



## AGENDA MEMORANDUM

First Reading for the City Council Meeting of December 03, 2024  
Second Reading for the City Council Meeting of December 10, 2024

**DATE:** November 20, 2024

**TO:** Peter Zanoni, City Manager

**FROM:** Heather Hurlbert, CPA CGFO, Assistant City Manager  
[Heatehrh3@cctexas.com](mailto:Heatehrh3@cctexas.com)  
(361) 826-3506

**THROUGH:** Robert Dodd, Director of Parks and Recreation Department  
[RobertD4@cctexas.com](mailto:RobertD4@cctexas.com)  
(361) 826-3133

### Type B Economic Development Grant to Mitigate Shoreline Erosion of Public Parks Along the Corpus Christi Bay

#### **CAPTION:**

Ordinance authorizing a Coastal Erosion Planning and Response Act Project Cooperation Agreement with the Texas General Land Office and a matching grant allocation of \$820,000.00 to mitigate shoreline erosion of public parks along the Corpus Christi Bay; appropriating \$820,000.00 from the unreserved balance of the Type B Fund; and amending the FY 2025 Operating Budget. (6 votes required)

#### **SUMMARY:**

This ordinance authorizes an agreement with the Texas General Land Office and a matching grant allocation of \$820,000.00 to mitigate shoreline erosion of public parks along the Corpus Christi Bay.

The Parks & Recreation Department, in partnership with the Texas General Land Office (TGLO), under the Coastal Erosion Planning & Response Act (CEPRA), proposes to enter into a project cooperation agreement to address stabilizing the eroding shorelines/elevated bluffs of the following public parks along the Corpus Christi Bay: Cole Park (Oleander Point), Ropes Park & Poenisch Park.

The purpose of the project is to design hybrid solutions that will reduce erosion of bluffs adjacent to shorelines and in the process, increase stability of small pocket beaches that provide public access to the bay. Part of this proposal requests funding for Phase 1 – Data Collection (Task 1) & Preliminary Alternatives Analysis (Task 2) with professional services to be done by HDR, Inc. (architecture, engineering, environmental & construction services).

#### **BACKGROUND AND FINDINGS:**

On November 11, 2024, the Corpus Christi B Corporation held a public hearing and approved a business

incentive for Texas General Land Office in the amount of \$820,000 for an upfront request to mitigate shoreline erosion of public parks along the Corpus Christi Bay.

The prevailing erosion of the bayfront parks has been exacerbated by high water/waves along the bayfront during the 2020 Hurricane Season. Continued erosion exposes hazardous, discarded construction materials (e.g., concrete rubble/metal) which limits public access to the natural beaches. Historical erosion has reduced the footprint of upper parks and reduced park safety. Because these parks are limited in width by the proximity of Ocean Drive and due to their high elevation, it would not be cost effective to reclaim park acreage through placement of fill material. Therefore, the ongoing erosion is permanently reducing usable public, park space.

The public parks included in this cooperation agreement are considered high-profile areas with heavy tourist visitation and offer unique opportunities for a variety of nature-based recreation activities. Nature-based recreation/tourism strategies can increase revenues and strengthen economic development. These parks not only provide bayfront viewing/bay access but also function as neighborhood parks that are easily accessible by walking, bicycles or scooters. These parks are much closer to nearby neighborhoods than Gulf beaches, making them a lower cost option for waterfront activities.

Below are the overall project goals for the open space improvements:

- Reduce bluff erosion to preserve existing park footprint
- Stabilize/enhance pocket beaches to provide safe public access
- Apply hybrid living, shoreline stabilization techniques to maximize environmental benefits (Enhance/mimic natural coastal features (e.g., headlands) to reduce impact of waves/surge)
- Protect park acreage & infrastructure threatened by continued erosion
- Increase habitat for organisms & algae in and around the shorelines.

The overall purpose of the Data Collection (Task 1) effort will be to characterize existing site conditions to support development of shoreline protection concepts and associated alternatives analysis. A Preliminary Alternatives Analysis (Task 2) will be performed to characterize existing conditions, develop potential project concepts, and compare/contrast the concepts in terms of cost, resiliency, regulatory constraints, aesthetics, and other factors.

The term of this agreement will end on August 31, 2029. The maximum term length was assigned to allow for unknowns like delays in contract execution or following the dissipation of other storm events that may develop. The work order between TGLO & HDR, Inc. cannot be executed until this Cooperation Agreement is approved. Tasks 1 & 2 are scheduled to be completed within 270 days from the issuance of the notice to proceed to HDR.

The funding for Phase 1 has a shared project cost between TGLO/CEPRA and the City per the Cooperation Agreement, Attachment A - Budget. Upon execution of the agreement, the City will provide a partner match of 40% and TGLO will fund 60% of the project cost per the cost sharing summary in Attachment A. The estimated cost is not to exceed \$2,095,000 which includes \$1,275,000 from the GLO/CEPRA Funds and the remaining city match of \$820,000.

#### Phase 1 Tasks:

- Surveying
- Geotechnical Investigation
- Topographic/Bathymetric Surveying
- Property Boundary Surveying
- Subsurface Utility Investigation
- Environmental/Habitat Delineations
- Site Characterizations
- Develop Shoreline Protection Concepts
- Compare Shoreline Protection Concepts

- Cost Estimates
- Graphic Renderings
- Alternative Analysis Report
- Coastal Boundary Surveys
- USACE Permitting

For reference, Phase 2 (not part of this proposal) would implement/initiate construction, through permitting, of the established alternative/solution for each park. Another application for additional CEPRA funding will need to be submitted/accepted after a feasible solution has been established for each park. An application to receive CEPRA funds cannot be submitted for Phase 2 until Tasks 1 & 2 are completed.

**ALTERNATIVES:**

The City Council may choose not to fund this agreement.

**FINANCIAL IMPACT:**

The financial impact will be \$820,000 from the Type B Economic Development Fund.

**FUNDING DETAIL:**

Fund: 1146 Type B Economic Development  
 Organization/Activity: 15040 Type B Incentives  
 Department: 57 Economic Development  
 Project # (CIP Only):  
 Account: 530000 Professional Services

**RECOMMENDATION:**

Staff recommends approval of the Coastal Erosion Planning and Response Act Project Cooperation Agreement with the Texas General Land Office and matching grant not to exceed \$820,000.00 to be funded by the Corpus Christi B Corporation in FY 25.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
 Agreement  
 COF  
 PowerPoint Presentation