



Community Enrichment Fund



Open Space:

- The purpose of Public Open Space is to provide recreational areas in the form of public parks as a function of the subdivision of land for residential uses and site development in the City.
- Currently, there are two steps a developer must follow for the City uses to gain open space as a result of new development:
 - Dedicate Land for Parks Space or Pay a Fee in Lieu of Land (FILO) - **AND** - Pay a Park Development Fee or Make Park Development Improvements

Plat	1 Dwelling Units (DU)
Land Dedication (1 acre per 100 DU)	1 acre
Fee in lieu of land (FILO) (A x V) = M A= amount of land required for dedication V= fair market value (per acre) of property M= dollars to be paid in lieu of land	1 x \$62,500 = \$62,500
Park Development Fee (\$200 x # of DU)	\$200 x 100 = \$20,000
Total	<u>\$82,500</u>

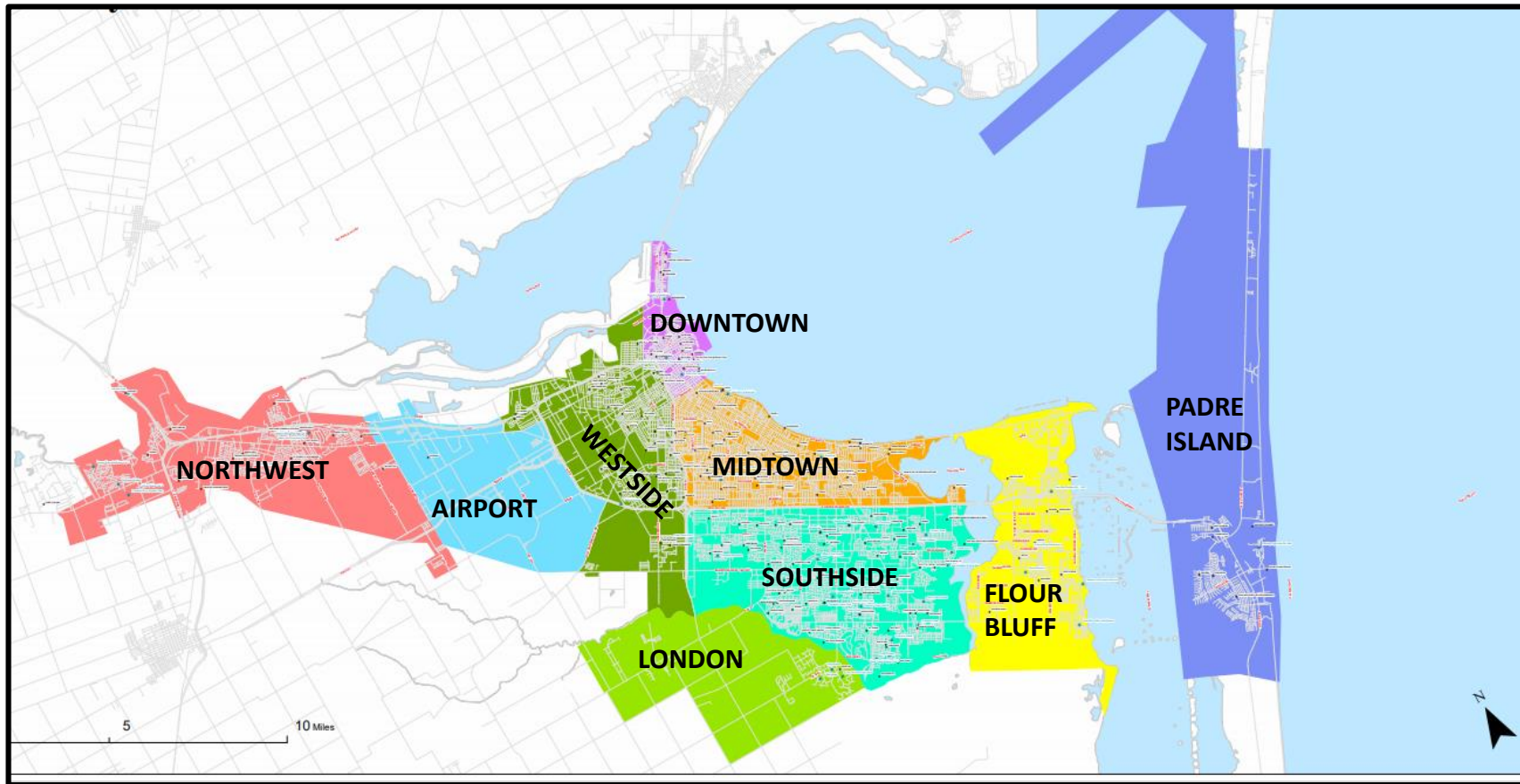


Challenges in the Current Process - Budget Line Items

- Fees were assigned to budget line items for each contributing development; this led to at least 165 budget lines being created
- Budget line items naming convention is not standardized and does not allow for the quick identification of the contributing development
