



AGENDA MEMORANDUM

Action Item for the City Council Meeting August 12, 2025

DATE: August 12, 2025

TO: Peter Zaroni, City Manager

FROM: Arturo Marquez, CEcD, Ms. Econ, Director of Economic Development
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<p>Motion approving the Tax Increment Reinvestment Zone #6 (TIRZ #6) Project & Financing Plan</p>
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CAPTION:

Motion approving the Barisi Village Tax Increment Reinvestment Zone Number Six (TIRZ #6) Project and Financing Plan.

SUMMARY:

In accordance with the Texas Tax Code, the Board of Directors for a Tax Increment Reinvestment Zone (TIRZ) must adopt and recommend a Project and Financing Plan to the governing body that created the zone. This item seeks City Council approval of the Project and Financing Plan for TIRZ #6 (Barisi Village).

BACKGROUND AND FINDINGS:

Chapter 311 of the Texas Tax Code requires each TIRZ to have an approved Project Plan and Financing Plan outlining the scope, costs, and duration of planned public improvements. The Board of Directors of TIRZ #6 has adopted the proposed Project and Financing Plan on July 2, 2025, and recommends City Council approval of the Project & Financing Plan.

Chapter 311.004 of the Tax Code requires the following for Project and Financing Plans for a Tax Increment Reinvestment Zone:

The project plan must include:

- (1) A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) A list of estimated nonprojected costs; and

- (4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

The reinvestment zone financing plan must include:

- (1) A detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) A finding that the plan is economically feasible and an economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;
- (5) The estimated time when related costs or monetary obligations are to be incurred;
- (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) The current total appraised value of taxable real property in the zone;
- (8) The estimated captured appraised value of the zone during each year of its existence; and
- (9) The duration of the zone.

Project Plan:

The purpose of TIRZ #6 is to finance the construction of public facilities and infrastructure vital to catalyzing residential and commercial development within the boundaries of the zone. The development, known as Barisi Village, is envisioned as a European-style village with structured parking, trail systems, streetscape enhancements, public plazas, and mixed-use buildings that enhance public spaces.

The zone includes approximately 127.72 acres of the former Pharaoh Valley Golf Course. Improvements include structured parking, water, sewer, stormwater infrastructure, landscaping, lighting, trails, a nature preserve, a public plaza, a bell tower, and other public amenities. The plan also includes support for administrative and implementation costs.

The zone qualifies for designation under Chapter 311, Section 005 of the Texas Tax Code due to longstanding economic stagnation, inadequate infrastructure, and the inability of the private market to catalyze redevelopment without public support.

Finance Plan:

The reimbursement of the infrastructure costs will be from the ad valorem taxes generated by the increment above the base value of approximately 127.72 acres. The TIRZ will exist for a period of 20 years or until total project costs of \$52,000,000 are reimbursed, whichever occurs first. The base year will be tax year 2024 and will use the certified value published by the Nueces County Appraisal District.

The Developer will be reimbursed for the construction of eligible public improvements including but not limited to: stormwater, sanitary sewer, water lines, street improvements, structured parking, public plazas, park improvements, lighting, signage, public restrooms, and other qualifying public infrastructure and administrative costs.

The following taxing jurisdictions are anticipated to contribute to the TIRZ as detailed below:

TIRZ #6			
Years	City	County	Del Mar College
2025-2033	95%	95%	90%
2034	90%	90%	90%
2035	80%	80%	0%
2036	70%	70%	0%
2037	60%	60%	0%
2038	50%	50%	0%
2039	40%	40%	0%
2040	30%	30%	0%
2041	20%	20%	0%
2042	15%	15%	0%
2043	10%	10%	0%
2044	5%	5%	0%

ALTERNATIVES:

City Council may choose to request changes to the Project and Financing Plan and refer the item back to the TIRZ #6 Board for revision.

FISCAL IMPACT:

The impact of the Barisi Village Project and Financing Plan is that the Developer is eligible to be reimbursed for the cost of the projects listed in the Project Plan in an amount not to exceed \$52,000,000 over 20 years.

Funding Detail:

Fund: NA
Organization/Activity: NA
Mission Element: NA
Project # (CIP Only): NA
Account: NA

RECOMMENDATION:

Staff recommends approval of the motion approving the Barisi Village Tax Increment Reinvestment Zone Number Six (TIRZ #6) Project and Financing Plan and forwarding the item to City Council for final approval

LIST OF SUPPORTING DOCUMENTS:

TIRZ #6 Project and Financing Plan