



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Island Strategic Action Committee

Tuesday, February 3, 2026

5:30 PM Gulfstream Condominiums Conference Room, 14810
Windward Dr.

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A. Call To Order

The meeting was called to order at 5:30pm

B. Roll Call

Present: 13 - Meagan Furey, Cheryl Segrest, Terry A. Palmer, Marvin Jones, Robert Pruski, Craig Thompson, William Hibbs, Kamran Zarghouni, R. Bryan Gulley, Lauren Harris, Sandy Graves, Natalia Muse, and Terry Brown

Excused: 1 - Roy Coons

C. Public Comment

Lou (last name unclear), 14813 Leeward - concern about a Seawall shortfall, ISAC representation, TIRZ #2 intent, request for changes to TIRZ #2 scope.

D. Approval of Minutes and Action on Absences

This was passed.

1. [26-0179](#) Island Strategic Action Committee (ISAC) Minutes from the January 6, 2026 Meeting

Attachments: [ISAC Meeting Minutes 1.6.26 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)
- Commodores Groundbreaking on Thursday, 2/12 @ 10:00am

Nueces County (Bryan Gulley)

- Bob Hall Pier should be done this month, will immediately start on the restaurant, lots of park improvements going on, living shoreline along Packery Channel Park NTP has been issued, habitat and boardwalks going in simultaneously, may have to close the park temporarily, road will need to be rebuilt.

- Staff to see if there will be a ribbon cutting and get updates on the electricity issues at Bob Hall Pier that were mentioned previously.

- Question about status of No Wake Zone, county interested in starting it at the living shoreline.

Visit Corpus Christi

- Not in attendance.

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

Gearing up for Mardi Gras and Spring Break, finishing up winter projects, Michael J. Ellis sign replaced, lifeguard tryouts begin the end of the month, city will have lifeguards at Bob Hall Pier (contract with Nueces County). New permits are out for 2027. Lifeguards were fully staffed for winter, expecting a lot of them to return for the summer, should be fully staffed by May.

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

- Commodores Park moving along, dirt moving, ribbon cutting next week.

- Skatepark also moving along, Engineering in contact and working with the team.

Skatepark has been awarded to Ram Munoz per the community's request.

- Grant request has been submitted for the Packery Channel boat ramp improvements.

- Request for update from Engineering – next scheduled Engineering Projects Update will be in April.

5. **25-0150** Island Area Development Plan (ADP) Subcommittee Updates provided by Craig Thompson, Island ADP Subcommittee Chair

- Subcommittee met recently, some members attended the TIRZ committee meeting, concern about the repeated "emergency" TIRZ #2 meetings not allowing ISAC to weigh in on island topics.

- Charge of the board is to recommend ADP projects for inclusion in the next city bond.

- Discussion of identified projects (see attached handout).

1. Paper Streets – discussion of the importance of the projects due to their ability to increase property values with their construction, great projects to fit into the bond. Would need some cost estimates.

2. Commodores Park Phase 2 Implementation

Motion of support for the noted priorities including the construction of the Paper Streets as the first identified priority and the second phase of Commodores Park identified as

the second priority made by Marvin Jones.
Second by Lauren Harris.
Unanimous approval with Terry Palmer abstaining.

H. **New Business for Discussion and Possible Action**

6. [25-1009](#) Tax Increment Reinvestment Zone (TIRZ) #2 Projects & Funding Update

- See presentation for more information.
- Clarification from City Staff – funds were previously budgeted for the Seawall Project, the funding did not disappear. \$2M was budgeted in FY26, \$2M in FY27, \$2M in FY28, and \$5.5M in FY29.
- See attachment – TIRZ #2 Commitments as of 8/31/25
- Concern expressed by the committee about using funds that may be needed for Packery Channel.
- Discussion of using Type A/B funding for the NPI Seawall to take the place of some of the projects we have removed TIRZ funding from, how can the new reauthorization be used for the seawall?
- Request for a presentation at the March ISAC meeting regarding the Sales Tax Reauthorization.

