

The Cosmopolitan - Retail Suite A 401 N Chaparral Street

January 30, 2024



Bay

1 / A / W J A41 1 / A / W J A41 Parkin

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Project Site

Description	 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. 	Image: Chick Mark Bourger Artesian Park
Project Cost	\$41,535	The Ritz Theatre
Incentive Proposed	Commercial Finish Out (Landlord): \$20,000	The Gold Fish Webb Casen Amaning PC Pure Store Burger Burger Bandas Land Here Bandas Law Firm, PC House of Rock Mick Space Contemporary Parking Zone 1 Store La Retama Park
Completion Date	September 30, 2024	RO EXPRESS

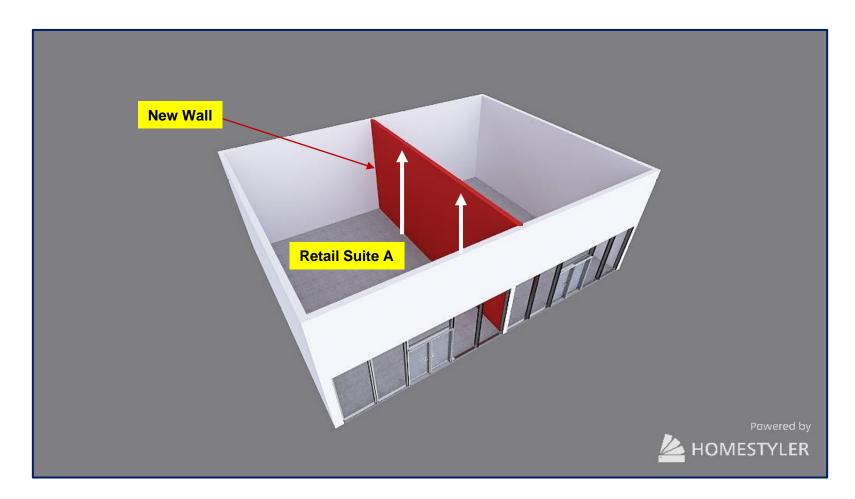


Current Condition (Interior)





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