



*The Ritz Theatre Rehabilitation*  
brought to you by

**CORPUS CHRISTI**  
**PATCH** POSITIVE  
ACTION  
TOWARD  
CULTURAL  
HERITAGE

# WHO WE ARE


CCPATCH, a 501(c)3 non-profit organization, was founded in 2005 as a catalyst and hub for growing the arts in Corpus Christi, centered around restoring the historic Ritz Theatre.



# MISSION



Corpus Christi PATCH (Positive Action Toward Cultural Heritage), Inc. is committed to developing, fostering, and promoting the arts as valuable experiences central to the vitality of the community by restoring and developing The Ritz Theatre into a state-of-the-art entertainment and education venue of the highest quality.



# VISION



## THE RITZ THEATRE

Historic rehabilitation of The Ritz Theatre into a state-of-the-art entertainment and education center.

## CREATIVE HUB

Cultural enrichment, K-12 through adult programming, Artist Nurturing Program.

## ECONOMIC DRIVER

Unique programming to attract tourism and increase income to the city.

# RITZ UPDATES



## RECENT

THC awarded CCPATCH \$230,000 in reimbursement funds for weatherproofing the Ritz

## NOW

OTJ Architects has been hired as the lead architect on the project

## NEXT STEPS

Fundraising, weatherproofing, & master planning

# RITZ REHAB TEAM



**Capital Campaign Strategist:** Susan Palmer,  
President Palmer Westport Group

**Architect:** OTJ Architects

**Theatre Planner:** Schuler Shook

**Structural Engineer:** Lundy & Franke Engineering

**Mechanical/Electrical/Plumbing:**  
Cleary Zimmerman Engineers

**Plaster Repair & Decorative Painting:** EverGreene  
Architectural Arts

OTJ WORK:  
PLAZA THEATRE, El Paso



# SECRETARY OF INTERIOR'S STANDARDS

## FOR THE TREATMENT OF HISTORIC PROPERTIES

### PRESERVATION

Sustaining existing form, integrity, and materials of an historic property. Focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions not allowed. Limited and sensitive upgrading of MEP systems is allowed.

### REHABILITATION

Compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Ability to restore elements back to 1929 appearance, while also making necessary modern updates, like adding elevators, offices, modern amenities, etc...**

### RESTORATION

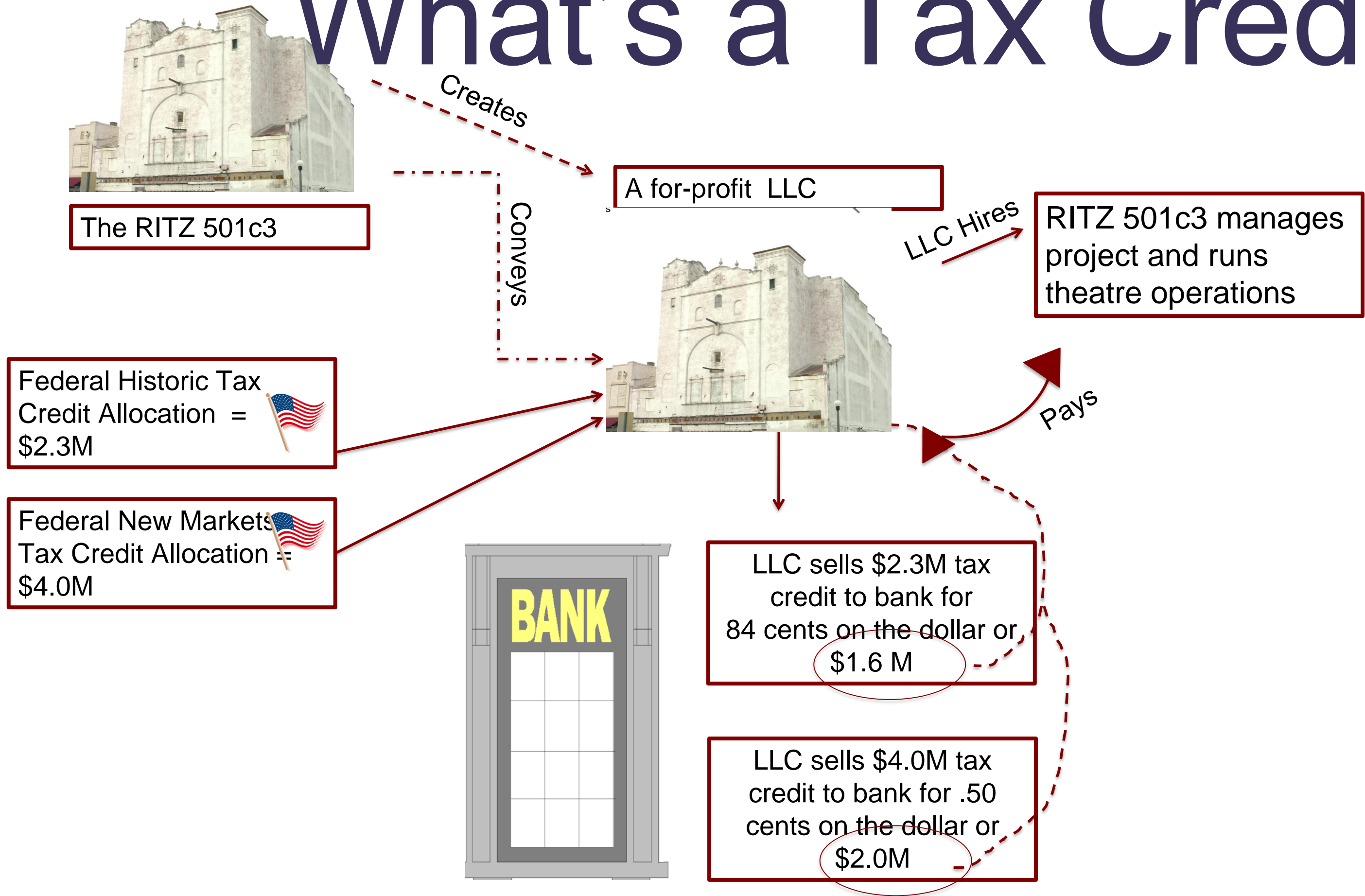
Accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. Limited and sensitive upgrading of MEP systems is allowed.

