



OFFICE OF
**ECONOMIC
DEVELOPMENT**

TIRZ #4 North Beach Project and Financing Plan Review

TIRZ #4
June 24, 2025



Project and Financing Plan

A Project & Financing Plan defines the allowable uses of the funds

- Living document
- Updated to reflect the current needs of the TIRZ area
- Can be amended at any time with recommendation of the TIRZ Board and the approval of City Council



Vision for North Beach

- Transform North Beach into a vibrant urban waterfront
- Improve public spaces and infrastructure
- Support residential, retail, and tourism-related development
- Enhance the first impression for over 500,000+ annual visitors



Overview of TIRZ #4 North Beach

- Established: 2019
 - Area: 1,423 acres (454.5 land, 968.3 water)
 - Duration: 20 years
 - Participants: City of Corpus Christi, Nueces County, Del Mar College
 - Purpose: Revitalize North Beach through public and private investment
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Participation by Entity

Entity	Year 1-10	Year 11-20
City of Corpus Christi	100%	75%
Del Mar College	100%	75%
Nueces County	100%	100%



Allowable Uses

Programs or other projects that benefit the zone but would not occur

“but for” the TIRZ participation

Public Infrastructure

Public Improvements

Capital Maintenance of public infrastructure/improvements

Reimbursement to private parties that make improvements to benefit the TIRZ



Project Plan – Investment Areas

- Infrastructure Projects – \$19.9M
 - Maintenance & Beautification – \$2.1M
 - Development Incentives – \$17.8M
 - Administrative Costs – \$2.25M
 - Total Estimated Budget – **\$42.1M**
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North Beach TIRZ Infrastructure Types



Wayfinding
Infrastructure



Park
Improvements



Demolition of
Blighted
Structures



Public Safety



Drainage
Improvements



Residential
Streets



Development Incentive Programs

- Up to 75% Ad Valorem reimbursement for up to 10 years
- 20% of total project cost if 20,000 sq ft or more and 100 units, or;
- 10% of total project cost if between 5,000-20,000 and between 10 and 100

PROPERTY IMPROVEMENT

- Designed to assist existing structures and facilities
- Up to a 50/50 match upon the scope of the project meeting zone's priorities

NORTH BEACH LIVING INITIATIVE

- TIRZ Board may provide up to \$10,000 per dwelling unit for multi-family development over 4 units

* Project must show financial gap



Development Incentive Funded Projects

Project Specific Development Agreement – up to 75% increment reimbursement

- Las Casitas Del Mar

North Beach Property Improvement Program – 50/50 match

- Breakers Condominiums
- Puerto Del Sol RV Park
- Blackbeard's Restaurant
- DoubleTree Hotel
- Fajitaville Restaurant
- Hotel DeVille

North Beach Living Initiative – \$10K per residential unit (multi-family, 4+ units)

- Las Casitas Del Mar

Infrastructure Program

- Puerto Del Sol RV Park
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Looking Forward

Historical Plaza Improvements

Beach Nourishment

Beach Improvements

Linear Park completion

New TxDOT Bridge



Questions & Discussion

Let's Shape the future of North Beach
Together