



# MICHAEL J. ELLIS NORTH PADRE ISLAND SEAWALL

PRESENTATION TO PROPERTY OWNERS

**4/11/24**

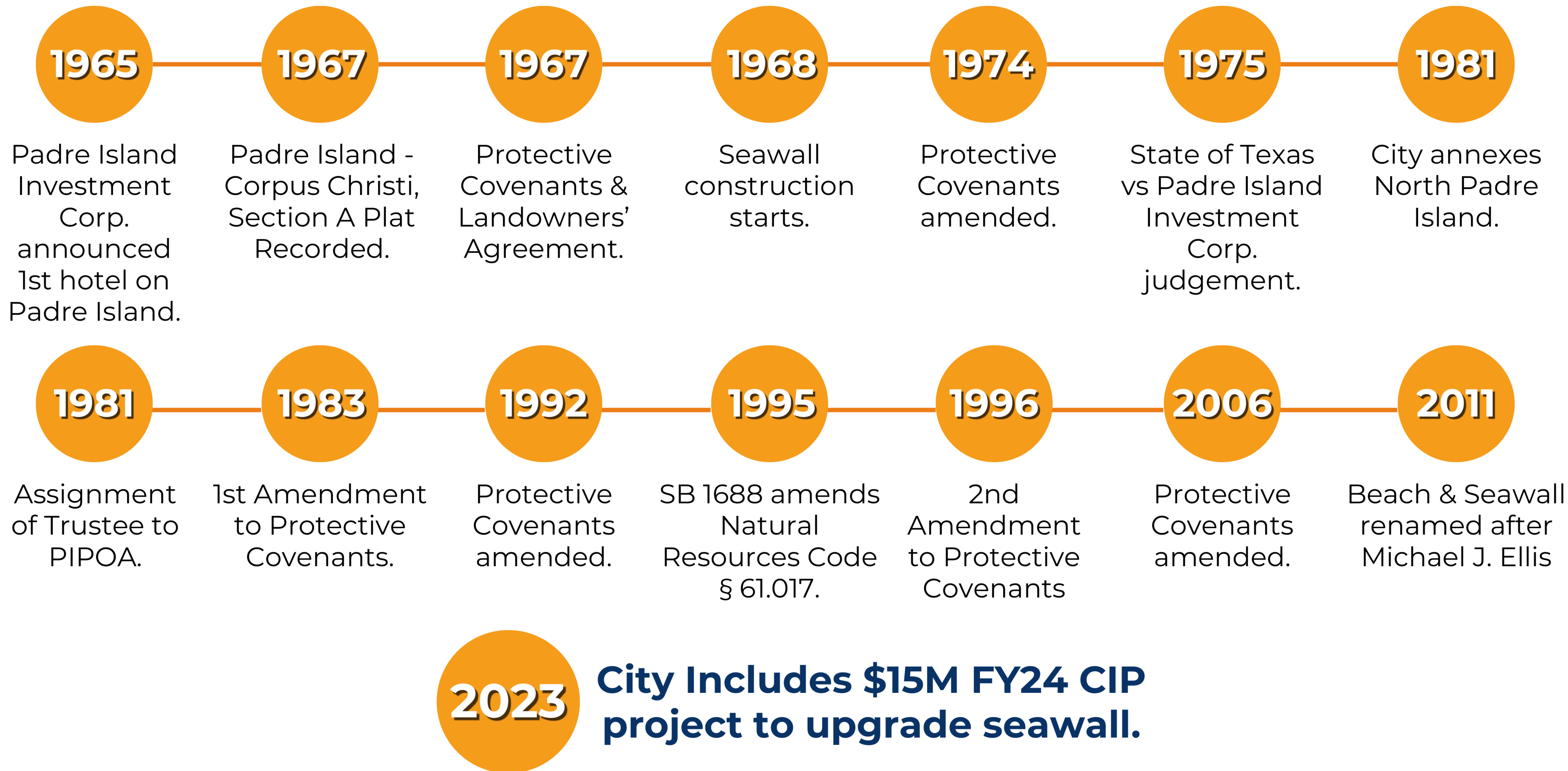
# Presentation Outline

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- Review Seawall History
- Current Seawall Status
- Discuss FEMA PA Program
- Proposed Future State
- Necessary Legal Actions
- Next Steps

