



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3
Special Meeting January 13, 2026

DATE: January 13, 2026

TO: Peter Zanoni, City Manager

FROM: Arlene Medrano, Executive Director, CCDMD
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Approval of 12th Amendment to the TIRZ #3 Project & Financing Plan

CAPTION:

Resolution to approve the 12th amendment to the Tax Increment Reinvestment Zone (TIRZ) #3 Project & Financing Plan to allow reimbursement to government agencies that participate in the TIRZ #3 for demolition of publicly-owned buildings, not to exceed \$2,000,000.00.

PURPOSE:

The purpose of this item is to amend the Project & Financing Plan for Tax Increment Reinvestment Zone (TIRZ) #3.

BACKGROUND AND FINDINGS:

In 2008, the City of Corpus Christi created Tax Increment Reinvestment Zone (TIRZ) #3 in the City's Downtown, adopting a Project & Financing Plan (Project Plan). The Project Plan is required by the State, must include all activities of a Tax Increment Reinvestment Zone, and must be adopted by the municipality by ordinance.

This twelfth amendment provides for a TIRZ Member Agency Reimbursement Program:

In order to facilitate the demolition of publicly-owned buildings for the government agencies that participate in this TIRZ, namely the City of Corpus Christi, Nueces County, and Del Mar College District. This program shall be a reimbursement basis, and the applicant agency shall designate an individual responsible for submitting the application to participate in the program, provide all supporting documentation of costs to support the application, and shall submit the "Request for Reimbursement Form" once the demolition is complete. Reimbursement of costs of demolition shall be paid out in three annual payments for the total cost of demolition, not to exceed \$2,000,000. Additionally, there will not be any reimbursement paid to the applicant agency after the expiration of the TIRZ.

Tax Code Chapter 311 provides that *the actual costs of the demolition of public or private buildings* is an allowable project cost and may be added to the Project Plan.

This amendment will allow the TIRZ #3 to support the demolition of the 1914 Nueces County Courthouse. This amendment will provide an opportunity to remove blight, increase safety and support future development within the TIRZ #3 boundary.

ALTERNATIVES:

TIRZ #3 Board may choose not to adopt the 12th Amendment to the Project and Financing Plan or to amend the revision as presented.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends approving the 12th Project and Financing Plan amendment.

LIST OF SUPPORTING DOCUMENTS:

12th Amendment to TIRZ #3 Amended Project & Financing Plan (Track Changes Version)