



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting September 23, 2025

DATE: September 23, 2025

TO: Peter Zanoni, City Manager

FROM: Arlene Medrano, Executive Director, CCDMD
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Approval of 1st Amendment to TIRZ #3 Downtown Development Reimbursement Agreement with Pfluger Architects, Inc. at 401 N Chaparral Street Unit C for Pfluger Architects

CAPTION:

Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Pfluger Architects, Inc for the property located at 401 N Chaparral Street Unit C, which provides the developer with an extension for the completion date from September 30, 2025 to March 30, 2027, effective upon signature by the City Manager or designee to be paid out in Fiscal Year 2026-2027.

SUMMARY:

This motion authorizes a year and a half extension to the completion date for Pfluger Architects to March 30, 2027.

BACKGROUND AND FINDINGS:

On September 17, 2024, an original Agreement was approved by the TIRZ #3 board and included an incentive for \$15,820 from the Commercial Finish Out (Tenant) Program and \$21,046 from the Streetscape and Safety Improvement Program for a complete renovation for the new office space for the future Corpus Christi branch of Pfluger Architects.

Pfluger Architects, Inc. signed a lease and is currently a paying tenant of one of the retail units located on the first floor of The Cosmopolitan. This space has been vacant since 2017. Due to current economic conditions and potential tariff impacts, Pfluger Architects Corporate has placed a temporary hold on this and all corporate construction.

City permits have been approved, and this project will start construction upon corporate office

approval. Outstanding improvements include new flooring, restrooms, a kitchenette, lobby, meeting room, eight open-concept offices, two built-in offices, new paint, signage, security cameras, a new awning, and a new front entrance door.

ALTERNATIVES:

The Board could not approve this amendment or alternately alter the extension date.

FINANCIAL IMPACT:

This amendment has no financial impact on the incentive funding as previously approved.

Funding Detail:

Fund: 1112 – TIF #3
Organization/Activity: 10277 – Commercial Finish Out (Tenant) Program
10286 – Streetscape and Safety Improvement Program
Department: 57 – Economic Development
Project # (CIP Only): N/A
Account: 540450 – Reimbursement to Developers

RECOMMENDATION:

Staff recommends approving the amendment to the Agreement to extend the completion date for this project from September 30, 2025, to March 30, 2027. Once completed, this new business will add to the growing need for more professional services offered downtown.

LIST OF SUPPORTING DOCUMENTS:

TIRZ #3 Presentation – 1st Amendment to Pfluger Architects
TIRZ #3 Reimbursement Agreement – 1st Amendment to Pfluger Architects
Letter Requesting Extension – 1st Amendment to Pfluger Architects