AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting September 23, 2025

DATE: September 23, 2025

TO: Peter Zanoni, City Manager

FROM: Arlene Medrano, Executive Director, CCDMD
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Approval of TIRZ #3 Downtown Development Reimbursement Agreement with Catholic Diocese of Corpus Christi at 501-505 N Upper Broadway for the Corpus Christi Cathedral

CAPTION:

Motion to approve a Downtown Development Agreement with Catholic Diocese of Corpus Christi for improvements to the property located at 501-505 N Upper Broadway for a total incentive amount not to exceed $474,283 effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in Fiscal Year 2027-2028.

SUMMARY:

This motion authorizes a Reimbursement Agreement for the Catholic Diocese of Corpus Christi in the amount of $474,283 from the Streetscape and Safety Improvement Program. The Streetscape and Safety Improvement Program was created to assist with improvements in the Reinvestment Zone regarding exterior improvements and safety standards.

BACKGROUND AND FINDINGS:

The Incentive Programs adopted by the TIRZ #3 Board in the Project and Financing Plan are specially structured to encourage specific types of development, the key to our community's long-term goal of Downtown Revitalization.

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 $5,500,000 Grand Hall. The $6,750,000 interior improvements began in 2023 with the complete renovation of the Emmanuel Chapel at a cost of $750,000. The

$6,000,000 additional interior improvements will conclude in 2025 with the renovation of the main church and sanctuary areas.

The Diocese envisions a $1,400,000 remodel to the exterior of the church. The reimbursement scope of work includes sidewalk repairs, new fencing, pressure washing of the exterior cathedral façade, new lighting, and security cameras.

The Diocese's investment in the Corpus Christi Cathedral in Uptown Corpus Christi will create a positive externality through its cultural and aesthetic enrichment, community pride and civic pride, economic boost to nearby businesses, accessibility improvements for the hearing and physically impaired, and preservation of the historic value of this landmark.

ALTERNATIVES:
The Board could not approve this agreement or limit the incentive amount.

FINANCIAL IMPACT:
The funding source for this project is from the TIRZ #3 Streetscape and Safety Improvement Program. The amount of funding paid out for this project is up to $474,283 paid out of the Fiscal Year 2027-2028 budget. There will be no fiscal impact in FY 2025 or FY 2026.

Funding Detail:

Fund:	1112 – TIF #3
Organization/Activity:	10286 –Streetscape and Safety Improvement Program
Department:	57 – Economic Development
Project # **(CIP Only):**	N/A
Account:	540450 – Reimbursement to Developers

RECOMMENDATION:
Staff recommends approving this agreement for the exterior improvements to the Corpus Christi Cathedral. The exterior renovation is under the direction and support of Bishop Michael Mulvey. The proposed improvements will significantly enhance the Uptown area while also increasing safety for the visitors and local parishioners.

LIST OF SUPPORTING DOCUMENTS:
TIRZ #3 Presentation – Corpus Christi Cathedral
TIRZ #3 Reimbursement Agreement – Corpus Christi Cathedral
TIRZ #3 Exhibit – Corpus Christi Cathedral