# NORTH PADRE ISLAND SEAWALL - HISTORY





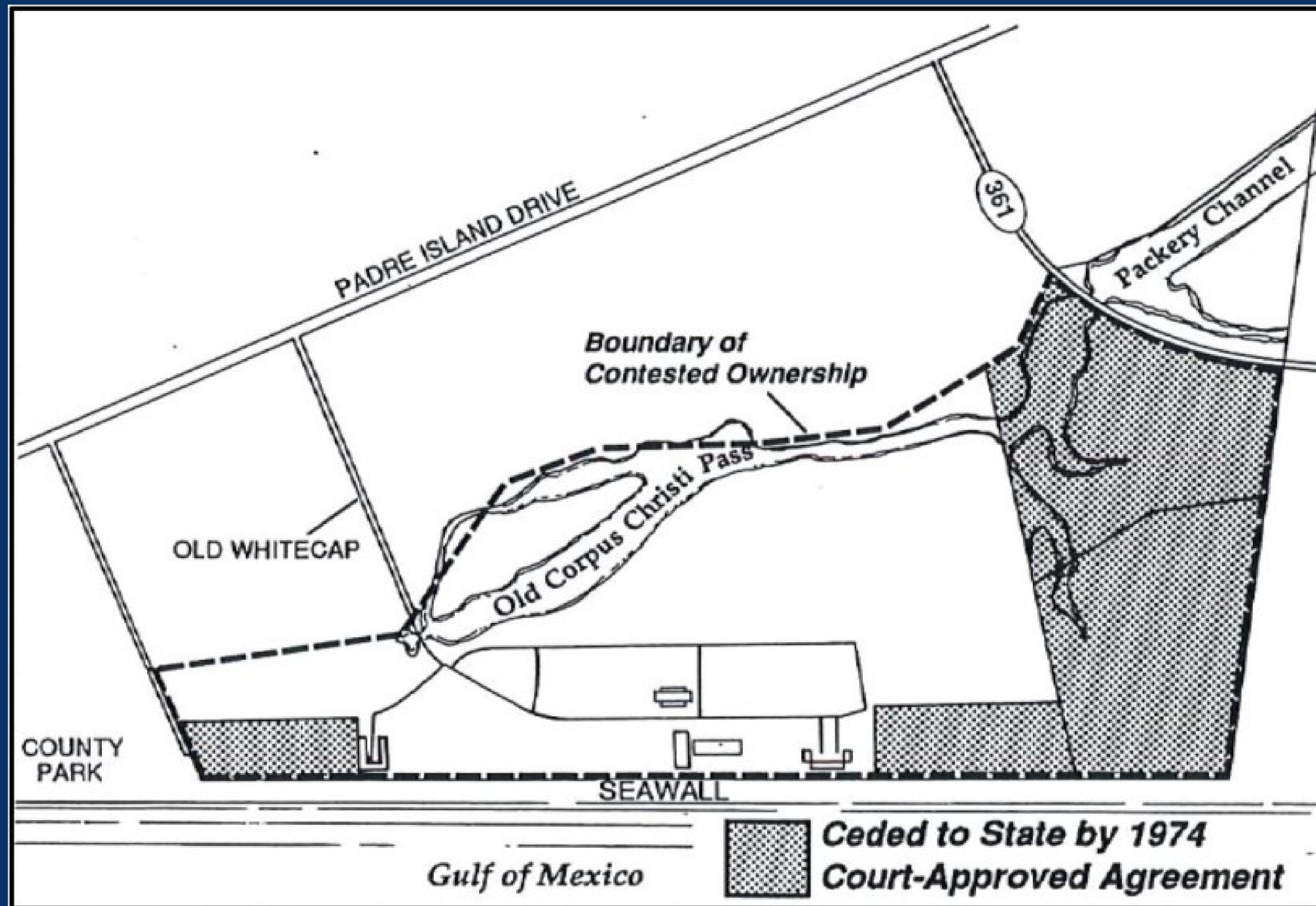
# Important Background

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- Seawall was privately built on land claimed by the State of TX.
- The state sued Padre Island Investment Corporation for trespass.
- A judgment was issued in 1974 that granted the public permanent access to the seawall and beach and granted ownership of some tracts to the state.
- Hurricane Allen caused significant damage in 1980. Owners funded repairs.
- The City of Corpus Christi was annexed in 1981.
- 1995 Legislation reiterated permanent public easement and established that vegetation lines would be considered the face of the seawall in exchange for constructing a public parking lot and roadway easements for beach access.
- The City helped facilitate the state requirement to provide public parking.