- Budget line items are no longer being created. Therefore, new funding is being assigned to legacy budget lines
- Parks and Recreation Department does not have a detailed process to prioritize and communicate CEF investments in the community



Proposed - Simplify the FILO Five Mile Radius Requirement (Area Development Zones)



- Area Development Zones are almost in keeping with UDC five-mile requirement
- Simplifies accounting process and allows for more transparency
- Will reverse a problematic legacy process that has been in place for a decade
- Use of the Area Development Zones will address overlaps and ensure that the park fees remain in the region of each development



Proposed Methodology for CEF Expenditures

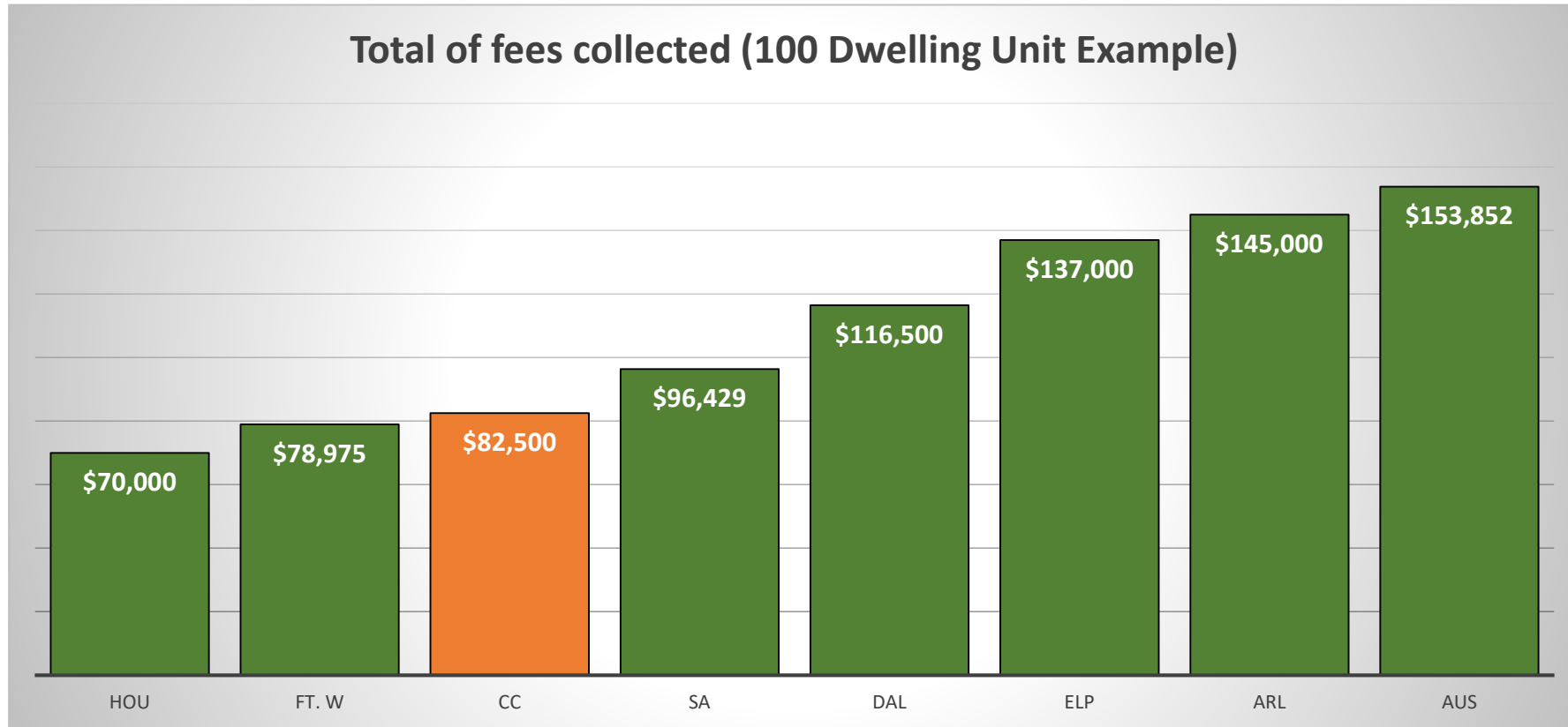
- **Establish an annual CEF Budget**
 - Capital Budget
 - Improvements in Established Parkland
 - Parks and Recreation Master Plan
 - Emerging Priorities
- **Update financial policy to require the City Manager to present a proposed CEF budget during the annual Operating Budget and Capital Budget process**
 - Staff Recommended
 - City Manager Reviewed
 - Public Town Halls for Input and Feedback
 - Council Adopted

