



## **AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting January 30, 2024

**DATE:** January 05, 2024

**TO:** Peter Zanoni, City Manager

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
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<p><b>Approval of TIRZ #3 Downtown Development Reimbursement Agreement with Marty McPies, LLC at 300 N Shoreline Boulevard for Marty McPies</b></p>
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**CAPTION:**

Motion to approve a Downtown Development Agreement with Marty McPies, LLC for improvements to the property located at 300 N Shoreline Boulevard for a total incentive amount not to exceed \$27,458, effective upon signature by the City Manager or designee.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for Marty McPies, LLC in the amount of \$19,000 from the Commercial Finish Out (Tenant) Program and \$8,458 from the Streetscape and Safety Improvement Program. The owner envisions a renovation to the restaurant space on the ground floor of the Best Western including interior build outs and surface refinishing, as well as improvements to the outdoor patio and landscaping.

**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 Commercial Finish Out Program was created to help businesses in the Reinvestment Zone with interior permanent/semi-permanent finish-out improvements. The Streetscape and Safety Improvement Program was created to help businesses in the Reinvestment Zone with exterior improvements and safety standards.

Marty McPies, LLC (owner) will be a restaurant on the ground floor of the Best Western at 300 N Shoreline Boulevard. This business has been operating as a food truck since January of 2021 and is excited to have a brick-and-mortar location. Interior renovations include new drywall, fresh

paint, new countertops, and new backsplash. Exterior improvements include new patio railings, fresh paint, lighting, security cameras, and new landscaping.

**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 Commercial Finish Out (Tenant) Program and the Streetscape and Safety Improvement Program. The FY 2024 budget for this program is \$27,458.

**Funding Detail:**

Fund: 1112 – TIF #3  
Organization/Activity: 10277 – Commercial Finish Out Program  
10286 – Streetscape and Safety Improvement Program  
Mission Element: 707 – Economic Development  
Project # (CIP Only): N/A  
Account: 540450 – Reimbursement to Developers

**RECOMMENDATION:**

Staff recommends approving this agreement. The proposed renovations will showcase Marty McPies' aesthetic, add value to the hotel, and increase the pedestrian/patron experience along Shoreline Boulevard. With a well-known name and respectable reputation that has been around in Downtown for three years, having a brick-and-mortar location will allow Marty McPies to be a significant asset to those who reside, work, and visit in Downtown Corpus Christi.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Presentation – Marty McPies  
TIRZ #3 Reimbursement Agreement – Marty McPies