



NORTH BEACH Tax Increment Reinvestment Zone #4

**TIRZ No. 4 Board Meeting
July 14, 2026**



Reinvestment Zone #4 Funding

The primary revenue source for TIRZ #4 comes from property tax contributions made by the City of Corpus Christi, Nueces County, and Del Mar College, based on the increase in taxable property values within the zone.

- City of Corpus Christi has committed up to \$20 million, contributing 100% of the incremental property tax revenue from 2019 to 2028, and 75% from 2029 to 2038.
- Nueces County has committed to contributing 100% of the incremental property tax revenue for the entire duration of the TIRZ.
- Del Mar College will contribute 100% from 2019 to 2028, and 75% from 2029 to 2038.

TIRZ #4 aims to foster economic development by supporting infrastructure improvements, incentivize development, and enhance public spaces to promote growth in residential, retail, and hospitality sectors.



Reinvestment Zone #4 Contributions by Participants as of May 31, 2026

Tax Revenue				
Fiscal Year	City	Nueces County	Del Mar Collage	Total
2022	\$ 194,585	\$ 91,747	\$ 86,208	\$ 372,539
2023	419,727	192,965	181,745	794,438
2024	519,951	200,552	206,282	926,785
2025	594,019	264,184	269,239	1,127,442
2026	530,997	257,261	253,595	1,041,853
Total	\$ 2,259,278	\$ 1,006,709	\$ 997,069	\$ 4,263,056

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*Unaudited Financial Statements

**Reinvestment Zone #4 remains in effect from Tax Years 2019 - 2038.



Reinvestment Zone #4

Statement of Revenues, Expenditures and Changes in Fund Balance as of May 31, 2026

	Amended Budget	Actuals YTD	Variance	% of Budget
Revenues:				
Taxes - Property/Ad Valorem - City	\$ 514,935	\$ 530,997	\$ 16,062	103.1%
Taxes - Property/Ad Valorem - Del Mar	236,680	253,595	16,915	107.1%
Taxes - Property/Ad Valorem - County	231,968	257,261	25,293	110.9%
Earnings on investments	37,096	56,757	19,661	153.0%
Total Revenues	1,020,679	1,098,610	77,931	107.6%
Expenditures:				
Contracts & Commitments	710,404	269,998	440,406	38.0%
Administration Services	221,040	147,360	73,680	66.7%
Professional Services	5,000	4,500	500	90.0%
Total Expenditures	936,444	421,858	514,586	45.0%
Net change in Fund Balance	84,235	676,752	592,517	
Beginning FY26 Fund Balance	2,330,186	2,330,186	-	
Ending Fund Balance as of May 31	\$ 2,414,421	\$ 3,006,938	\$ 592,517	



Reinvestment Zone #4

Forecast of Funds Available for Commitments

Fiscal Year	Beginning Fund Balance	Estimated Annual Revenue ^②	COMMITMENTS		
			Future Incentives	Admin and Other Expenses	Total Estimated Balance Available for Commitments
2026	\$ 3,006,938	\$ -	\$ 244,591	\$ 269,994	\$ 2,492,353
2027	2,492,353	1,015,822	565,765	137,912	2,804,498
2028	2,804,498	1,037,802	277,737	137,912	3,426,651
2029	3,426,651	1,060,001	278,502	137,912	4,070,238
2030 ^①	4,070,238	878,517	16,893	137,912	4,793,950
2031-2035	4,793,950	4,671,981	88,686	689,560	8,687,685
2036-2039	8,687,685	3,296,165	92,895	448,214	11,442,741

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① Contribution decreases to 75%.

② Annual Revenue includes 1% Taxable Value growth.

Note: The expiration of TIRZ No. 4 – North Beach is on December 31, 2039.



North Beach Infrastructure Improvements Commitments as of May 31, 2026

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31-35	FY36-39
	Grand Total	\$229,884	\$ -	\$ -	\$ 15,322	\$ 16,088	\$ 16,893	\$ 88,686	\$ 92,895
Las Casitas Del Mar	Date Tree Holdings, LLC	229,884	-	-	15,322	16,088	16,893	88,686	92,895

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Note: The expiration of TIRZ No. 4 – North Beach is on December 31, 2039.



North Beach Living Initiative Commitments as of May 31, 2026

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31-35	FY36-39
	Grand Total	\$140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -
Las Casitas Del Mar	Date Tree Holdings, LLC	140,000	-	140,000	-	-	-	-	-

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Note: The expiration of TIRZ No. 4 – North Beach is on December 31, 2039.



North Beach Property Improvements Commitments as of May 31, 2026

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31-35	FY36-39
	Grand Total	\$1,195,185	\$ 244,591	\$425,765	\$262,415	\$262,414	\$ -	\$ -	\$ -
Hotel De Ville	C&P Monarch LP	259,254	-	86,418	86,418	86,418	-	-	-
Beach Fajitaville	C&P Monarch LP	527,990	-	175,997	175,997	175,996	-	-	-
Blackbeard's Restaurant	Scurvy Dog, Inc.	8,971	8,971	-	-	-	-	-	-
Double Tree by Hilton	South Texas Hospitality, LLC	398,970	235,620	163,350	-	-	-	-	-

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Note: The expiration of TIRZ No. 4 – North Beach is on December 31, 2039.



Administration Services and Other Expenditures Commitments as of May 31, 2026

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31-35	FY36-39
	Grand Total	\$ 1,959,416	\$ 269,994	\$ 137,912	\$ 137,912	\$ 137,912	\$ 137,912	\$ 689,560	\$ 448,214
One-Time Special Projects	Historic Plaza	195,314	195,314	-	-	-	-	-	-
Transfers to General Fund	Administration	1,701,852	73,680	132,912	132,912	132,912	132,912	664,560	431,964
Professional Services	Miscellaneous	62,250	1,000	5,000	5,000	5,000	5,000	25,000	16,250

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Thank you!