PARK DEDICATION ORDINANCE ANALYSIS

Christopher Anderson
Strategic Planning and Innovation Officer
City of Corpus Christi



Texas Cities Comparison





Proposed - Land Dedication

- Current ordinance requires developer to dedicate 1 acre per 100 dwelling units.

- HOWEVER-

- The City needs developers to dedicate 1 acre per 57 dwelling units to maintain current level of service.
 - Propose phased approach

Fiscal Year	Dwelling Units (per acre)	Land to be dedicated (100 DU scenario)
FY 2023	86	1.16 acre
FY 2024	71	1.41 acre
FY 2025	57	1.75 acre



Current vs Proposed Land Dedication

Current:

Plat	100 dwelling units (DU)
Land Dedication (1 acre per 100 DU)	1.0 acre
Fee (in lieu of land) to be paid	$1.0 \times \$62,500 = \underline{\$62,500}$

1 DU= 0.01 acres required for dedication

Proposed (by FY 2025):

Plat	100 dwelling units (DU)
Land Dedication (1 acre per 57 DU)	1.75 acre
Fee (in lieu of land) to be paid	$1.75 \times \$62,500 = \underline{\$109,375}$

1 DU= 0.0175 acres required for dedication



Proposed Park Development Fee Implementation

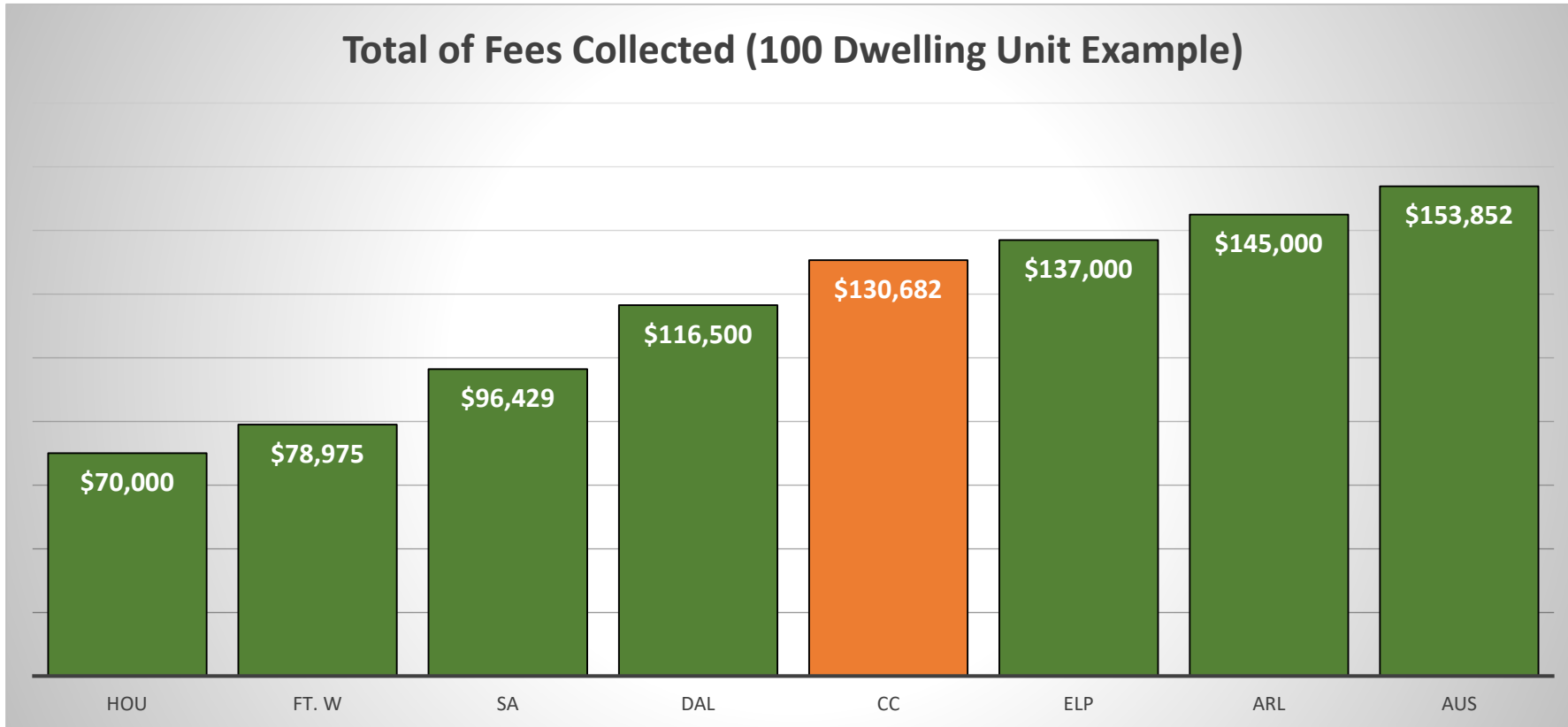
Proposed Schedule of Park Development Fees				
		100 DU Scenario		
Fiscal Year	Park Development fee Per Dwelling Unit	FILO	Park Dev. Fee	Total
2022	\$200.00	\$62,500	\$20,000.00	\$82,500
2023	\$203.80	\$72,500	\$20,380.00	\$92,880
2024	\$208.28	\$88,125	\$20,828.00	\$108,953
2025	\$213.07	\$109,375	\$21,307.00	\$130,682

