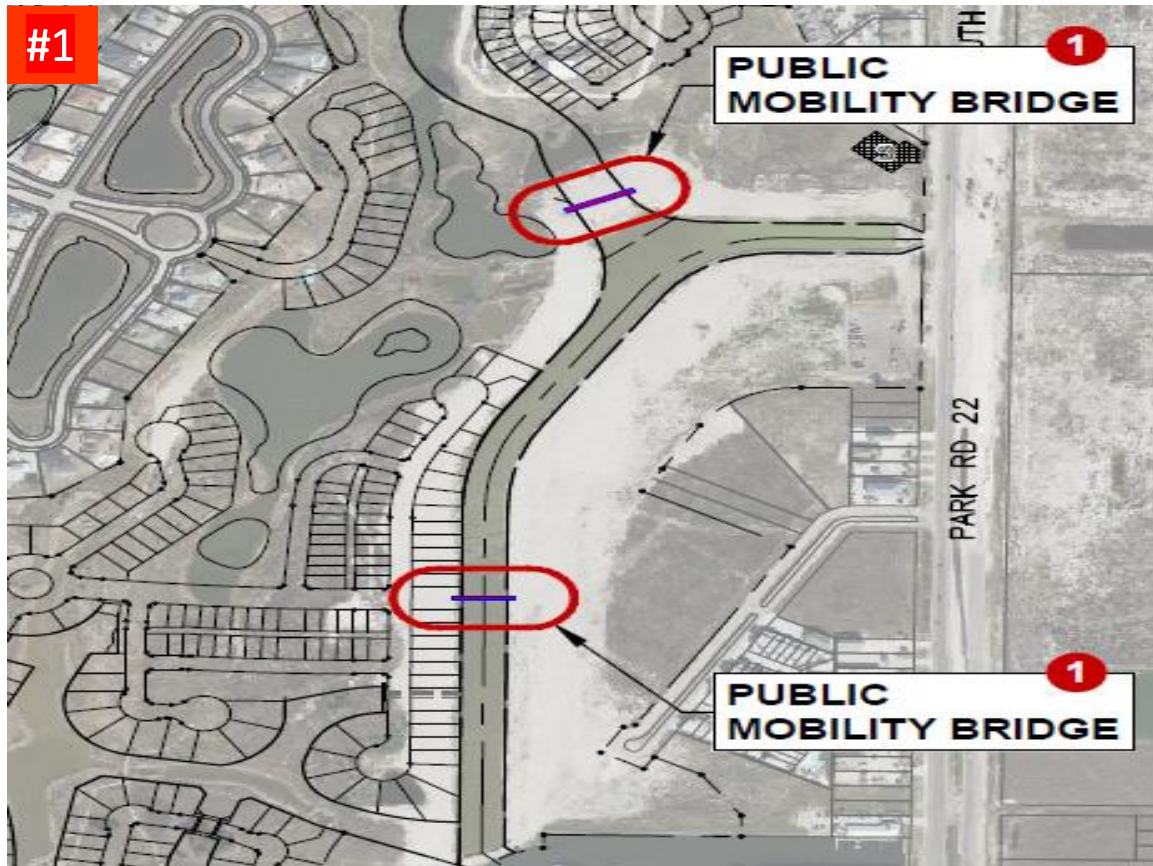
Whitecap will provide public waterway access, pedestrian walkways and a “preserve” area to be programmed for community and resident use alike.

Ashlar's development of these infrastructure and amenity items, currently estimated to be an investment of upwards of \$100MM, will improve transportation mobility and drainage and provide a destination public space for area residents beyond the limits of this project.

