



AGENDA MEMORANDUM
Corpus Christi Business and Job Development Corporation Meeting
December 9, 2019

DATE: November 22, 2019

TO: President and Honorable Board Members,
Corpus Christi Business and Job Development Corporation

THROUGH: Peter Zaroni, City Manager

FROM: Gina Sanchez, Marina Superintendent
ginas@cctexas.com
(361) 826-3980

| |
|----------------------------------|
| Funding for demolition of K-Pier |
|----------------------------------|

CAPTION:

Resolution authorizing funding for demolition of K-Pier in an amount up to \$175,000.00 with funding made available from the Seawall Improvement Fund No. 1120.

SUMMARY:

K-Pier is a hazard and needs to be demolished. It is currently closed and barricaded.

BACKGROUND AND FINDINGS:

Construction for the Corpus Christi Seawall began in 1939 at a cost of \$2,000,000, funded from the remission of state Ad Valorem Taxes and from Seven South Texas Counties. The Seawall was completed two years later in 1941 and includes the three attached land masses known as the Corpus Christi Municipal Marina (the Marina). The Marina has changed significantly since that time and has become a premier location. It is the backdrop to marketing materials, media events, and special occasions in Corpus Christi. The Marina defines Corpus Christi, but the dilapidated K-Pier tarnishes that image. This agenda item, therefore, is needed for the City to proceed in procuring a company to demolish the pier. The contract and appropriation of funds will be brought back to the Corpus Christi Business and Job Development Corporation (Type A Board) for approval in Fiscal Year 2019-2020.

K-Pier is a wooden pier that was built by the Corpus Christi Yacht Club (CCYC) under an agreement with the City of Corpus Christi in the early 1990's. K-Pier is located directly behind the CCYC nearest to the Seawall. Access is through the back side of the CCYC's parking lot and property behind a locked gate. It is the first pier tourists see as they walk

along the Seawall between the Coopers and Lawrence landmasses, and unfortunately has become an eye-sore and unattractive to tourists.

K-Pier creates an obstacle for the small sail boats launched behind CCYC during their Summer Camp and “Learn to Sail” programs which run June through August. Throughout the years, children and parents have moved the safety barricades to walk and sit on the remaining planks. At times the Summer Camp staff have used the dilapidated pier to tie their boats to and have been found walking the pier as well, even though they have been directed not to. The Corpus Christi Marina staff is concerned for the safety of these individuals.

At the end of the CCYC agreement with the City of Corpus Christi in September 2004, CCYC relinquished the pier to the City, which had a few more years before the end of its life cycle. It was approximately 375 feet long upon completion, but today is less than 220 feet long. As more and more of K-Pier deteriorated, sections were removed and disposed. Today, it is permanently closed because it is a safety hazard. It has not been removed prior to this time due to a lack of funding in the Marina’s operating budget. However, since the City’s Bond Counsel approved the use of Type A funds for this project, the demolition is being requested to be approved by the Type A Board. The project will include the removal of all wooden planks, pilings, and associated structures and is anticipated to be completed by January 2020. This will be in ample time before the summer because in the summer of 2020, the Corpus Christi Marina will be the host site for the National Finn Sailing Competition. The winner of this competition will then compete for a seat at the Olympics. This is a high-profile event where boats will be launching off the backside of the CCYC - directly in between the dilapidated K-Pier. Approval of this project and subsequent contract will ensure that the pier is demolished prior to that time. K-Pier will not be rebuilt due to its unfavorable location.

ALTERNATIVES:

Alternate funding sources for the demolition of K-Pier could be sought. However, doing so will delay its demolition and will increase the risk to the public’s safety.

FISCAL IMPACT:

Funding for this project will be from the unreserved fund balance in the Fund 1120 Seawall Improvement fund. At the end of Fiscal Year 2018-2019, the fund balance in this fund is estimated to be approximately \$45.0 million – which can only be used for seawall-related projects.

FUNDING DETAIL:

Fund: 1120 Seawall Improvement Fund
Organization/Activity:
Mission Element:
Project # **(CIP Only)**:
Account: 530000 Professional Services

RECOMMENDATION:

Staff recommends approval of the motion as presented.

LIST OF SUPPORTING DOCUMENTS:

Resolution
PowerPoint