Proposed Implementation:

- No adjustment to either fee in FY 2022
- Starting in FY 2023:
 - Land dedication requirements updated over FY 2023, 2024, and 2025 to get to one acre per 57 dwelling units
 - Park Development Fee updated using simple inflation factor from projected Consumer Price Index (CPI)



Texas Cities Comparison With Proposed Fees



- Brings the City to the median for fees charged by the top eight cities
- Allows for the City to maintain our current level of service despite increasing development

Requests for Information (RFI)

RFI #1 – Planning Commission

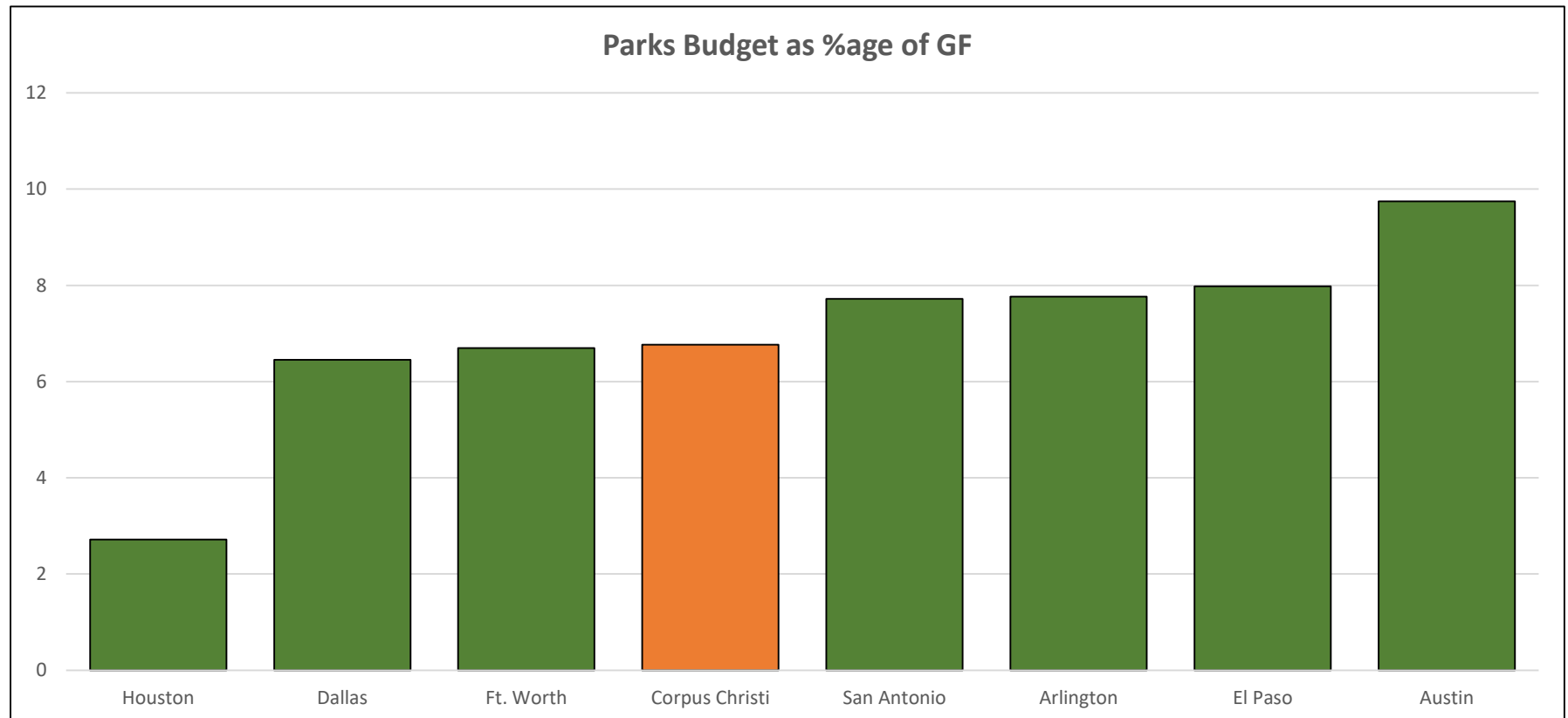
- What percentage of developments dedicated land for park space over the last ten years?
 - Response: Less than 1%. Over the last 10 years, staff was only able to find four developments whose land was accepted for park space



