CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM
Corpus Christi B Corporation Meeting, August 10, 2026

DATE: August 10, 2026

TO: President and Honorable Board Members, Corpus Christi B Corporation

THROUGH: Michael Dice, Interim Assistant City Manager

FROM: Aaron Bowman, President & CEO, CCREDC
abowman@ccredc.com
361-882-7448

Approval of Business Incentive Agreement for El Bolillo Bakery

CAPTION:

Public Hearing and Resolution authorizing the El Bolillo Bakery program project for economic development of a bakery manufacturing business, creating up to 121 full-time jobs; approving up to $363,000.00 in business incentives to El Bolillo Bakery, LLC for economic development; and approving a Business Incentive Agreement with El Bolillo Bakery, LLC for a term of five years.

SUMMARY:

This motion to approve a business incentive agreement up to $363,000 from the Corpus Christi Type B Corporation Economic Development fund would be for the new primary jobs created by the build out of a bakery manufacturing facility by El Bolillo Bakery.

BACKGROUND AND FINDINGS:

Project Concha represents the proposed expansion of El Bolillo Bakery into Corpus Christi through the redevelopment of the former Walgreens property located at 2101 Morgan Avenue. Founded in Houston in 1998, El Bolillo currently operates multiple locations throughout the Houston metropolitan area and is evaluating Corpus Christi as its next regional expansion market.

The proposed project includes the establishment of a wholesale production and regional distribution facility combined with an on-site retail bakery serving Corpus Christi and the greater South Texas region. The project is anticipated to generate more than $6 million in capital investment, including real property improvements, personal property investments, and inventory purchases. Upon full implementation, the project is expected to create 121 new permanent jobs with an estimated annual payroll of approximately $3.6 million.

The applicant has requested Type B funding in the amount of $363,000 to support furniture, fixtures, equipment, infrastructure-related improvements, and job creation associated with the project. Economic impact analysis prepared in accordance with the Corpus Christi Type B Economic Development Guidelines demonstrates that the project will generate positive fiscal benefits to the City through increased property tax revenues, sales tax generation, payroll impacts, and related economic activity.

On June 11, 2026, the Corpus Christi Regional Economic Development Corporation Board of Directors reviewed the project and recommended approval of the developer's requested incentive amount. The project is consistent with the intent of the Corpus Christi B Corporation Guidelines and qualifies as a Primary Employer/Economic Driver project due to its capital investment, job creation, regional distribution activities, and long-term economic benefits to the community.

ALTERNATIVES:

Type B can approve the incentive agreement as presented, approving the project with modifications to the incentive amount or agreement terms, or denying the incentive request.

FINANCIAL IMPACT:

The financial impact is an amount up to $363,000 to be funded with the Type B Economic Development Fund in FY 27- FY 32.

Funding Detail:

Fund:	1146	Economic Development Fund
Organization/Activity:	15010	Major Business Projects
Department:	57	
Project # **(CIP Only):**		
Account:	530000	Professional Services

RECOMMENDATION:

CCREDC staff recommends approval of the developer requested amount.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint – Project Concha
Resolution