

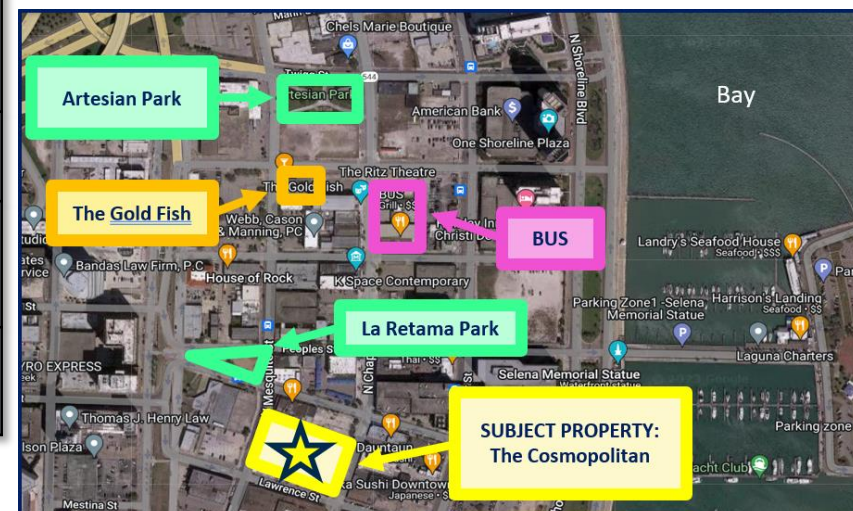


**The Cosmopolitan - Retail Suite A
401 N Chaparral Street**

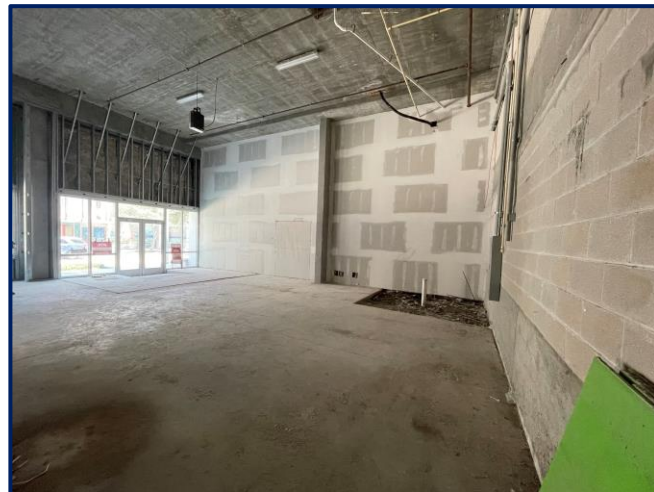
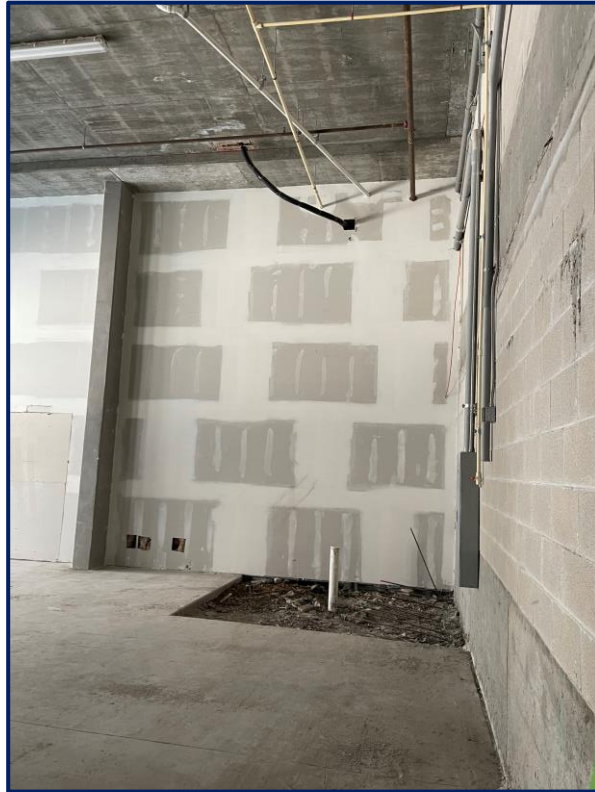
January 30, 2024

