

TIRZ #6-Barisi Village

Developer Requested Tax Increment Reinvestment Zone



Council Presentation
January 9, 2024



Overview



- 127 acres of the former Pharaoh Valley Country Club
- Developer is sole owner of the parcel



- The land has both a Planned Unit Development (PUD) and deed restrictions that require it to be developed as a high-density village.
 - This can only be changed through a public vote.

Proposed Development





Proposed Development

- Village-type development
- Includes:
 - 1,350 multifamily units
 - 210 Townhomes
 - 350 Age Restricted Units
 - 57 Single Family Homes
 - 120 Key Hotel
 - 96,000 square feet of retail space
 - 1,750 spaces in structured parking garages
 - Public Par 3 Golf Course, sport courts, and nature preserve
 - Village plazas, bell tower, wedding chapel, and event space
- Estimated timeline for buildout of 10-12 years
- Anticipated taxable value of \$800M-\$1B at completion



Proposed Phases



Requested Projects

Structured Parking

- Project to comply with site's PUD that requires limited surface parking.
- Parking structures must be built to comply with density requirements.
- First floors available for public parking

Landscaping

- Project to help with enhancing landscaping and irrigation through out the zone.
- Creates a more attractive driving and walking experience.

Wayfinding, Signage and Lighting

- Project that will improve the public pedestrian realm
- Includes sidewalks, decorative paving, street furniture, signs, enhanced crosswalks, and pedestrian-friendly lighting.

Traffic and Street Improvements

- Project to improve public safety and accessibility.
- Includes development of streets, sidewalks, and traffic improvements

Parks and Fountains

- Project to create and improve parks and public spaces
- These improvements can attract more activity, create a sense of place, and enhance the quality of life within the zone.

Public Restrooms

- Project to provide adequate public restrooms within the zone.

Village-Style Public Plaza & Tower

- Project to support the development of a village-style public plaza with shops, restaurants, public event space, and an iconic bell tower structure.
- Creates a vibrant and lively destination for social and cultural activities

Supplemental Public Safety

- Project to enhance the ambient lighting of the site.

Nature Preserve, Golf & Walking Trail

- Project to create a public nature preserve, par 3 golf course and walking trail.
- Provides a unique recreational and educational opportunity for residents and visitors as well as enhance the natural beauty and biodiversity of the site.

Public Sewage, Storm and Water Infrastructure

- Project for essential stormwater drainage, sanitary sewer and water systems.
- Mandated by the site's PUD

Public Sewage, Storm, & Water	8,870,640	Public Restrooms	125,000
Structured Parking	17,353,650	Village-Style Public Plaza & Tower	1,125,000
Landscaping	1,600,000	Supplemental Public Safety	675,000
Wayfinding, Signage, & Lighting	225,000	Nature Preserve, Golf, & Walking Trail	5,431,950
Traffic & Street Improvements	15,886,145	Contingency, Professional fees, General Conditions, & Soft Costs	6,648,134
Park & Fountains	890,000		

**Requested Public Improvements, Facilities, & Infrastructure
Reimbursement: \$58,830,519**

Projected Project Totals	
Public Improvements, Facilities, & Infrastructure	\$58,830,519
Administrative Costs	\$2,000,000
Total Requested to be Reimbursed by the TIRZ	\$60,830,519



Development Phases

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Reimbursement Requested	\$15.6M	\$18.5M	\$5.5M	\$10.0M	\$9.2M	\$58.8M

Development per Phase

Multi-Family Units	345	345		330	330	1,350
Town Homes		40		85	85	210
Age Restricted Units			350			350
Hotel (Keys)	120					120
Commercial (Sq/Ft)	36,000	20,000		15,000	25,000	96,000
Structured Parking (spaces)	400	450		450	450	1,750



City Participation

Taxing Entity	Percentage of Total based on 2023 tax rates
City	52%
Nueces County	25%
Del Mar College	23%

Developer Requested Reimbursement	\$58,830,519
Administration Fee	\$2,000,000
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Total Reimbursement	\$60,830,519
City Participation at 52%	\$31,631,869



Estimated Captured Values

Year	Requested Contribution	Assumed Taxable Value	City		
			100% Tax Revenue	Contributed Increment	Non-Contributed Increment
1	95%	\$ 27,910,940	\$ 164,055	\$ 155,852	\$ 8,203
2	95%	\$ 90,152,336	\$ 529,896	\$ 503,401	\$ 26,495
3	95%	\$ 151,307,758	\$ 889,355	\$ 844,887	\$ 44,468
4	95%	\$ 235,315,611	\$ 1,383,135	\$ 1,313,978	\$ 69,157
5	95%	\$ 293,263,259	\$ 1,723,738	\$ 1,637,552	\$ 86,187
6	95%	\$ 350,440,257	\$ 2,059,813	\$ 1,956,822	\$ 102,991
7	95%	\$ 400,536,365	\$ 2,354,267	\$ 2,236,553	\$ 117,713
8	95%	\$ 460,931,556	\$ 2,709,257	\$ 2,573,794	\$ 135,463
9	95%	\$ 514,342,402	\$ 3,023,194	\$ 2,872,034	\$ 151,160
10	90%	\$ 578,151,775	\$ 3,398,252	\$ 3,058,427	\$ 339,825
11	80%	\$ 614,242,328	\$ 3,610,384	\$ 2,888,308	\$ 722,077
12	70%	\$ 632,669,598	\$ 3,718,696	\$ 2,603,087	\$ 1,115,609
13	60%	\$ 657,747,286	\$ 3,866,097	\$ 2,319,658	\$ 1,546,439
14	50%	\$ 677,479,704	\$ 3,982,080	\$ 1,991,040	\$ 1,991,040
15	40%	\$ 697,804,095	\$ 4,101,543	\$ 1,640,617	\$ 2,460,926
16	30%	\$ 718,738,218	\$ 4,224,589	\$ 1,267,377	\$ 2,957,212
17	20%	\$ 740,330,365	\$ 4,351,503	\$ 870,301	\$ 3,481,202
18	15%	\$ 762,509,376	\$ 4,481,866	\$ 672,280	\$ 3,809,586
19	10%	\$ 785,384,657	\$ 4,616,322	\$ 461,632	\$ 4,154,690
20	5%	\$ 808,946,197	\$ 4,754,812	\$ 237,741	\$ 4,517,071
		Total	\$ 59,942,853	\$ 32,105,340	\$ 27,837,513

Proposed contribution from City -\$32,000,000



Next Steps

- Interlocal agreements approved by participating taxing entities
- Receive application for TIRZ Board Members
- Second Reading of creation ordinance
- Approve Interlocal agreements
- Appoint TIRZ Board Members
- TIRZ Board approves Project and Financing Plan
- City Council approves Project and Financing Plan (Two Readings)
- TIRZ Board approves Developer Agreement
- City Council approves Developer Agreement



Recommendation

Approve the first reading of the ordinance creating Tax Increment Reinvestment Zone #6 –Barisi Village with a base year of tax year 2024 and City participation not to exceed \$32,000,000.

Participation of other taxing entities will be added at second reading.



Questions?