RFI #2 – Planning Commission

- What percentage of the General Fund are other Texas cities dedicating to Park Development and Improvement?

City	Pct. of GF
Houston	2.72%
Dallas	6.45%
Ft. Worth	6.70%
Corpus Christi	6.77%
San Antonio	7.72%
Arlington	7.76%
El Paso	7.98%
Austin	9.75%



RFI #3 – City Council

- Are Shoreline Medians included in the record of park acreage?
 - Response: Yes. According to the 2012 Parks Recreation and Masterplan:

Purpose of the Inventory

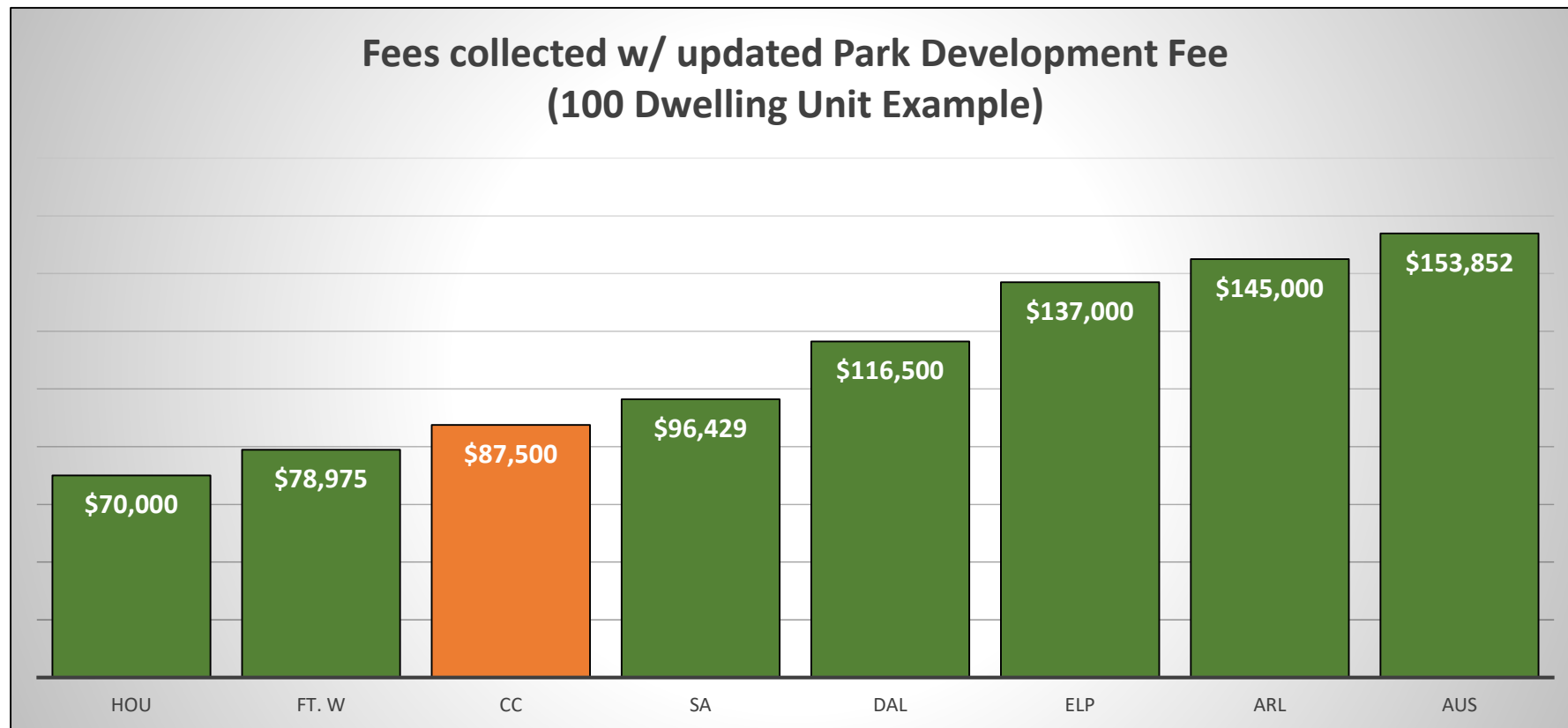
The Corpus Christi Parks and Recreation Department is currently responsible for the operation and maintenance of 208 parks and recreation facilities. These facilities include parks, medians, nature preserves, beaches and boat ramps. In total, the park system encompasses over 2,100 **acres**.