7. [25-1727](#) Island Mobility Plan Update

- See presentation for more information.
- Island Mobility Plan Subcommittee created – Marvin Jones (Chair), Bill Hibbs, Natasha Muse, Robert Pruski, and Cheryl Segrest.

8. [25-1562](#) Bond 2026 Resolution

See ADP Subcommittee motion and notes.

9. [25-2005](#) Beach Parking Permits Motion of Support

- Main driver behind the permit fee increase is that the beach renourishment costs keep increasing.
 - Previous interlocal agreement with Port A was based on the mileage of beach that was maintained by each entity, new interlocal with Port A will be the “keep what you sell” method. Nueces County percentage will not change.
 - Port A has already approved on their end, Nueces County taking theirs to Commissioner’s Court on 2/25/26.
- Motion of support for the increase in cost of the Beach Parking Permits to \$20 made by Bill Hibbs. Second by Craig Thompson. Unanimously passed.

I. **Future Agenda Items**

- TIRZ #2 Financial Update

- Update on Briscoe King (including TIRZ #2 Funding)
- Type A/B Reauthorization
- Nueces County – Electrical Update on Bob Hall Pier (Scott Cross)

J. Adjournment

The meeting was adjourned at 6:53pm

ADP SUB-COMMITTEE MEETING (1/27/26) - 2026 BOND PROJECTS

Attendees

Craig Thompson	cthompson@hanson-inc.com
Cheryl Segrest	Cheryl.Segrest@prosperitybankusa.com
Bryan Gulley	drbgulley@aol.com
Jay Garnder	jgardner@lja.com
JJ Hart	jjhart9869@gmail.com

The ADP Sub-Committee prioritized the following projects for the use of Bond 2026 funding:

1. **JFK Causeway** - With the understanding that there is \$2.1 million remaining from Bond 2018 and Bond 2024 for the JFK Causeway Improvements construction, we recommend removing this project from the 2026 Bond-funding needs list.
2. **Commodores Park - Phase 2** - With the 2024 Bond funds being used for construction, starting in February 2026, we discussed moving this project down the priority list.
3. **Paper Streets Construction - Sand Dollar and Crowsnest** - The design of these paper streets has been funded by the TIRZ #2 and is set to be completed within the next year. With the design complete and the recent concerns about overall TIRZ #2 funds, the sub-committee felt like this was the top priority.

Sand Dollar (from Verdemar to SH 361 - 2,100 linear feet) has 30 (50'x150') individual lots that cannot be developed due to the lack of water, sewer, stormwater and roadway improvements. The 30 lots are assessed at approximately \$1,100,000 (property value). With improvements (homes, condos, etc.) built on these lots, the assessments could easily reach over \$10-\$15 million. Additionally, there are 55 acres of undeveloped property to the north of Sand Dollar on which these improvements could help spur development.

Crowsnest-North (from PR 22 to Whitecap - 1,500 linear feet) has 15 smaller (50'x150') individual lots and 2 other larger lots (12.4 acres) that cannot be developed due to the lack of water, sewer, storm and roadway improvements. These properties are assessed at approximately \$2,500,000 (property value). With improvements (homes, condos, etc.) built on these properties, the assessments could easily reach over \$12-\$18 million.

Crowsnest-South (Whitecap to Beach Access Rd. 4 - 2,100 linear feet) has 26 smaller (50'x150') individual lots that cannot be developed due to the lack of water, sewer, storm and roadway improvements. These properties are assessed at approximately \$950,000 (total value). With improvements (homes, condos, etc.) built on these properties, the assessments could easily reach over \$9-\$13 million.

