



# **NORTH BEACH Tax Increment Reinvestment Zone #4**

**TIRZ No. 4 Board Meeting  
February 17, 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

## Statement of Revenues, Expenditures and Changes in Fund Balance as of December 31, 2025

	Amended Budget	Actuals YTD	Variance	% of Budget
<b>Revenues:</b>				
Taxes - Property/Ad Valorem - City	\$ 514,935	\$ 145,989	\$ (368,946)	28.4%
Taxes - Property/Ad Valorem - Del Mar	236,680	71,536	(165,144)	30.2%
Taxes - Property/Ad Valorem - County	231,968	71,856	(160,112)	31.0%
Earnings on investments	37,096	18,419	(18,677)	49.7%
<b>Total Revenues</b>	<b>1,020,679</b>	<b>307,800</b>	<b>(712,879)</b>	<b>30.2%</b>
<b>Expenditures:</b>				
Contracts & Commitments	710,404	187	710,217	0.0%
Administration Services	221,040	55,260	165,780	25.0%
Professional Services	5,000	4,000	1,000	80.0%
<b>Total Expenditures</b>	<b>936,444</b>	<b>59,447</b>	<b>876,997</b>	<b>6.3%</b>
<b>Net change in Fund Balance</b>	<b>84,235</b>	<b>248,353</b>	<b>164,118</b>	<b>294.8%</b>
Beginning FY25 Fund Balance	2,330,186	2,330,186	-	
<b>Ending Fund Balance as of December 31</b>	<b>\$ 2,414,421</b>	<b>\$ 2,578,539</b>	<b>\$ 164,118</b>	<b>106.8%</b>



# Reinvestment Zone #4

## 5 Year Forecast of Funds Available for Commitments

Fiscal Year	Beginning Fund Balance	Estimated Annual Revenue	COMMITMENTS		Total Estimated Balance Available for Commitments
			Future Incentives	Admin and Other Expenses	
2026	\$ 2,578,539	\$ 712,879	\$ 510,404	\$ 366,593	\$ 2,414,421
2027	2,414,421	1,015,822	581,087	226,040	2,623,116
2028	2,623,116	1,037,802	278,503	226,040	3,156,375
2029	3,156,375	1,060,001	279,307	226,040	3,711,029
2030*	3,711,029	878,517	17,737	226,040	4,345,769
2031	4,345,769	896,897	18,624	226,040	4,998,002
2032-2039	4,998,002	7,859,279	145,219	1,808,320	10,903,742



# North Beach Infrastructure Improvements Commitments as of December 31, 2025

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31	FY32-39
	Grand Total	\$229,883	\$ -	\$ 15,322	\$ 16,088	\$ 16,893	\$ 17,737	\$ 18,624	\$ 145,219
Las Casitas Del Mar	Date Tree Holdings, LLC	229,883	-	15,322	16,088	16,893	17,737	18,624	145,219



# North Beach Living Initiative Commitments as of December 31, 2025

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31	FY32-39
	Grand Total	\$140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -
Las Casitas Del Mar	Date Tree Holdings, LLC	140,000	-	140,000	-	-	-	-	-



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# North Beach Property Improvements Commitments as of December 31, 2025

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31	FY32-39
	Grand Total	\$1,460,998	\$ 510,404	\$425,765	\$262,415	\$262,414	\$ -	\$ -	\$ -
Hotel De Ville	C&P Monarch LP	345,672	86,418	86,418	86,418	86,418	-	-	-
Beach Fajitaville	C&P Monarch LP	703,987	175,997	175,997	175,997	175,996	-	-	-
Blackbeard's Restaurant	Scurvy Dog, Inc.	12,369	12,369	-	-	-	-	-	-
Double Tree by Hilton	South Texas Hospitality, LLC	398,970	235,620	163,350	-	-	-	-	-



# Administration Services and Other Expenditures Commitments as of December 31, 2025

Projects	Agreement	Total	FY26	FY27	FY28	FY29	FY30	FY31	FY32-39
	Grand Total	\$ 3,305,113	\$ 366,593	\$ 226,040	\$ 226,040	\$ 226,040	\$ 226,040	\$ 226,040	\$ 1,808,320
One-Time Special Projects	Historic Plaza	199,813	199,813	-	-	-	-	-	-
Transfers to General Fund	Administration	3,039,300	165,780	221,040	221,040	221,040	221,040	221,040	1,768,320
Professional Services	Miscellaneous	66,000	1,000	5,000	5,000	5,000	5,000	5,000	40,000



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**Thank you!**