Source:

2012 PRMP, Page 32 of 151, [cover.psd \(cctexas.com\)](#)

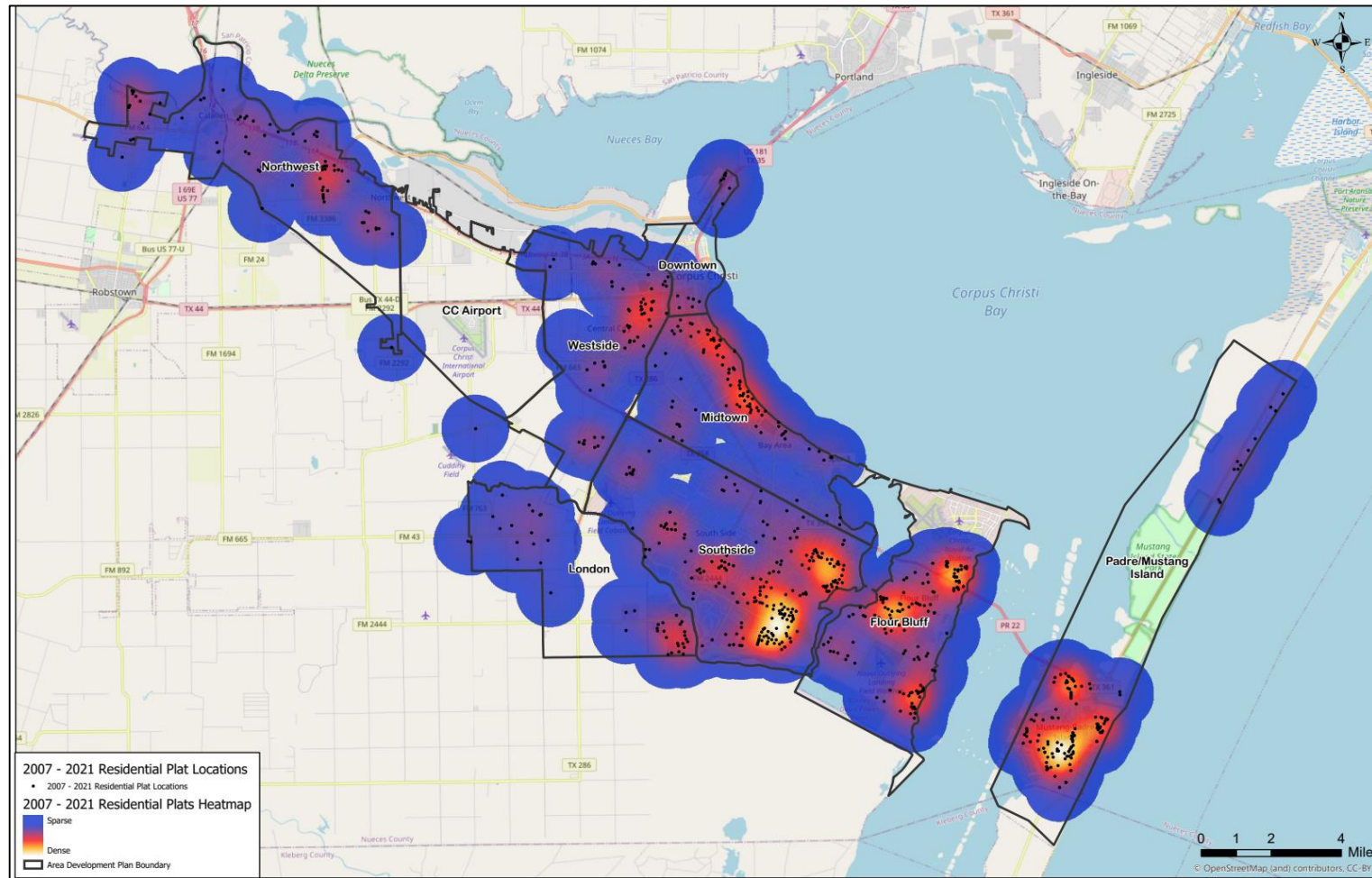
RFI #4 – City Council

- How much revenue would be generated if the Park Development Fee was raised from \$200 to \$250 and the FILO left static?



