



## AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #4 Meeting March 25, 2024

**DATE:** March 17, 2024

**TO:** President and Honorable Board Members,  
Corpus Christi Tax Increment Reinvestment Zone #4

**THROUGH:** Peter Zanoni, City Manager

**FROM:** Arturo Marquez, CEcD, Ms. Econ, Director of Economic Development  
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### Approval of TIRZ #4 Reimbursement Agreement for Blackbeard's on the Beach Restaurant

#### **CAPTION:**

Motion to approve a Development Reimbursement Agreement with Scurvy Dog, Inc. for exterior and interior improvements to Blackbeard's restaurant located at 3117 E Surfside Blvd., that benefit the TIRZ #4 zone for a total incentive not to exceed \$7,421.35 and completion date on or before September 30, 2025.

#### **SUMMARY:**

This motion authorizes a reimbursement agreement with Blackbeard's on the Beach Restaurant for improvements to the project located at 3117 E Surfside Blvd. The proposed project includes rebuilding the interior and exterior bar walls.

#### **BACKGROUND AND FINDINGS:**

The primary functions of TIRZ #4 are to support infrastructure projects, maintenance projects, and development incentives aimed at promoting growth and enhancing the overall quality of North Beach. The North Beach Property Improvement Program is a key initiative within this zone, providing incentives to encourage private investment in existing structures and facilities.

This project is the improvement of Blackbeard's, a local small business that has been a staple on North Beach for over 25 years. Located near major attractions like the Texas State Aquarium and the USS Lexington, which draw over 500,000 visitors annually, Blackbeard's is undergoing significant repairs and renovations. These include major updates to the interior and exterior of the north wall of the restaurant, such as replacing siding, repairing damaged areas, and completing a full exterior treatment with priming, painting, caulking, and sealing.

The total eligible cost for the Property Improvement Program is \$12,368.92, with a total project cost for all exterior improvements amounting to \$24,737.83. These enhancements contribute to the beautification and safety of the North Beach area, improving the overall experience for both residents and tourists. The façade improvements will enhance the visual appeal of Blackbeard's and complement the surrounding properties, including the Texas State Aquarium, USS Lexington, and other local businesses and hotels. Staff recommendation percentage is consistent with previously approved projects within the last 18 months.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

The funding source for this project is an amount not to exceed \$7,421.35 from the TIRZ #4 North Beach Property Improvement Program in fiscal year 2025.

**Funding Detail:**

Fund:	1114
Organization/Activity:	13901
Mission Element:	57
Project # (CIP Only):	<b>N/A</b>
Account:	530000

**RECOMMENDATION:**

Staff recommends approval of this agreement.

**LIST OF SUPPORTING DOCUMENTS:**

Agreement  
PowerPoint – The Breakers Presentation