Project Site

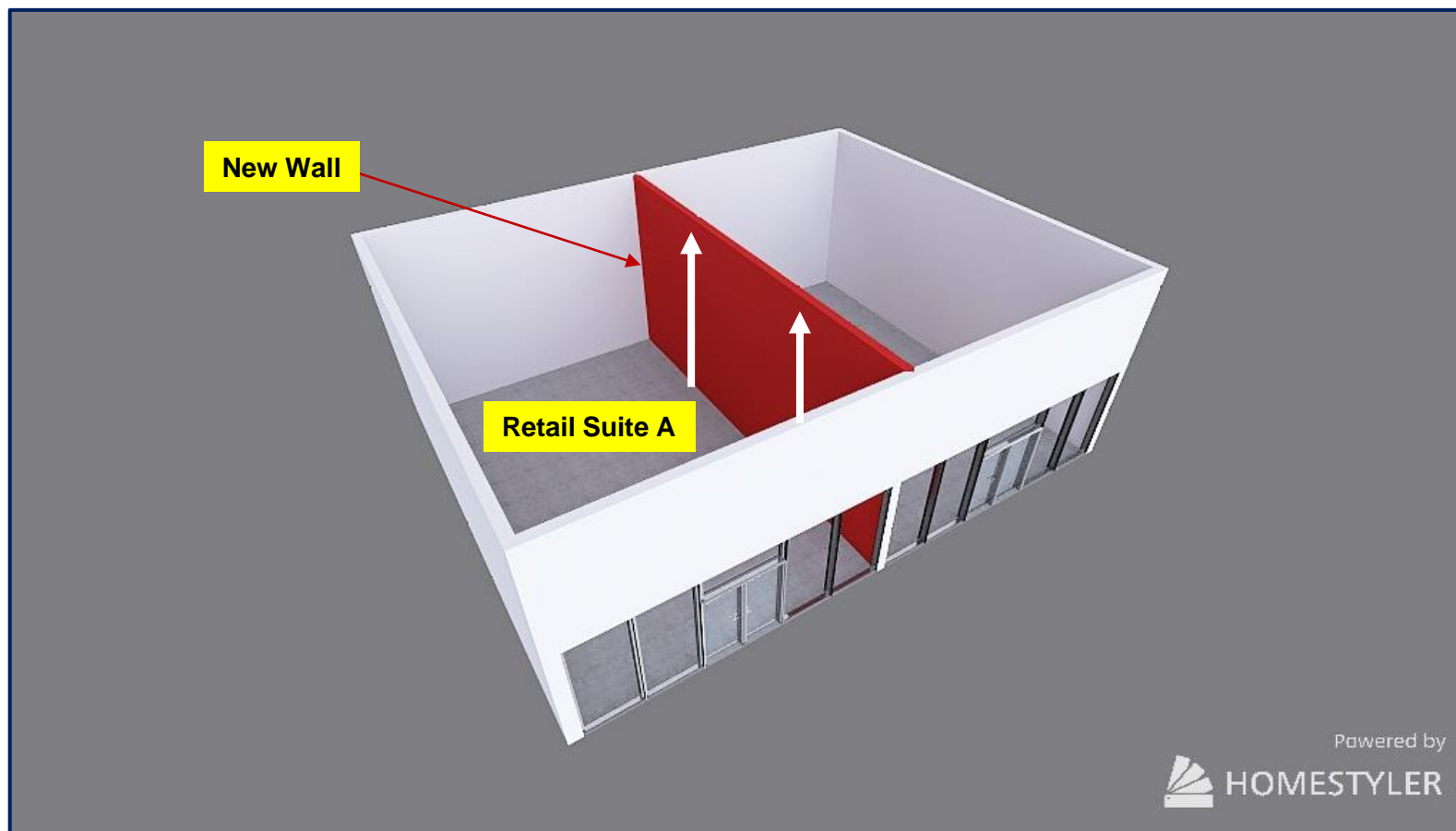
Description	<ul style="list-style-type: none"> Corpus Christi Cosmopolitan, LLC is installing a new HVAC system, new electrical wiring, and an interior wall to split the space into two separate leasable suites in this retail space located on the ground level of the Cosmopolitan Apartments. A new tenant will occupy this space to open a new coffee shop. The tenant will be coming separately to the TIRZ board with their project proposal for approval.
Project Cost	\$41,535
Incentive Proposed	Commercial Finish Out (Landlord): \$20,000
Completion Date	September 30, 2024



Current Condition (Interior)



Project Concept





Recommendation

TIRZ #3 Program	Incentive Total
Commercial Finish Out (Landlord) Program	\$20,000
Total	\$20,000

- Landlord will be reimbursed after tenant receives Certificate of Occupancy
- Completion Date: September 30, 2024
- Action Requested: Motion to Approve Agreement