### TIRZ#4 – North Beach Puerto Del Sol RV Park



May 17, 2022

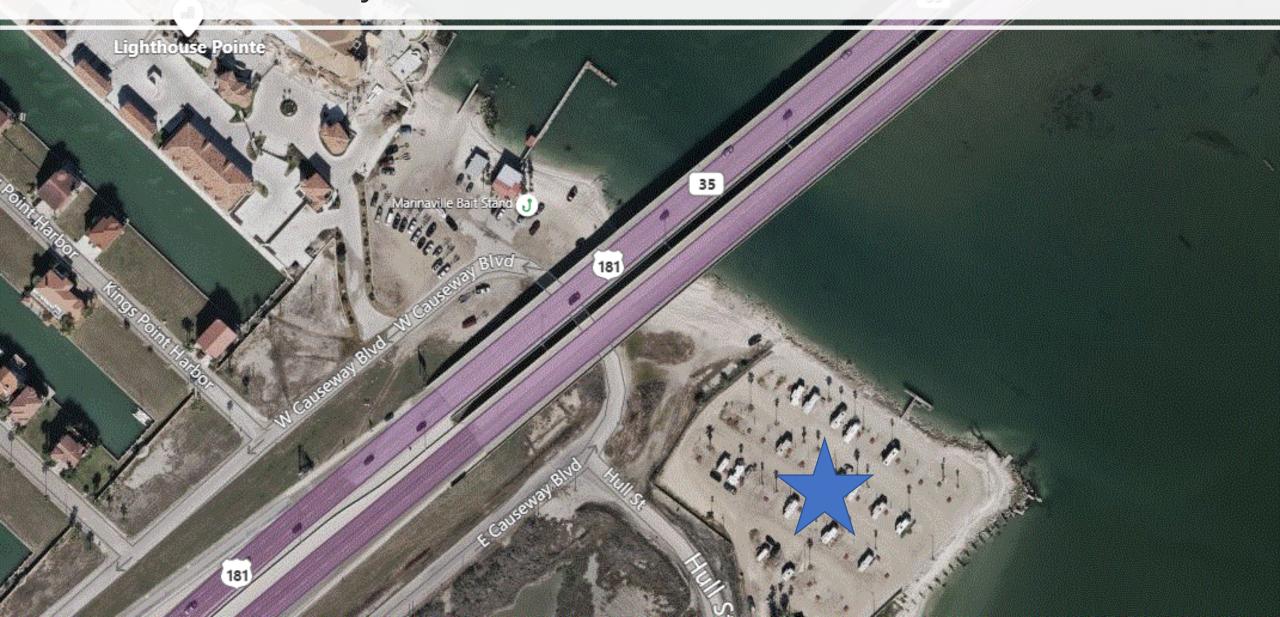
### Located at 5100 Timon Blvd

Puerto Del Sol RV Park

Adjacent to Light House Pointe

54 Pads on site, Pool, Pergola, Pier

# Project Site – Puerto Del Sol RV Park



### Past Projects by Developer – Lafittes Hideout, Port Aransas, Tx.









Port Aransas RV Resorts, Port Aransas, Tx.



IB Magee Beach Park, Port Aransas, Tx.

# Project Details



Landscaping & Fencing



Pool, Pool Deck, Pergola



Underground Electrical

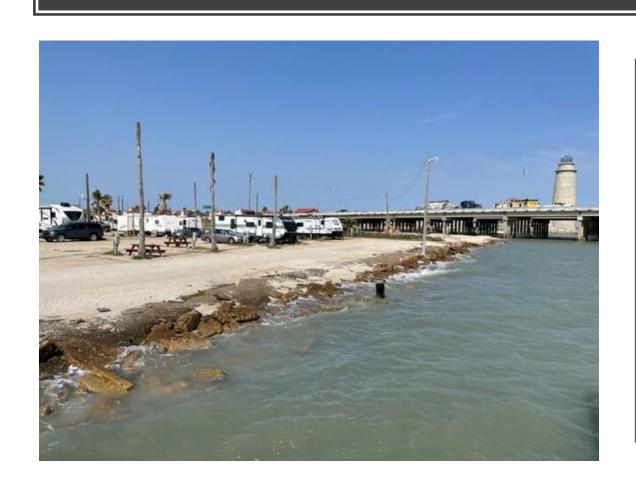


Build up site – 3 feet with sand or select fill



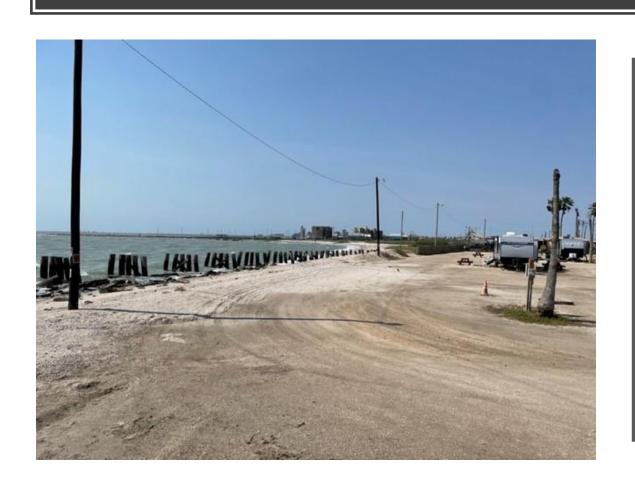
Vinyl Bulkhead on 3 sides

# Current State of Puerto del Sol RV Park





# Current Bulkhead





# Current Parking Pads









# Overhead Powerlines



Puerto Del Sol RV Park – Concept Renderings Aerial View



**Front Entrance** 

Pool and Pergola



### Total Project Cost

#### "Puerto Del Sol" RV Park Cost Breakdown

Cons	struction Survey & Machine Control Model	\$3,500
Buildup	o site 3' with sand or select fill for drainage	\$188,000
	Concrete Roads/Pads	\$516,606
	Vinyl Bulkhead	\$207,569
	New Water and Sewer	\$220,168
	Move mobile home	\$1,000
	Landscaping/Fencing	\$112,309
	Pool, Pool Deck, Pool Fencing and Pergola	\$92,013
	Contract Labor	\$268,233
	Contingency	\$160,940
	Total Cost	\$1,770,338

#### **Eligible Programs**

#### **North Beach Property Improvement Program**

Landscaping/Fencing \$112,309
Pool, Pool Deck, Pool Fencing and Pergola \$92,013
Contingency \$20,432
Total \$224,754

#### **Infrastructure Program**

Buildup site 3' with sand or select fill for drainage \$188,000

Vinyl Bulkhead \$207,569

Contingency \$39,557

Total \$435,126

# Eligible Costs for Reimbursement

Recommendation: Paid in two equal payments. First payment will be in FY24 with Second payment in FY25.

#### **Proposed Reimbursement to Developer**

#### **North Beach Property Improvement Program**

\$224,754	Total
\$112,377	50% Reimbursement
6%	% of Project Cost
	Infrastructure Program
\$435,126	Total
\$217,563	50% Reimbursement
13%	% of Project Cost
	Proposed Reimbursement to Developer
\$329,940	Combined Total
19%	% of Total Project Cost

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