



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting November 28, 2017

DATE: November 10, 2017

TO: President and Honorable Board Members,
Corpus Christi Tax Increment Reinvestment Zone #3

THROUGH: Margie C. Rose, City Manager

FROM: Alyssa M. Barrera, Business Liaison
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Approval of a 1st Amendment TIRZ #3 Reimbursement Agreement for the Stonewater Projects
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CAPTION:

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Studio 21 Apartments, Broadway Lofts, and the related Parking Facilities with Stonewater Properties 723 Broadway LLC and Stonewater Properties Carancahua Inc., which provides an extension of the deadline for completion of two phases of the Development.

PURPOSE:

The purpose of this item is to extend the completion deadlines for two phases of the Stonewater Development.

BACKGROUND AND FINDINGS:

In 2016 the TIRZ #3 Board approved an incentive package and Agreement for the Stonewater Development, a three-phase project to convert two existing office buildings to residential apartments and upgrade the supporting parking facilities.

The Agreement includes a cap of \$655,000, to be paid over a ten-year period, composed of:

- Phase 1 - \$185,000 Reimbursement for 37 Units (paid over two years)
- Phase 2 - \$420,000 Reimbursement for 44 Units (paid over one year)
- Phase 3 – Up to \$50,000 for Parking Lot Improvements (paid over ten years).

Stonewater has requested an extension of the performance deadlines as follows:

Phase	Original Deadline	Proposed Deadline
Studio 21 Apartments	12/1/2017	12/1/2018
Broadway Lofts	12/1/2018	12/1/2019
Parking Lot Improvements	12/1/2018	12/1/2018

This amendment accommodates the request and incorporates modifications the TIRZ #3 Board has approved to the Template Agreement.

ALTERNATIVES:

If the TIRZ #3 Board adopts a different Code Citation threshold for the TIRZ #3 Development Agreement Template, this item shall be

- 1) Amended to incorporate the template changes
- 2) Approved as amended.

OTHER CONSIDERATIONS:

N/A

CONFORMITY TO CITY POLICY:

Conforms with the Tax Code, City Charter and TIRZ #3 Project & Financing Plan.

DEPARTMENTAL CLEARANCES:

Finance

Legal

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital X Not applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

RECOMMENDATION:

Staff recommends approving the amendment to the Agreement

LIST OF SUPPORTING DOCUMENTS:

Letter Requesting Extension – Stonewater

Amendment No. 1 - Downtown Development Reimbursement Agreement – Stonewater