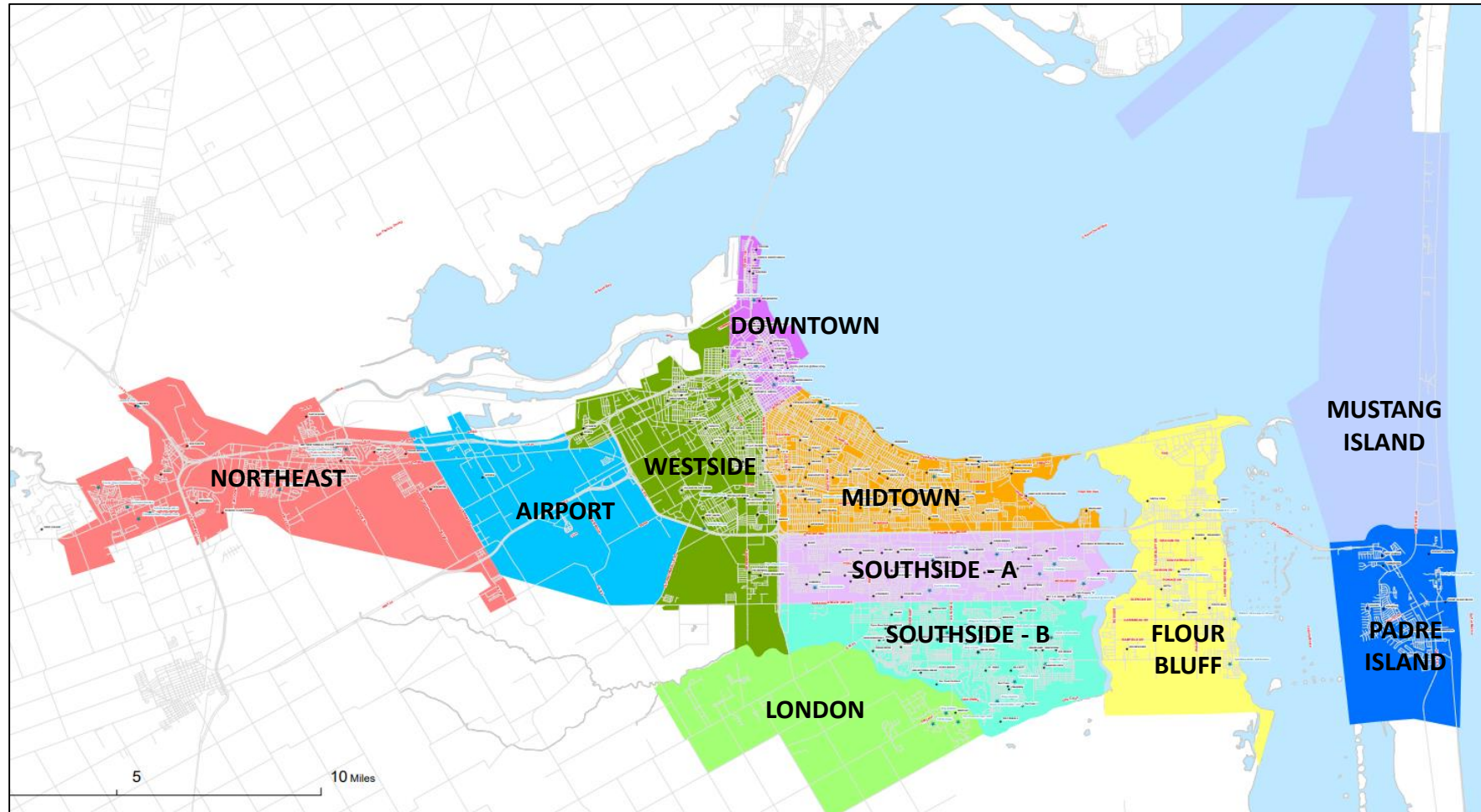
RFI #5 – City Council

- How has residential development trended in the City over the last 10 years?



RFI #6 – City Council

- Can we split the larger Area Development Zones (i.e. Southside and Padre Island)?



RFI #7 – City Council

- How much parkland (Federal, State, County, City) is there within the City Limits?

	Park Name	Acreage
County (Inland)	Hazel Bazemore (1/2)	39 acres
County (Inland)	Barber Lane	5 acres
County (Coastal)	Padre Balli	374.5 acres
County (Coastal)	Packery Channel	58.1 acres
State	Mustang Island	3,954 acres
	Total:	4,430.6 acres
	City Park Acres:	2,100 acres
	Grand Total:	6,530.6 acres



RFI #8 – Development Community

- How much revenue has the FILO and Park Development Fee independently generated?

FY	Fee in lieu of land	Park Development Fee
2011	72,063.84	75,566.57
2012	60,002.03	55,628.49
2013	259,427.10	250,818.28
2014	566,286.22	466,424.76
2015	427,016.13	168,238.33
2016	550,021.25	298,009.06
2017	323,435.32	184,532.07
2018	324,735.32	187,096.09
2019	424,712.11	336,603.31
2020	162,354.44	135,654.22
2021	320,197.90	-
Totals	3,490,251.66	2,158,571.18



RFI #9 – Development Community

- To simplify the process, how much would the Park Development Fee have to increase in order to eliminate the Fee in Lieu of Land?

FY	Fee in lieu of land	Park Development Fee
2011	72,063.84	75,566.57
2012	60,002.03	55,628.49
2013	259,427.10	250,818.28
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2015	427,016.13	168,238.33
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2018	324,735.32	187,096.09
2019	424,712.11	336,603.31
2020	162,354.44	135,654.22
2021	320,197.90	-
Totals	3,490,251.66	2,158,571.18

A park fee of \$450 would generate \$564,882.28 or the equivalent of the 10-year average for Community Enrichment Fees collected



Proposed FY22 Community Enrichment Fund Budget

