



CITY OF  
**CORPUS CHRISTI**

**AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting May 05, 2026

**DATE:** May 05, 2026  
**TO:** Tax Increment Reinvestment Zone #3 Board of Directors  
**THROUGH:** Michael Dice, Interim Assistant City Manager  
**FROM:** Arlene Medrano, Executive Director, CCDMD  
Arlene@cctexasdmd.com  
(361) 882-2363

**Approval of a 1<sup>st</sup> Amendment to TIRZ #3 Downtown Development Reimbursement Agreement with Fosters Dynamic Design, LLC at 605 N Mesquite for Drams Bourbon Bar**

**CAPTION:**

Motion to approve a 1<sup>st</sup> amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Fosters Dynamic Design, LLC for the property located at 605 N Mesquite, to provide a year project extension from May 30, 2026, to May 30, 2027, effective upon signature by the City Manager or designee from the TIRZ #3 Targeted Vacant Property and Streetscape and Streetscape and Safety Improvement Program to begin pay out in FY 2027.

**SUMMARY:**

This motion authorizes the developer with a year extension to the project May 30, 2026, to May 30, 2027.

**BACKGROUND AND FINDINGS:**

On May 13, 2025, an original Agreement was approved by the TIRZ #3 Board and included an incentive for \$278,642 from the Targeted Vacant Property Improvement Program and \$244,892 from the Streetscape and Safety Improvement Program for a complete renovation of the building to serve as a new bourbon bar and future retail space.

The Downtown Development Reimbursement Agreement Fosters Dynamic Design, LLC – Drams Bourbon Bar: Targeted Vacant Building Improvement Program and Streetscape & Safety Program Section 3 (a) of the provides: (a) The Developer constructs all of the Improvements on the Property on or before May 30, 2026 (the "Completion Date") in accordance with Exhibit A and the City's building codes and policies. Any extensions of this deadline must be requested by Developer in writing and approved by the Board except that the City Manager, or designee, may administratively approve an extension this deadline for no more than six months.

The developer has been making steady progress in the redevelopment of the once vacant property. Due to unforeseen infrastructure concerns this caused a major delay in the development. However, with the support of city staff the developer was able to find a temporary

solution to continue with development as planned.

Completed improvements include a new roof, installation of new windows and awnings, interior framing, and some siding repairs. Remaining improvements include: all new electrical, plumbing, and HVAC, new cabinetry, built-in bar top with shelves, new paint, exterior doors, a new fence, remaining siding/masonry work, new tile, lighting and resurfacing of the rear parking lot.

Drams Bourbon Bar will be an upscale bar offering high-end bourbons and tequilas, gourmet appetizers, and a new locker feature for patrons to store their bottles for future use. Additionally, the developer is also renovating the right side of the building to be white-boxed to be move in ready for a future tenant.

DMD staff has conducted a review of this item and has determined that it constitutes an allowable and eligible use of TIRZ #3 funds in accordance with the adopted TIRZ #3 Project and Financing Plan per Ordinance 033835 and Texas Tax Code Chapter 311. This determination is based on the information provided to the DMD by the Developer. The project is required to comply with all applicable local, state, and federal laws, as well as City of Corpus Christi policies and procedures.

**ALTERNATIVES:**

The Board could not approve this amendment or extend the completion date requirement.

**FISCAL IMPACT:**

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

**Funding Detail:**

Fund: 1112 – TIRZ #3  
Organization/Activity: 10276 –Targeted Vacant Building Improvement Program  
10286 –Streetscape and Safety Improvement Program  
Mission Element: 57 – Economic Development  
Project # (CIP Only): N/A  
Account: 540450 – Reimbursement to Developers

**RECOMMENDATION:**

DMD Staff recommends approval of this amendment as presented, based on its previous approval by the TIRZ #3 Board after review and determination that the project meets program guidelines, qualifies as an eligible TIRZ #3 expense under Texas Tax Code Chapter 311, and is consistent with the adopted TIRZ #3 Project and Financing Plan per Ordinance 033835.

Drams Bourbon Bar will be another great addition to Downtown Corpus Christi. By activating this once vacant building not only will it increase the curb appeal and safety to the area, but it will also activate the space to allow for future retail.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Presentation – 1<sup>st</sup> Amendment to Drams Bourbon Bar  
TIRZ#3 Reimbursement Agreement – 1<sup>st</sup> Amendment to Drams Bourbon Bar  
Letter Requesting 1<sup>st</sup> Extension – Drams Bourbon Bar