Corpus Christi Cathedral
505 N Upper Broadway

September 23, 2025

Project Site

Address	505 N Upper Broadway and 419 N Carancahua Street

Description	• The Diocese of Corpus Christi is completing a $13,650,000 renovation project at the Corpus Christi Cathedral. The renovation encompasses both the interior and exterior of the church, as well as the construction of a new Grand Hall.
	• The $6,750,000 interior improvements began in 2023 with the compete renovation of the Emmanuel Chapel. Additional interior improvements will conclude in 2025 with the renovation of the main church and sanctuary areas.
	• The $1,400,000 exterior renovation will include:
	  • Sidewalk Repairs
	  • New Fence
	  • Pressure washing of the exterior façade
	  • Lighting and security cameras
	  • A new courtyard and landscaping
	  • Paved parking spaces

Project Cost	$13,650,000 *including interior improvements
Incentive Proposed	Streetscape & Safety Improvement Program - $474,283
Completion Date	December 30, 2028

History of the Corpus Christi Cathedral

St. Patrick's Church ca. 1855
Drawing by Msgr. Michael A. Howell

Fire at St. Patrick's Church,
Nov 28, 1938
Photo Cathedral Archives

Early photo of St. Patrick's
Church, 1885
Photos from Cathedral Archives

- It's origins trace back to 1853
- Originally known as St. Patrick's Church due to the Irish heritage of many parishoners, it opened its doors in 1855 in a small adobe building located off Tancahua Street.
- On March 23,1912, the Diocese of Corpus Christi was created by Pope Pius X changing the designation to St. Patrick's Cathedral.
- Pope Pius XII made it known that he preferred the name Corpus Christi giving the Cathedral its current name.
- Only cathedral in the world with the name Corpus Christi.
- The current cathedral building began construction on March 1,1940 and was dedicated later that summer.
- There are currently 92 active parishes and missions in the Coastal Bend with 210,000 Catholics making up 1/3 of the Coastal Bend population.
- Recorded as a State historical landmark in 1994

Catholic Charities: 60 Years of Service

- **Food Distribution** is the largest program, serving over **61,000 individuals**.
- **Emergency Aid** supports an estimated **10,000 people**, including utility and rent assistance.
- Seasonal initiatives like the **Community Christmas Initiative** reach **2,500 individuals** with meals and gifts.
- Programs like **Counseling**, **Immigration Services**, and **Shelter** provide targeted support to thousands more.
- Services span **12 counties** in the Coastal Bend region, reinforcing the Diocese's commitment to regional equity and compassion.

Polk Street Church TIRZ Project

In 2011 the Center City TIRZ Board of Amarillo, TX approved TIRZ incentives for the Polk Street United Methodist Church Streetscape Project.

- **Approved Incentive:** **$203,124**
- **Overall Construction Costs:** **$253,905**
- **Incentive Percentage:** **80%**

Streetscape Improvements Included:

- Underground Utilities
- Concrete Sidewalks
- Pedestrian Lighting
- Trees
- Planters

$13.6 Million Investment

Phase	Description	Cost	Status
Phase 1	Emmanuel Chapel	$750,000	Completed in 2023
Phase 2	Interior remodel	$6,000,000	In Progress
Phase 3	Exterior and façade improvements	$1,400,000	Pending TIRZ agreement
Phase 4	Construction of new community facility	$5,500,000	Future phase
Total		**$13,650,000**	

Broader Economic Benefits

Economic Impact of Corpus Christi Cathedral Construction in CORPUS CHRISTI MSA 2023-2028 (in 2025$)

$13,526,442
Total Construction Spending

$20,375,263
TOTAL ECONOMIC IMPACT

1.51
MULTIPLIER

$11,038,716
Total Contribution to GDP

103.29
Supported Jobs

$6,832,022
Construction Supported Wages

$2,091,331
Total Tax Revenue

$4.41
Tax Revenue generated for each $1 TIRZ Funding

TEXAS A&M UNIVERSITY CORPUS CHRISTI | SOUTH TEXAS ECONOMIC DEVELOPMENT CENTER

$ 50 Million Catalyst Effect

- Property Value Uplift
- Business Revitalization
- Catalyst Effect

UPPER/MIDDLE/LOWER/ BROADWAY (DESIGN ONLY) - $2.6M

Coopers Alley to Twigg

Design of the existing 2-lane asphalt roadway with retaining wall stabilization investigation, slope stabilization design, new pavement, curb and gutter, sidewalk with ADA compliant curb ramps, signage, pavement markings, upgrade/add street illumination, utility improvements and drainage improvements as needed.

- Façade improvements at AT&T Building- 1 block South
- $32 Million hotel- 1 block West
- $10 Million TAMUCC building-1 block West
- $3.6 Million The Exchange- 1 block West
- Purchase and demolition of property adjacent to the North
- $2.6 Million 2022 Broadway improvements

Community Pride

- **Visitorship**: The Corpus Christi Cathedral sees 40,000 visitors per year. Visitors stimulate local commerce and deter crime.
- **Community Pride**: Restoring a historic and spiritual anchor like the Cathedral will foster a sense of pride and belonging in the community, motivating residents and stakeholders to combat blight.
- **Event Magnet**: The Cathedral will host more events, drawing people into the area and creating demand for cleaner, safer surroundings.

Past TIRZ Non-Profit Projects

The Ritz Theatre
- Steadfast champion of the arts and culture in our community

Education Services Center
- Committed to educating educators

BUC Commission Headquarters
- Pillar of supporting youth in our community

Current Condition (Facade)

Current Condition (Blight)

Project Concept (Aerial View)

Project Concept (Exterior)

Why Streetscape & Safety Improvement?

TIRZ #3 Project & Financing Plan states:

- To assist with improvements that increase quality and safety in the zone. This includes reimbursement of 50% of costs for exterior façade, patio improvements, parklets, sidewalk and patio cafés, lighting, security, and other items identified as meeting the spirit of the program.

Benefits to Community

1) Enhances Visual Appeal & 1st Impressions
2) Improves Walkability
3) Promotes Safety
4) Boosts Local Business & Support
5) Strengthens Local Identities
6) Fosters Pride
7) Elevates Experiential Value
8) Encourages Development & Investment
9) Increases Property Values

BUS

WATER ST

FOUNDRY

COMMUNITY GROCERY

Eligibility

- Chapter 311 of the Texas Tax Code does not prohibit churches or nonprofit organization from participating in the TIRZ
- The statute recognizes that building facades and other appearance features of a property can have an impact on the economic improvement within an area
- The TIRZ #3 Project & Financing Plan notes that its primary functions are as follows:
  - To support private sector development & investment
  - To plan & construct public improvements
  - To provide revitalization focused programs & services

  The plan recognizes that the improvement of sidewalk, lighting, security and other elements of the downtown area will improve the downtown area, regardless of what type of entity is the owner of the property.

Recommendation

Program	Total
• Streetscape & Safety Improvement Program	$474,283
Total	**$474,283**

- Motion to Approve Agreement
- Incentive is 3.6% of overall investment
- Completion Date: **December 30, 2028**