



## **AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting May 13, 2025

**DATE:** May 13, 2025

**TO:** Peter Zanoni, City Manager

**FROM:** Arlene Medrano, Interim Executive Director, CCDMD  
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<p><b>Approval of TIRZ #3 Downtown Development Reimbursement Agreement with Fosters Dynamic Design, LLC at 605 N Mesquite Street for Drams Bourbon Bar</b></p>
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**CAPTION:**

Motion to approve a Downtown Development Agreement with Fosters Dynamic Design, LLC for improvements to the property located at 605 Mesquite Street for a total incentive amount not to exceed \$523,534, effective upon signature by the City Manager or designee from the TIRZ #3 Targeted Vacant Property Improvement Program and Streetscape and Safety Improvement Program to be paid out in FY 2026.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for Fosters Dynamic Design, LLC in the amount of \$278,642 from the Targeted Vacant Property Improvement Program and \$244,892 from the Streetscape and Safety Improvement Program. The owner envisions a complete renovation of the building to serve as a new bourbon bar and future retail space.

**BACKGROUND AND FINDINGS:**

The Incentive Programs adopted by the TIRZ #3 Board in the Project and Financing Plan are specially structured to encourage specific types of development, the key to our community's long-term goal of Downtown Revitalization. The Targeted Vacant Building Improvement Program was created to assist with the activation of vacant properties in the Reinvestment Zone. The Streetscape and Safety Improvement Program was created to assist businesses in the Reinvestment Zone with regard to exterior improvements and safety standards.

Fosters Dynamic Design, LLC acquired this property and is proposing a massive renovation of the vacant building. The original building was built in the 1930's and was the home to different businesses such as a grocery store, café, hardware store and an Army-Navy Supplies store.

The current owner intends to renovate the building as a multi-use space- Drams Bourbon Bar on the left side and future retail spaces on the right. Drams Bourbon Bar will be an upscale bar offering high-end bourbons and tequilas, gourmet appetizers, and a new locker feature for patrons to store their bottles for future use. Interior improvements include: new electrical, plumbing, HVAC system, new walls, flooring, new electrical, a built-in bar top with shelves, new paint, and new cabinetry. Exterior improvements include: new windows, exterior doors, a new fence, siding/masonry, flatwork, roof repair, new tile, new lights, and resurfacing of the rear parking lot.

**ALTERNATIVES:**

The Board could not approve this agreement or limit the incentive amount.

**FINANCIAL IMPACT:**

The funding source for this project is from the TIRZ #3 Targeted Vacant Building Improvement Program and the Streetscape and Safety Improvement Program. The amount of funding paid out for this project is up to \$523,534 paid out of the FY2026 budget.

**Funding Detail:**

Fund: 1112 – TIF #3  
Organization/Activity: 10276 –Targeted Vacant Building Improvement Program  
10286 – Streetscape and Safety Improvement Program  
Mission Element: 57 – Economic Development  
Project # (CIP Only): N/A  
Account: 540450 – Reimbursement to Developers

**RECOMMENDATION:**

Staff recommends approving this agreement. As downtown continues to revitalize this building is key to increasing the safety of the area while also bringing the historic building back to life. The interior and exterior improvements proposed will significantly enhance the building, no longer being a source of blight.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Presentation – Drams Bourbon Bar  
TIRZ #3 Reimbursement Agreement – Drams Bourbon Bar  
TIRZ #3 Exhibit – Drams Bourbon Bar