- Impactful projects affecting more than 12 parks
- Equitable distribution of funding across all five districts
- Based on emerging priorities, best use, and Parks and Rec Masterplan recommendations

Staff Recommendations

Recommendations

- Amend UDC to rename the “Community Enrichment Fund” to the “Park Development Fund”, and rename the “Park Development Fee” to the “Park Improvement Fee”
- Amend the UDC to dissolve the five-mile radius requirement and restrict the use of Fee in Lieu of Land funding to City Area Development Zone of the contributing residential development
- Amend the UDC to change land dedication requirement from one acre per 100 dwelling units to one acre per 57 dwelling units
- Increase the Park Development fee to remain in keeping with the Consumer Price Index
- Adopt the proposed FY22 Community Enrichment Fund Budget
- Update budget finance policy to require the City Manager to present a proposed CEF budget with the Operating Budget and Capital Budget

Recommendations (Continued)

- Remove language allowing for a refund of fees if not spent within seven years
- Assistant City Manager of Park and Recreation shall determine the amount of the FILO

Actions

Actions Taken

- Assembled CEF Work Group (P&R, Innovation, DSD, Finance, Legal, Budget)
- Reviewed UDC and Assessed Current CEF Policy
- Conducted Comparative Analysis of Other Texas Cities
- Identified Challenges with Current Policy and Developed Recommendations to Repair System and Align Corpus Christi w/ Comparable Cities
- Received Feedback from Parks and Recreation Advisory Committee and the Coastal Bend Builders' Association

Actions Forward

- | | |
|--|-------------------|
| • Newspaper Publication for Council Public Hearing | November 28, 2021 |
| • Planning Commission Public Hearing | December 8, 2021 |
| • Public Hearing (City Council) | December 14, 2021 |



Questions?