Infrastructure Project	Estimated Cost
1-Public Mobility Bridges	\$4.0M
2-Commodores Drive Mobility Bridge	\$3.2M
3-Preserve Community Walking Trail	\$1.2M
4-Aquarius Street Box Culvert Water Exchange and Channel	\$0.4M
5-Encantada Avenue Mobility Bridge	\$2.7M
<b>Total</b>	<b>\$11.5M</b>



# Public Mobility Bridge

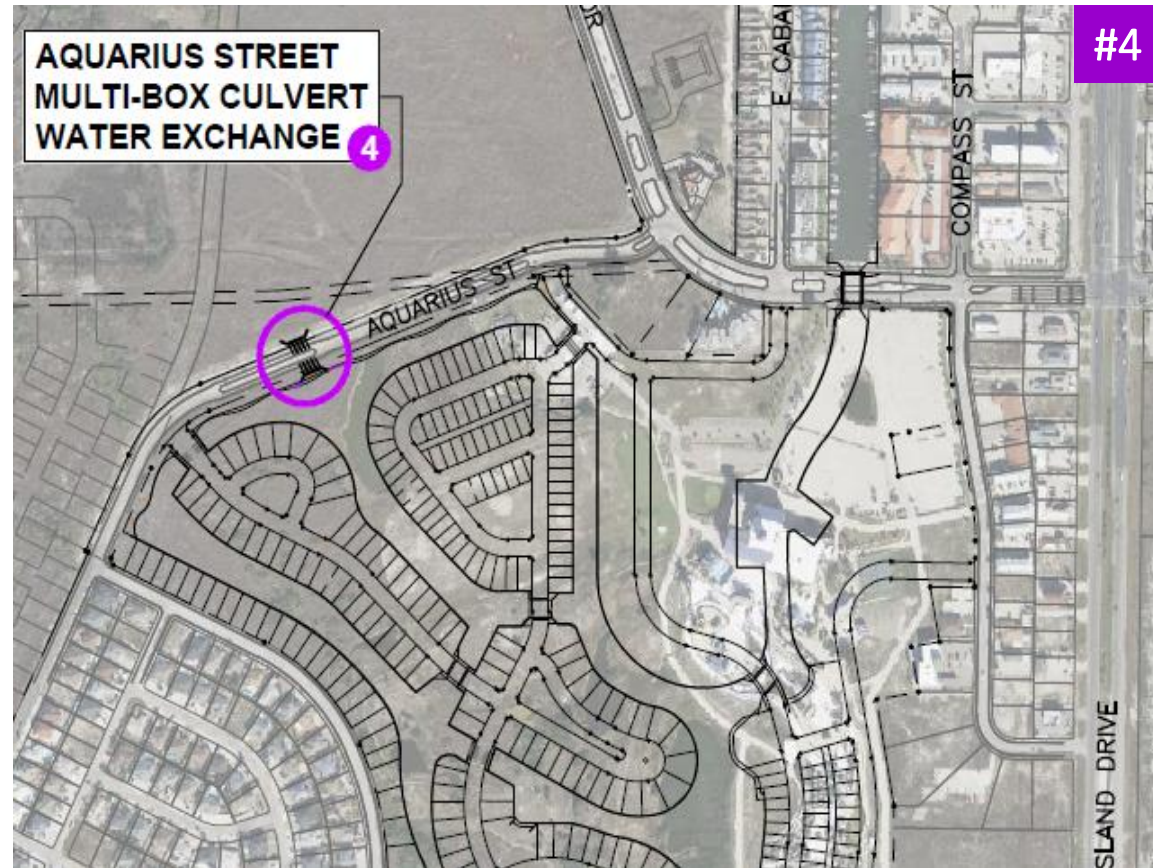


# Public Mobility Bridge

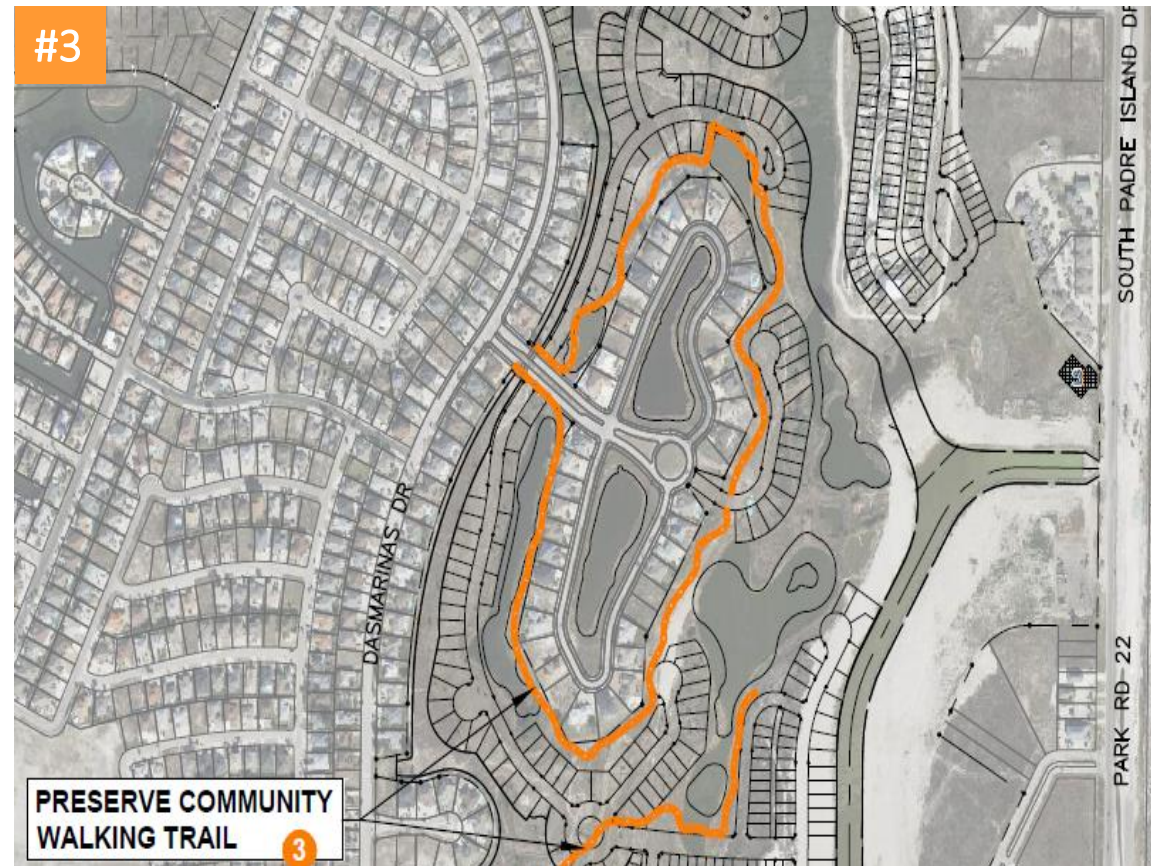




# Water Exchange Culvert



# Public Walking Trails



# Developer Reimbursement for Public Infrastructure

- Assets will be open to the public and for use by the public
- Assets will be eligible for reimbursement once completed and accepted by the City
- Reimbursement will be from the increment created by the development with a recommendation to limit it to 50% of the TIRZ contribution for projects within the development
- Assets, not including the bridges in the public right of way, will be maintained through the Public Improvement District (PID) assessment for the life of the PID

# Mobility-\$150,000

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During the development of the Padre and Mustang Island Area Development Plan (ADP) in 2020-2021 the need for a multi-modal transportation network was identified

- Section 1.10 of the adopted ADP states:
  - *Conduct a transportation study to identify walking, cycling, and golf cart pathways that connect residential neighborhoods to commercial and retail uses, as well as the east and west sides of the Island.*
- Multi-modal study would have an emphasis on golf carts, pedestrians, and bicycles as a high priority and would also include marine/watercraft
- Report would recommend routes for new multi-modal transportation networks and specific improvements needed within the main right-of-way on the island
- Report would be utilized to assist TXDOT with the design of the Park Road 22 project in the 2020-2045 Metropolitan Transportation Plan (MTP)

# Island Mobility Plan



A plan that will evaluate multi-modal transportation options on North Padre Island to identify where and what type of infrastructure should be installed to improve connectivity and safety.