The ADP Sub-Committee recommends the following projects for Bond 2026:

- **Priority #1 - Construction-only of Sand Dollar and Crowsnest (North and South)**
- **Priority #2 - Commodores Park - Phase 2**

Reinvestment Zone #2

Capital Commitments as of August 31, 2025

Projects		Total	FY25	FY26	FY27	FY28	FY29	FY30-42
	Grand Total	\$ 20,200,115	\$970,624	\$4,819,032	\$5,511,086	\$3,365,909	\$ -	\$ 5,533,464
Paper Street (Sand Dollar & Crowsnest)	City Projects	3,716,493	-	1,531,532	2,184,961	-	-	-
North Padre Island Seawall Improvements	City Projects	11,533,464	-	2,000,000	2,000,000	2,000,000	-	5,533,464
Parker Channel Capital Repairs	City Projects	3,979,534	-	1,287,500	1,326,125	1,365,909	-	-
Forcemain Bypass Project for Park Road 22	City Projects	970,624	970,624	-	-	-	-	-



Island Strategic Action Committee

Tuesday, February 3, 2026



Agenda

- Call to order
- Roll call
- Public Comment
- Approval of minutes & consideration of excused absences
 - January Absence - Bill Hibbs
 - New Appointments - Terry Brown & Natalia Muse

Staff & Committee Updates

- Parks & Recreation Advisory Committee
- Visit Corpus Christi
- Nueces County
- Beach Updates
- Parks Updates
- ADP Subcommittee Updates

Previous Actions

- ✓ June 3, 2025 - ISAC recommended adoption of the Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on PR 22 and revise Sea Pines and Whitecap (west of PR 22) interim and future recommendations with the ISAC.
- ✓ June 11, 2025 - Planning Commission held a Public Hearing and recommended adoption with text additions to PR 22 recommendations.

Next Steps

- February 3, 2026 - ISAC Agenda Item
- February 4, 2026 - Planning Commission Public Hearing and recommending action
- February 10, 2026 - City Council Public Hearing and First Reading
- February 17, 2026 - City Council Second Reading

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Seawall Project Details

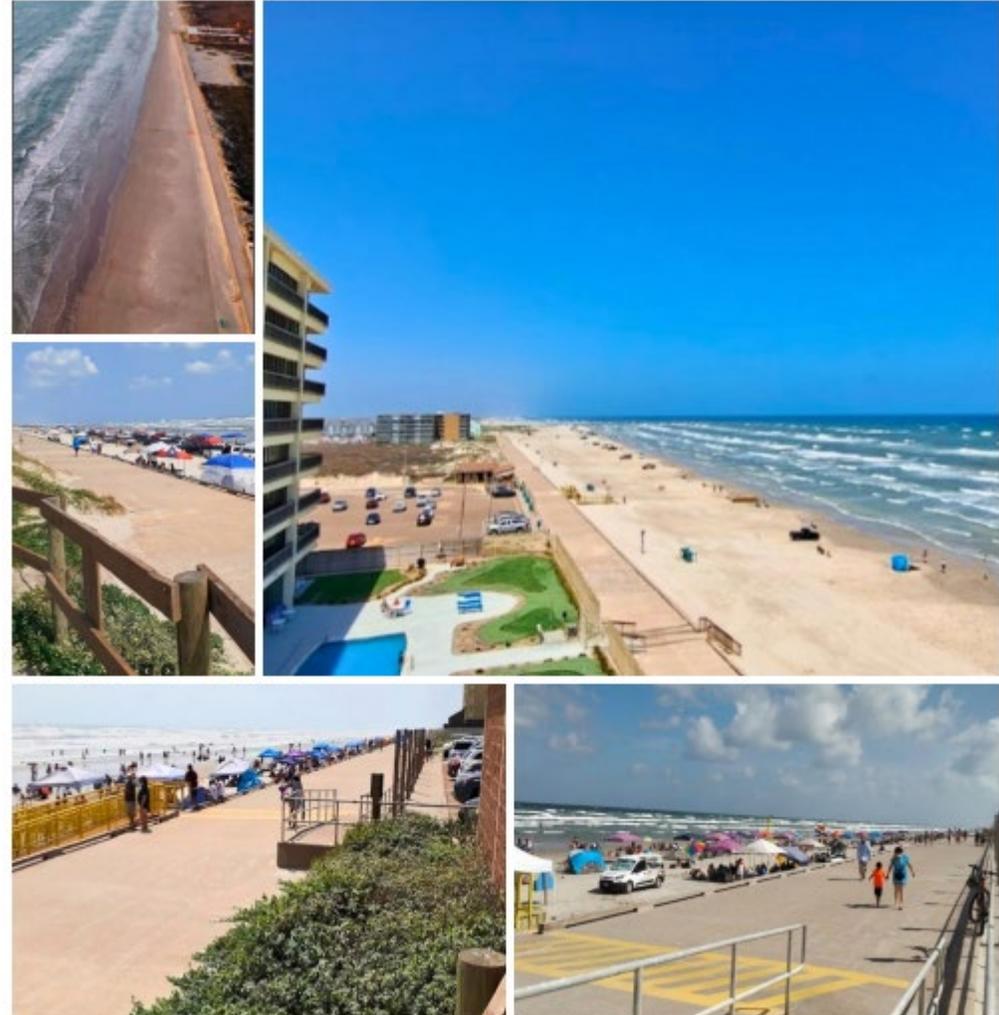
- Project Goal - Restore and enhance the NPI Seawall while improving safety, functionality, and the overall beachfront.
- Total Project Cost - **\$15.5M**
- Current Funding (prior to 1/27) - **\$4.4M**
- Additional funding identified - **\$11.1M**
- Funding made possible through:
 - Reallocation of completed or deferred CIP Projects
 - Paper Streets Construction (Sand Dollar, not fully funded)
 - Use of Project savings from completed projects
 - Whitecap Effluent Waterline Project (complete)
 - Packery Channel TDEM Restoration (complete)
 - Crows Nest Design (in process)
 - Utilization of the contingency reserve in the TIRZ #2 Capital fund

