



## AGENDA MEMORANDUM

Corpus Christi B Corporation Meeting of September 17, 2018

**DATE:** August 30, 2018

**TO:** President and Honorable Board Members,  
Corpus Christi Business and Job Development Corporation

**THROUGH:** Constance Sanchez, Director of Finance

**FROM:** Iain Vasey, CEO, CCREDC  
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Grant for LaVista Pointe Development

### **CAPTION:**

Motion authorizing a business incentive agreement with LaVista Pointe, L.P. in the amount of \$625,000 for the development of an apartment complex with a lighthouse feature at 4933 W Causeway Blvd.

### **PURPOSE:**

The company is requesting the grant for development on North Beach.

### **BACKGROUND AND FINDINGS:**

LaVista Point will construct a 150 apartment project on the northwest end of the North Beach with a marina, a chapel, and a light house that will be the landmark entrance to Corpus Christi. The same developer for LaVista Point is also building Barisi Village in Pharaoh Valley. They are a registered business in Texas. They are requesting a \$625,000 grant. LaVista Pointe is backed by Jeff Blackard who is also building Barisi Village in Pharaoh Valley. He has built other developments that have transformed the surrounding areas. The light house will be a land mark for entering Corpus Christi and serve as an entrance to the city and the replacement for the Harbor Bridge.

Economic Impact Summary: The project will create 8 new jobs and have an investment of \$14.0 million in investment. We ran the economic impact at 8 full-time jobs and \$14.0 million in property tax valuation. The net benefits from this project is \$4,539,692 over 10 years. We recommend an incentive of \$625,000. The return on investment would be 24.4% and a payback period of 4.6 years. See attached economic impact report.

This is in a Texas Enterprise Zone – an area that is designated so it can receive incentives to promote new investment. A Master Plan for redevelopment has been

created for North Beach. The light house itself will cost \$625,000. It will use Type B funds which are restricted to incentives and uses sales tax collected. These funds cannot be used for anything else.

This is a unique gateway into the City and the overall revenues from the project will directly exceed any funds used to incentivize the light house portion of the project.

**ALTERNATIVES:**

The Board may choose to modify or keep the stated requirements.

**OTHER CONSIDERATIONS:**

Not applicable

**CONFORMITY TO CITY POLICY:**

This project is consistent with the City's stated goals of promoting economic development and incentivizing business to expand and thrive in Corpus Christi.

**EMERGENCY / NON-EMERGENCY:**

Non-emergency

**DEPARTMENTAL CLEARANCES:**

Legal

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2017-2018</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget			\$3,501,500	\$3,501,500
Encumbered / Expended Amount			0	0
This item			\$625,000	\$625,000
BALANCE			\$2,876,500	\$2,876,500

**RECOMMENDATION:**

Staff recommends approval of a grant of \$625,000 to LaVista Pointe for a investment of \$14,000,000.

**LIST OF SUPPORTING DOCUMENTS:**

Economic Impact Report