



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #4 Meeting June 13, 2023

DATE: June 30, 2023

TO: President and Honorable Board Members,
Corpus Christi Tax Increment Reinvestment Zone #4

THROUGH: Peter Zanoni, City Manager

FROM: Heather Hurlbert, CPA, CGFO Interim Assistant City Manager
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Approval of 2nd Amendment to the Development Reimbursement Agreement for Las Casitas Del Mar at 4606 Gulf Breeze Blvd.

CAPTION:

Motion authorizing an amendment to the Development Reimbursement Agreement with Date Tree Holdings, LLC for improvements to the property located at 4606 Gulf Breeze Blvd, which amends Exhibit A to remove the requirement that the property be raised to six and a half feet above sea level prior to construction.

SUMMARY:

This motion authorizes an amendment to the Developer Reimbursement Agreement with Date Tree Holdings, LLC for improvements to the property located at 4606 Gulf Breeze Blvd by removing the requirement that the property be raised to six and a half feet above sea level prior to construction. The developer has experienced significant delays due to property site elevation requirement.

BACKGROUND AND FINDINGS:

On June 29, 2021 the TIRZ Board approved a Development Reimbursement Agreement with Date Tree Holdings, LLC for the project located at 4606 Gulf Breeze Blvd. which includes the construction of 14 rental units; 8 one-bedroom apartments and 6 three-bedroom townhomes, including rooftop solar panels for clean/green energy, landscaping/pool, and parking provided under the 10 buildings. At the time of approval, the development investment was estimated at \$2,298,832 for the project. A total reimbursement to the developer was approved for an amount not to exceed \$369,883 and consisted of a Project Specific incentive of an amount not to exceed \$229,883 and the North Beach Living Initiative of an amount not to exceed \$140,000.

On July 25, 2022 the TIRZ Board approved an Amendment to extend the project completion date for the Development Reimbursement Agreement with Date Tree Holdings, LLC. for improvements and projects located at 4606 Gulf Breeze Blvd. from July 31, 2023 to July 31, 2027.

The development agreement states, "The Property will be raised to six and a half feet above sea level prior to construction." The developer concern is that raising the site six and a half feet would become problematic because all the surrounding properties are at the current levels. The developer has contacted the surrounding property owners, and all of whom he contacted stated they don't plan to raise their property sites.

ALTERNATIVES:

The Board could choose not to approve this Amendment or choose to make changes to this amendment.

FISCAL IMPACT:

There is no financial impact associated with this action.

Funding Detail:

Fund:

Organization/Activity:

Mission Element:

Project # (**CIP Only**): NA

Account:

RECOMMENDATION:

Staff recommends approving this amendment. Removing the requirement that the property be raised to six and a half feet above sea level prior to construction.

LIST OF SUPPORTING DOCUMENTS:

Revised Development Reimbursement Agreement