TIRZ #2 Seawall Funding Update

Project/Description	Amount	
North Padre Island Seawall	\$4.4M	Current allocation
Sand Dollar Construction Funds	\$2.1M	Partial funding for construction, will not impact design.
Crowsnest Design Savings	\$0.3M	Cost Savings, project came in under budget. No construction funding currently identified.
Packery Channel Capital Repairs	\$2.7M	"Set aside account" for recently completed projects.
Packery Channel TDEM Restoration	\$0.3M	Cost savings from the project (complete).
Whitecap Effluent Waterline	\$0.9M	Cost savings, project came in under budget
Capital Fund Reserves	\$4.8M	
Total	\$15.5M	

Seawall Next Steps

- Currently at 90% design
- Funding identified and reallocated as of 1/27/26
- Looking to award and mobilize immediately after Labor Day



1. JFK Causeway Improvements

- Majority of Bond funding still available, should this be removed?

2. Commodores Park Phase 2

- Building (lockers, restrooms, showers, office space, and storage)
- Community pool & pump house
- Gymnasium (1 full size basketball court, 2 half-courts, bleachers, storage room, office space, custodial closet, and weight room)

3. Paper Streets Projects

- Palmira Avenue
- Crowsnest
 - Design fully funded and underway.
- Sand Dollar Avenue
 - Design fully funded and underway.
 - Note: Partial construction funds for Sand Dollar have been moved to Seawall Project.



Motion of Support for Beach Parking Permits Increase

- With the increase in costs for beach renourishment projects and beach-related services, staff began exploring the option of increasing the beach parking permits that have not been reviewed in years.
- Cost currently \$12/year, increasing to \$20/year.
- Staff explored other municipalities with beach parking permits including SPI (\$100/year) and Galveston (\$50/year + \$45/year for seawall parking pass)
- Permit funding can only be used for maintaining and providing beach-related services including renourishment projects.



Next Meeting Date

Tuesday, March 3, 2026

Future Agenda Items

TIRZ #2 Financial Update



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