- Pedestrian, Bike, Marine, and Golf Cart
- Routing
- Infrastructure Design (width of network, protected/unprotected lanes, one- and two-way options, specialized signage, etc..)

*Section 1.10: Conduct a transportation study to identify walking, cycling, and golf cart pathways that connect residential neighborhoods to commercial and retail uses, as well as the east and west sides of the Island.*

# Short-Term Projects (1-5 Years)



#	PROJECT NAME
<b>PARK AND TRAIL IMPROVEMENTS</b>	
P1	North Padre Island Beach Facility*
P2	Douden Park Improvements
P3	Aquarius Park Improvements
P4	Billish Park Park Amenity Improvements & Covered Basketball Court
P5	Packery Channel Dredging & Beach Nourishment
P6	Packery Channel Hurricane Harvey Repairs
P7	Packery Channel Monitoring
P8	Dune and Beach Monitoring*
P9	Riley P. Dog Park (Civic Organization)
<b>STREET IMPROVEMENTS</b>	
S1	Park Road 22 Bridge
S2	JFK Causeway Access Road Improvements (Bond 2018)
S3	Jackfish Ave. Improvements
S4	PR22 Median Improvements (Compass St.)
S5	PR22 South Access Road Improvements
S6	Encantada Traffic Safety Improvement Project
S7	Beach Access Road 2A Design (Bond 2020)
S8	Beach Access Road 2A Construction
S9	Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation*
S10	Pedestrian and Bike Safety Improvements (North Padre Sea Wall Area)

#	PROJECT NAME
S11	Sea Pines Dr. Rehabilitation
S12	Cruiser St. Rehabilitation
S13	King Phillip Ct. Rehabilitation
S14	Aquarius St. Rehabilitation (Commodores Dr. to Das Marinas Dr.)
S15	Aquarius St. Rehabilitation (Topsail St. to Whitecap Blvd.)
S16	Caravel Dr. Rehabilitation
S17	Yardarm Ct. Rehabilitation
S18	Bowsprit Ct. Rehabilitation
S19	Mutiny Ct. Rehabilitation
S20	Beaufort Ct. Rehabilitation
S21	Blackbeard Dr. Rehabilitation
S22	Man O War Ct. Rehabilitation
S23	Barataria Dr. Rehabilitation
S24	Years 3-5 IMP**
<b>UTILITY/INFRASTRUCTURE IMPROVEMENTS</b>	
U1	Packery Channel Water Line
U2	Sand Dollar Pump Station
U3	Whitecap Wastewater Treatment Plant Improvements
U4	Whitecap Wastewater Treatment Plant, Odor Control, Bulkhead Improvements
U5	Park Road 22 Lift Station
U6	Aquarius Lift Station Repairs
U7	Impact Fee Study - Utility Master Plan Updates (Water, Wastewater, Stormwater, Roads)*

S9

Island Mobility Plan for Pedestrian, Bicycle, Golf Cart, and Other Alternative Transportation\*

\*Project Not Mapped

\*\*The first two years of the Infrastructure Management Plan (IMP) are considered to be complete in the planning process, while the subsequent three-years are considered to be on a rolling list that is utilized for planning purposes. The IMP will be updated and presented to Council for adoption annually. Residents are encouraged to visit <https://www.cctexas.com/imp> for the most current list of projects.

# Padre/Mustang Island Area Development Plan: Adopted June 29, 2021

Spring 2020 Survey  
(March 12 – May 11, 2020)

**518**  
Total Respondents

## WHAT IS IMPORTANT TO YOU?

- 1 Environmental Concerns
- 2 Mix of Land Uses
- 3 Utilities
- 4 Social Issues
- 5 Transportation

## WHAT IS YOUR FAVORITE THING ABOUT PADRE-MUSTANG ISLAND?

**80%**  
Nature, open space and beach areas

## WHAT IS YOUR VISION FOR THE ISLAND?

"Better entertainment, restaurants and shopping without taking away from the Island Coastal community"

"Keeping the island clean, peaceful, and prosperous. Encourage small businesses to provide much needed goods and services."

