



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes - Draft

### Island Strategic Action Committee

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Tuesday, December 2, 2025

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

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#### 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:** 4 - Robert Corbett, Cheryl Segrest, Alan Guggenheim, 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 - 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 &amp; 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**



# Island Strategic Action Committee

Tuesday, December 2, 2025

# Agenda

- Call to order & Roll call
- Public Comment
- Approval of minutes & consideration of excused absences
  - October Absences - Bryan Golley, Bob Corbett, & Kamran Zarghouni
- Staff, Committee, and Subcommittee Updates

# Staff & Committee Updates

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

# Engineering Update - JFK Causeway

## **Bond 2018 - \$1.5M**

Bond language - Access road public safety enhancements and improvements at the eastern approach of the JFK Bridge including pavement rehab, widening, illumination/lighting, new markings, and signage. May include additional traffic congestion and safety improvements along PR22 as funding allows.

## **Bond 2024 - \$1M**

Bond language - Additional funding for design, environmental permitting, and construction of a parking lot under the TXDOT JFK Bridge.

# Engineering Update - JFK Causeway

- Bond projects must follow the Bond language and Bond money cannot be used for other projects unless authorized by the voters or City Council.
- Currently the JFK Causeway parking lot is in design with an expected 60% in January 2026. 100% submittal is estimated mid to late March 2026.
- TxDOT still must review and approve the parking lot. Pending their approval, construction is expected to begin in May 2026.
- Completed items:
  - Streetlight installation on existing poles
  - Received non-jurisdictional letter from USACE
  - Task order for detailed design has been executed

# Island ADP Subcommittee Updates/ Bond 2026 Resolution

## **1. JFK Causeway Improvements**

- What types of improvements?
- What is actually feasible/realistic in that space?
- TxDOT does not allow the city to make improvements to anything that they own.

## **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**

- Crowsnest (in design)
- Palmira Avenue
- Sand Dollar Avenue (in design)

# TIRZ #2 - Briscoe King Pavilion

## Additional Funding Request

July 19, 2022: TIRZ No. 2 Board approved an amendment to the Project & Financing Plan to include Briscoe King Pavilion improvements in the amount of \$2M

July 18, 2023: TIRZ No. 2 Board included an additional \$2M for further improvements as part of the FY 2024 budget

October 15, 2024: TIRZ No. 2 Board approved an additional \$1.9M, bringing the cumulative project total to \$5.9M

February 2, 2025: TIRZ No. 2 Board authorized the development agreement between TIRZ No. 2 and Nueces County

**March 7, 2025: Nueces County received a lump sum payment of \$5.9M**

# TIRZ #2 - Briscoe King Pavilion

## Additional Funding Request

An additional request has been received from Nueces County for \$2.1M from TIRZ #2 for the following:

- Updated, detailed engineering and construction documents
- Record inflation between 2022-2025
- Adoption of the 2021 International Building Code, requiring structural, life-safety, and energy-efficiency upgrades
- Additional Phase II site work moved into Phase I
- Requirements for a unique septic system design due to infeasible force main extension
- Discovery of complex foundation needs, including 47 deep piers up to 35 ft in depth
- Escalation for longer construction timelines and material volatility

# TIRZ #2 - Briscoe King Pavillion

## Additional Funding Request

The TIRZ #2 fund is currently overextended for FY26 due to the following:

- FY26 Project Commitments including (but not limited to):
  - \$2M - NPI Seawall improvements (OPCC \$15M)
  - \$1.3M - Packery Channel Capital Repairs
- Unplanned lump sum payment for Briscoe King Pavillion (\$5.9M)
- Updated payment schedule for Whitecap Development:
  - \$4M in FY26
  - \$3.5M in FY27
  - \$1.7M in FY28

TIRZ #2 collects approximately \$6M annually. For FY26, staff currently anticipates a fund balance of around \$400,000 at the end of the year.

