



AGENDA MEMORANDUM

Action item for the Tax Increment Reinvestment Zone #2 Meeting of December 09, 2025

DATE: October 11, 2024

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, Interim Assistant City Manager
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<p>Discussion and possible action on an approval of a Briscoe King Pavilion Project Amendment and to appropriate funds</p>

CAPTION:

Discussion and consideration to approve execution of an amendment for the Briscoe King Pavilion Project to provide an additional \$2,100,166, for a revised project total of \$8,011,524.

SUMMARY:

Consideration of approval of the Briscoe King Pavilion Project Amendment and appropriation of \$2,100,166 from the Tax Increment Reinvestment Zone No. 2 (TIRZ #2) Fund.

BACKGROUND AND FINDINGS:

The Briscoe King Pavilion is in need of significant renovation to the existing facility, as well as funding support for the development of a new facility. The proposed improvements enhance safety, functionality, and event capacity through upgrades to the existing 4,920 sq. ft. pavilion and the addition of a new 6,730 sq. ft. conditioned event center.

Project Scope Includes:

Existing Pavilion Upgrades

- Interior and exterior renovations
- New ADA-compliant walkways
- Replacement of doors and hardware
- Conversion of an existing pod into storage and office space
- Additional accessibility and customer-use enhancements.

New Event Facility

- Conditioned event space for up to 298 occupants
- Small catering kitchen
- Fire sprinkler system
- Centralized office and storage
- IT and utility improvements
- ADA-compliant parking and landscaping
- Ramp for elevated utilities

The Briscoe King Pavilion Project has received phased funding allocations from TIRZ #2 over several years. The following timeline outlines key board actions:

- July 19, 2022: TIRZ #2 Board approved an amendment to the Project & Financing Plan to include Briscoe King Pavilion improvements in the amount of \$2 million
- July 18, 2023: TIRZ #2 Board approved an additional \$2 million as part of the FY 2024 budget
- October 15, 2024: TIRZ #2 Board approved an additional \$1.9 million, bringing the total allocation to \$5.9 million
- February 2, 2025: TIRZ #2 Board authorized the development agreement between TIRZ #2 and Nueces County
- March 7, 2025: Nueces County received the full \$5.9 million allocation

Nueces County is requesting an additional \$2,100,166 due to an updated Opinion of Probable Construction Costs (OPCC) to complete the project. The previous cost estimate presented on October 14, 2024, was based on 2022 figures; the County has since provided an updated 2025 OPCC reflecting current conditions. These costs are based on 90% completed architectural and engineering plans. Nueces County is proposing to go out to bid for construction once the TIRZ board approves additional funding and the City of Corpus Christi reviews and approves the construction plans.

The new construction per square footage costs are \$617 which are comparable to recent city building projects (Fire Station 8, Police Training, and Police Substation) that had a range of \$620 to \$822 per square foot. The Architect (EDR Architect) and cost estimator (Swinney, LLC) have both worked on city projects in the past.

The additional \$2.1 million is attributed to:

- Updated and detailed engineering and construction documentation
- Inflationary increases between 2022–2025
- Adoption of the 2021 International Building Code, requiring structural, life-safety, and energy-efficiency improvements
- Phase II site work being incorporated into Phase I
- A specialized septic system design due to an infeasible force main extension
- Complex foundation requirements, including 47 deep piers up to 35 feet in depth
- Construction timeline extensions and material cost volatility

This additional funding scope does not include a full reconstruction of the parking lot; only minimal ADA-related improvements are included.

Under the existing development agreement, the City retains the right to use the Pavilion rent-free, subject to scheduling availability, and may reserve the facility with reasonable advance notice to Nueces County.

Funding for the project is available from unspent funds that were dedicated to the Packery Channel TDEM Restoration project.

The Island Strategic Action Committee considered the item at their December 2, 2025 meeting.

ALTERNATIVES:

The board can choose not to approve this funding request or to revise the request.

FISCAL IMPACT:

The fiscal impact is an amount of \$2,100,166 from the TIRZ #2 capital Improvement project reserves to be paid in the full amount upfront based on availability.

FINANCIAL DETAIL:

Fund:	1111- Reinvestment Zone Two (Island)
Organization/Activity:	11305- TIF02 Activities
Mission Element:	57
Project # (CIP Only) :	None
Account:	None

Funding Detail:

Fund:	3278
Organization/Activity:	89
Mission Element:	57
Project # (CIP Only) :	5000303278 – Reserve Approp.
Account:	550970

RECOMMENDATION:

Staff recommends that the amendment be approved for the requested amount, with payment to occur upfront in the full amount based on availability.

LIST OF SUPPORTING DOCUMENTS:

Presentation