"50/50 split between primary residences and destination recreation."

"A safe, family friendly place with open beaches and parks where kids can play."

"Beautiful and safe beaches and views"

"A balance between a sustainable environment, inviting tourism spot and community engagement."

"A destination for vacationers and locals alike with quality amenities."

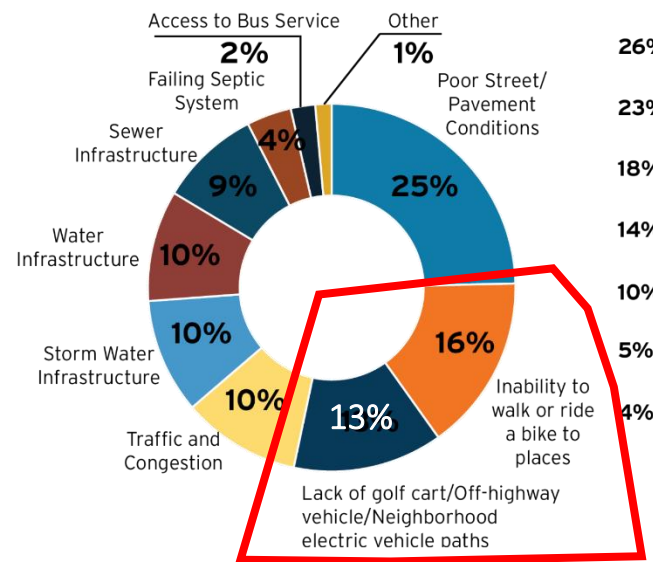
## WHAT WOULD YOU CONSIDER THE GREATEST ENVIRONMENTAL ISSUE FACING PADRE-MUSTANG ISLAND?

**41%**  
Hurricanes and Major Storms

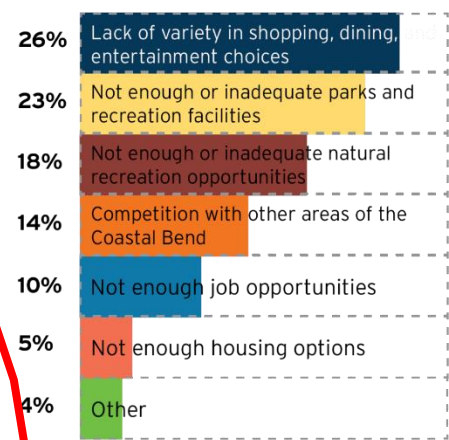
## WHAT WOULD YOU CONSIDER THE GREATEST SOCIAL ISSUE FACING PADRE-MUSTANG ISLAND TODAY?