# 2025 Annual Report

	<b>2024 Response</b>	<b>2025 Response</b>
State the goals and objectives for the calendar year.	<ul style="list-style-type: none"><li>Continue to work with City Council and staff on incomplete ADP projects including Commodores Park, the Island Mobility Plan, Paper Streets, and the JFK Causeway underpass (lighting, safety, and parking improvements).</li></ul>	<ul style="list-style-type: none"><li>Continue to work with City Council and staff on incomplete ADP projects including Commodores Park, the Island Mobility Plan, Paper Streets, JFK Causeway, and the Billish Park Skatepark.</li></ul>
Describe the action taken in furtherance of the goals and objectives during the calendar year.	<ul style="list-style-type: none"><li>Commodores Park Plan - Currently in 30% design, ISAC providing feedback throughout the process.</li><li>Island Mobility Plan - staff currently working with TxDOT regarding non-automobile uses on PR22 as well as a golf cart circulation plan, also finalizing a contract amendment with HDR to finalize the plan.</li><li>Paper Streets - Priority streets (Crowsnest &amp; Sand Dollar) identified by ISAC and recommended to staff. Design contract awarded in early 2025 from the TIRZ #2 fund.</li><li>JFK Causeway underpass - Installation of streetlights complete and the City is currently working with the Army Corps for the environmental permits to construct the parking lot under the bridge.</li></ul>	<ul style="list-style-type: none"><li>Commodores Park plan development</li><li>Island Mobility Plan development</li><li>Billish Park Skatepark</li></ul>

# 2025 Annual Report

	<b>2024 Response</b>	<b>2025 Response</b>
Did the board make any recommendations to council? If so, what did they recommend?	<ul style="list-style-type: none"><li>Motion of Support for No Wake Zone from the JFK Causeway to the Packery Boat Ramp (January 2024)</li><li>Island Drainage Resolution (February 2024)</li><li>Motion of Support to proceed with the Island Mobility Plan as presented to TxDOT with priority of Commodores to Whitecap in the first phase. (September 2024)</li><li>Resolution of Support for the implementation of a skate park at Billish Park to be built as soon as possible. (October 2024)</li></ul>	<ul style="list-style-type: none"><li>Billish Park Skatepark Resolution (reallocation resolution from Paper Streets)</li><li>FY25 Budget Recommendations (Billish Park Skatepark, ADA improvements for Packery Channel Boat Ramp, Paper Streets development, Island Mobility Plan implementation, and Whitecap Effluent Waterline Extension) (April 2025)</li><li>Island Drainage Resolution (updated and resubmitted April 2025)</li><li>Motion of support for Island Water Exchange Study (but not utilizing TIRZ #2 funding)</li><li>Motion recommending adoption of the Island Mobility Plan (amendments to emphasize greenspace, drainage, and revisions to street recommendations)</li></ul>

# 2025 Annual Report

	<b>2024 Response</b>	<b>2025 Response</b>
What are the goals and objectives for the 2025 calendar year?	<ul style="list-style-type: none"><li>• Continue to identify projects in the ADP for prioritization/implementation.</li><li>• Work with staff on budget priorities for the island.</li></ul>	<ul style="list-style-type: none"><li>• Continue to identify projects in the ADP for prioritization/implementation.</li><li>• Work with staff on budget priorities for the island.</li></ul>
How many times did the board meet or fail to meet?	<ul style="list-style-type: none"><li>• July (unable to confirm quorum)</li><li>• August (city staff ill)</li><li>• December (unable to confirm quorum)</li></ul>	<ul style="list-style-type: none"><li>• July (did not meet quorum)</li><li>• August (unable to confirm quorum)</li></ul>
How many vacancies did the board have?	<ul style="list-style-type: none"><li>• Dotson Lewis (did not seek reappointment)</li><li>• William Uhlarik (did not seek reappointment)</li><li>• Jay Gardner (met the 6-year service limitation)</li><li>• Michael Pittman (resigned)</li></ul>	<ul style="list-style-type: none"><li>• Charles Duffley (met the 6-year service limitation)</li><li>• Stephen Armstrong (resigned)</li><li>• Bob Corbett (resigned)</li></ul>



# Next Meeting Date

Tuesday, January 6, 2026

# Future Agenda Items

TBD



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