# NORTH PADRE ISLAND SEAWALL - HISTORY



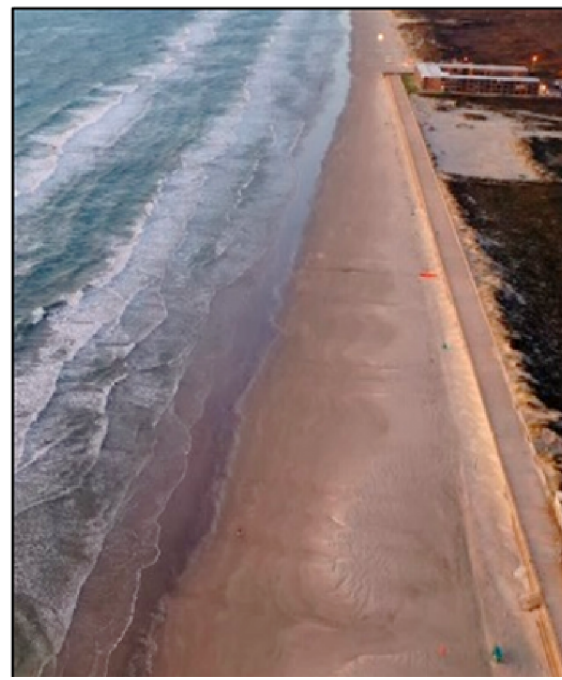
# Michael J. Ellis

## Seawall - 1970's





# Michael J. Ellis Seawall - Today





# North Padre Island Seawall in 1980

after damage from Hurricane Allen



# Current Seawall Status

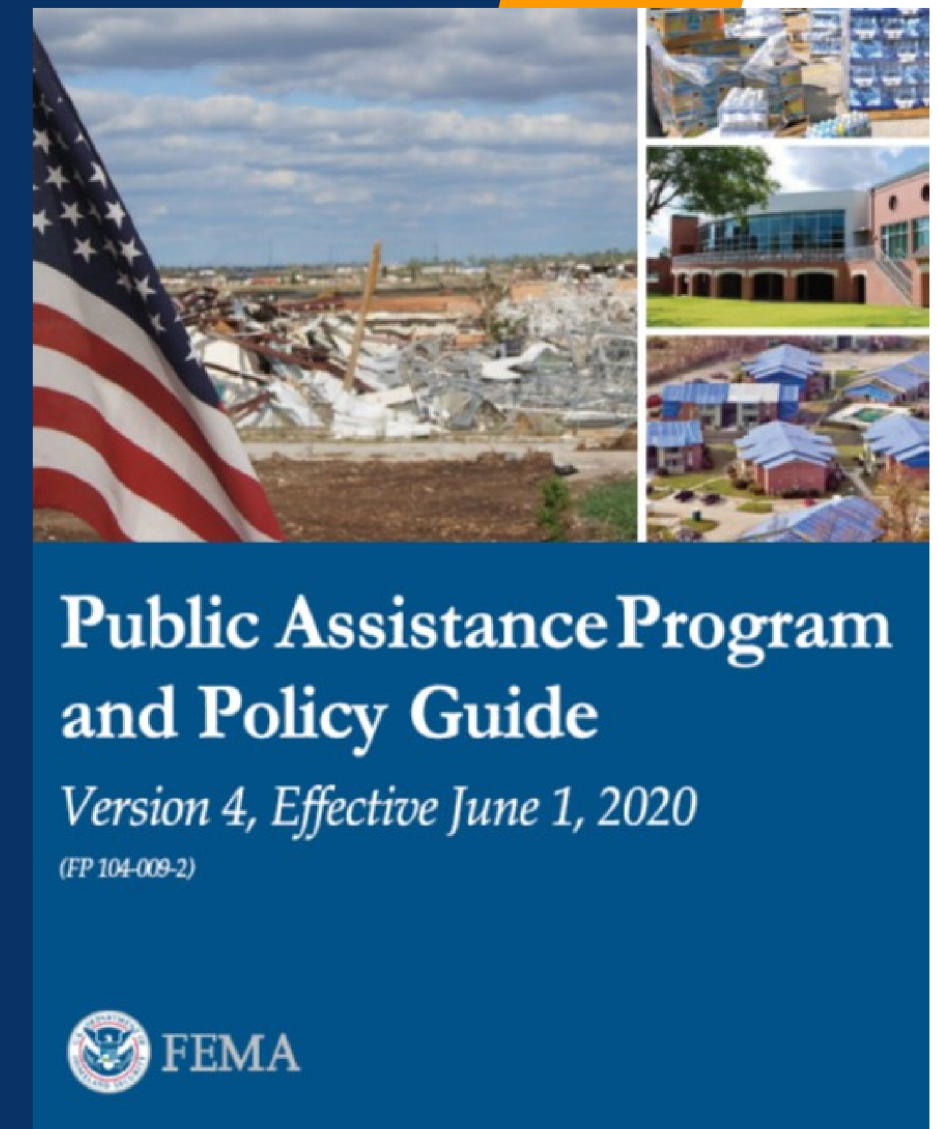
- Seawall is privately owned and maintained.
- The seawall is in a poor state of repair.
- Owners cannot restrict access to the public.
- Owners have difficulty insuring the seawall.
- The seawall is not currently eligible for Assistance under the FEMA Public Assistance Program.
- Catastrophic damage would be the responsibility of the owners.





# FEMA PA Program

- The FEMA PA Program provides Federal grant assistance for the restoration of disaster-damaged public facilities.
- FEMA provides assistance based on authorities and limitations defined in federal statutes and regulations.
- The four basic components of FEMA PA eligibility are: eligible applicant, eligible facility, eligible work and eligible cost.
- In order for future Seawall disaster repairs to be FEMA PA eligible, the City of Corpus Christi must become legally responsible for its maintenance.
- Also need to avoid classification as a “Flood Control Work” under USACE definition.







# Proposed Seawall Status

- A \$15M project was approved in the FY24 CIP to improve the seawall.
- The City needs the real estate rights to make the repairs and upgrades.
- The City must be legally responsible for maintenance and repair to be FEMA PA eligible.
- City is seeking an easement dedication and not fee simple ownership of seawall property.
- Owners will no longer be at risk for seawall damage, maintenance, or claims.

# LEGAL ACTIONS

- Deed from PIPOA, Trustee, conveying all of its rights, title and interest to the seawall to the City.
- Amendment No. 3 to the Protective Covenants and Landowner's Agreement deleting Article VI Seawall Maintenance Agreement.
- Easement from each seawall tract owner conveying a permanent easement and maintenance easement to the City.
- Council action assuming legal responsibility for the seawall.

# NEXT STEPS

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- City will be contacting landowners about real estate requirements.
- Council will award a design contract to produce bid documents.
- The City anticipates stakeholder meetings to get feedback on the design.
- Project will be advertised for bid once the bid docs are ready. This will probably be early 2025.
- Construction will probably take 12-18 months.
- The renovated seawall will become a focal point and more popular destination on the Island.





**QUESTIONS?**