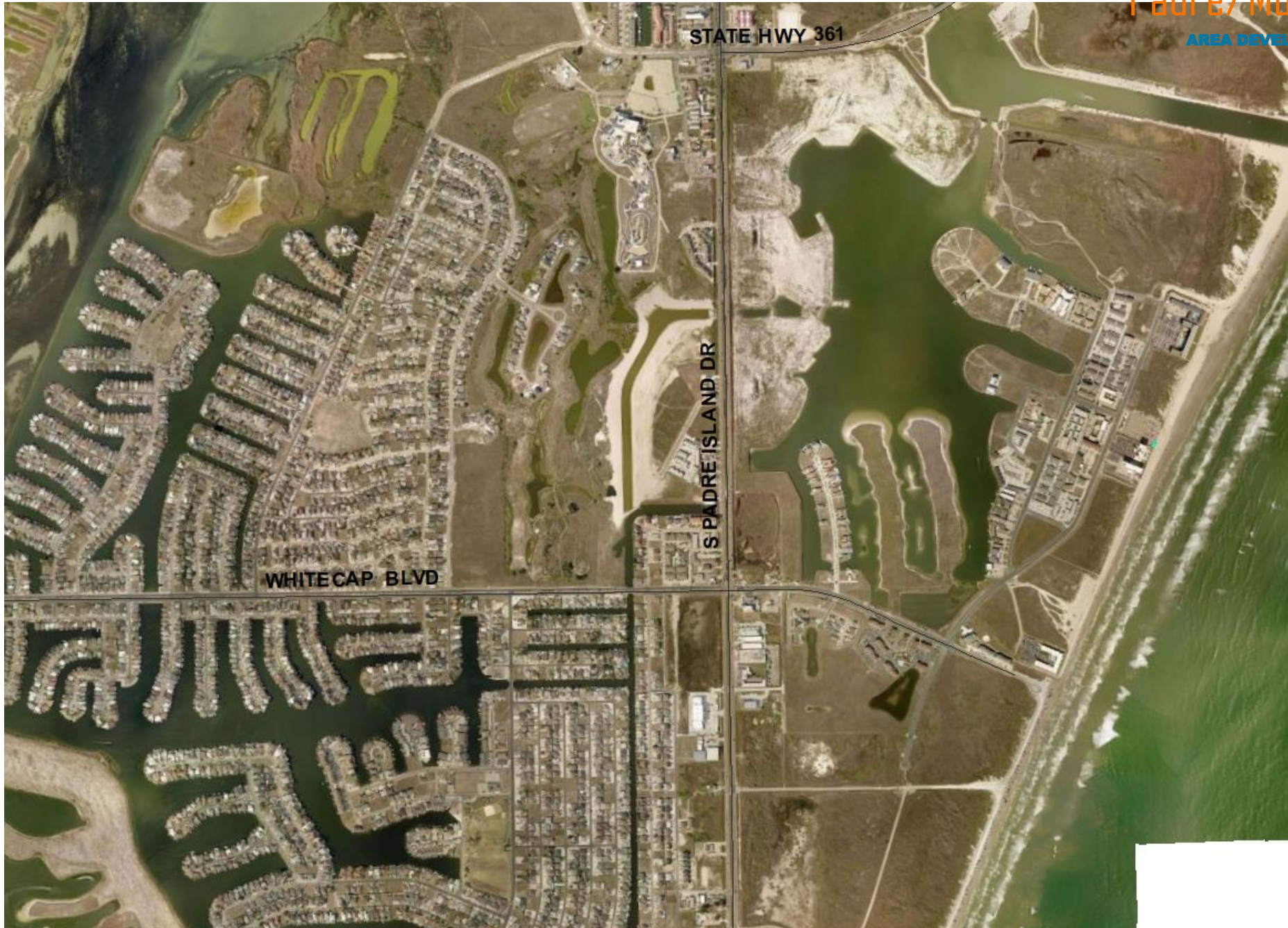
**51%**  
Crime or Perception of Crime

## WHAT WOULD YOU CONSIDER THE THREE GREATEST INFRASTRUCTURE ISSUES FACING PADRE-MUSTANG ISLAND TODAY?



## WHAT WOULD YOU CONSIDER THE THREE GREATEST LAND USE ISSUES FACING PADRE-MUSTANG ISLAND TODAY?











# Recommendation for Project and Financing Plan

Amend the TIRZ #2 Project and Financing Plan to include:

- Ongoing maintenance activities for Packery Channel of \$1.5M annually or \$36.4M (adjusted for inflation) over the 20-year term
- Developer reimbursements for public infrastructure in Whitecap Preserve including public mobility bridges, water exchange culvert, and public walking trails up to \$11.5M
- Mobility Plan totaling \$150,000



# Next Steps

# Next Steps

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## November/December

- City Council Public Hearing and First and Second reading of the TIRZ ordinance to extend the term and set a preliminary contribution amount
- City Council approval of project and financing plan
- City Council approval of reimbursement agreement for Whitecap developer

## After the first of the year

- Continue discussion about future needs and projects for the TIRZ
- Discuss contribution percentage and future revenue
- Amend TIRZ #2 budget
- Continue discussion about future boundary modifications
- Continue discussion with Del Mar about participation
- Amend interlocal agreement with Nueces County and enter into an interlocal agreement with Del Mar should they choose to participate



# Questions