### RECONSTRUCTION

Depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.



# What's a Tax Credit?



# IMMEDIATE FUNDING NEEDS

\$230,000



**MATCHING GRANT**

**THC GRANT WORK**

Texas Historical Commission – Harvey Grant – Time sensitive and must be completed and receipts submitted before 3/31/2024

Embedded steel repairs; patch and seal cracks in brick veneer; waterproofing exterior (must be completed by 3/31/2024)

# LOCAL IMPACTS

INVALUABLE BENEFITS



Statistics provided by  
the League of Historic  
American Theatres



**FULL-TIME JOBS**



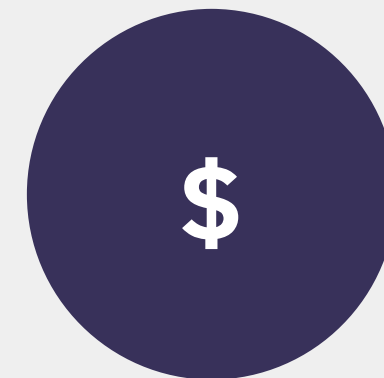
**IN AREA  
EXPENDITURES**



**LOCAL GOVERNMENT  
REVENUE**



**ADDED TO HOUSEHOLD  
INCOMES**



**INCREASE PROPERTY  
VALUES & BRING TAX  
REVENUE TO CITY**



# Summary Pro Forma

| <b>Proforma Summary</b>               | <b>Partial Year</b>                     |  | <b>First Full Year</b> |  | <b>Second full Year</b> |  | <b>Third Full Year</b> | <b>Needed from Capitalization</b> |
|---------------------------------------|---|--|------------------------|--|-------------------------|--|------------------------|-----------------------------------|
|                                       | (assumes 6 months ops plus 20% haircut) |  |                        |  |                         |  |                        |                                   |
| Gross Earned Revenues                 | 772,469                                 |  | 2,165,840              |  | 2,544,935               |  | 2,939,583              |                                   |
| (Less Cost of Sales)                  | (245,396)                               |  | (736,188)              |  | (939,518)               |  | (1,150,943)            |                                   |
| Net Earned Revenue                    | 527,073                                 |  | 1,429,652              |  | 1,605,418               |  | 1,788,641              |                                   |
|                                       |   |  |                        |  |                         |  |                        |                                   |
| Operating Expenses                    | 298,678                                 |  | 1,496,670              |  | 1,621,749               |  | 1,751,018              |                                   |
| Net from Operations                   | 228,395                                 |  | (67,018)               |  | (16,331)                |  | 37,623                 |                                   |
|                                       |   |  |                        |  |                         |  |                        |                                   |
| Contributed Revenues                  | 193,231                                 |  | 402,435                |  | 413,433                 |  | 424,611                |                                   |
| (Less Fundraising Expense)            | (38,445)                                |  | (158,445)              |  | (166,367)               |  | (174,686)              |                                   |
| Net from Fundraising                  | 154,786                                 |  | 243,990                |  | 247,066                 |  | 249,926                |                                   |
|                                       |   |  |                        |  |                         |  |                        |                                   |
| Net from Operations after Fundraising | 383,180                                 |  | 176,972                |  | 230,735                 |  | 287,548                |                                   |



*Thank you for your consideration*

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