



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of August 18, 2015  
Second Reading Ordinance for the City Council Meeting of August 25, 2015

**DATE:** August 11, 2015  
**TO:** Ronald L. Olson, City Manager  
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**Approval of 2015 Tax Increment Reinvestment Zone #3 Amended Project & Financing Plan**

**CAPTION:**

Ordinance approving the Project & Financing Plan as proposed by the Board of Directors of Reinvestment Zone Number Three, Corpus Christi, Texas

**PURPOSE:**

The purpose of this item is to adopt the Amended Project & Financing Plan for Tax Increment Reinvestment Zone #3 (“TIRZ #3”), which was approved by the TIRZ #3 Board on August 11, 2015.

**BACKGROUND AND FINDINGS:**

In 2008, the City of Corpus Christi created TIRZ #3 in the City’s downtown, to support planned investments that were anticipated to revitalize the area. Immediately after the creation of TIRZ #3, changes in the economic climate put these investments on hold. Ordinance 027996 included a Draft Project & Financing Plan, but due to a refocus on primary employment and stabilizing our economy in the midst of the Great Recession, the TIRZ #3 Board never adopted the draft plan.

In 2014, the City began the Downtown Area Development Plan (“DADP”), which consisted of in depth analysis on usage patterns, market demand and development costs. Our success with attracting new international development and the Port’s diversification created a very positive environment and strong demand for a downtown that can represent our community. Though the DADP has been paused until the Comprehensive Plan efforts are completed, the studies gave the City solid information, enabling staff to utilize best practice research to identify our critical path to downtown revitalization.

This item, the Amended Project & Financing Plan (“TIRZ #3 Plan”), creates incentive programs for TIRZ #3, designates key studies and authorizes administrative actions necessary to facilitate

redevelopment downtown. The TIRZ #3 Plan was approved by TIRZ #3 Board on August 11<sup>th</sup>.

The TIRZ #3 Plan includes nine projects (further defined as programs or initiatives). The four programs proposed for FY 2016 – FY 2019 are focused on incenting immediate investment, increasing residential supply and building quality of life. The programs include:

- (1) Chaparral Street Property Improvement Grant Program,
- (2) New Tenant Commercial Finish-Out Grant Program,
- (3) Downtown Living Initiative, and
- (4) Project Specific Development Agreement

Funds for these programs will be allocated annually. Applications for programs 1-3 will be accepted until the allocation has been committed for that fiscal year.

The five initiatives are necessary to unlock some of the larger scope issues that impact downtown's functionality. Staff will undertake these initiatives, which are designed to strategically plan and gather data to make well-founded decisions for public sector activity. The initiatives are:

- (5) Site Assembly & Development,
- (6) Parking Study & Development,
- (7) Traffic Pattern Study & Streetscapes,
- (8) Other Programs & Initiatives, and
- (9) Management & Professional Services

Upon completion of the DADP, anticipated at the end of 2015, the TIRZ #3 Plan will be updated to include refined policies.

**ALTERNATIVES:**

None

**OTHER CONSIDERATIONS:**

**CONFORMITY TO CITY POLICY:**

Conforms with the Tax Code and City Charter.

**EMERGENCY / NON-EMERGENCY:**

Not Applicable

**DEPARTMENTAL CLEARANCES:**

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

**RECOMMENDATION:**

Staff recommends approving the Amended Project and Financing Plan.

**LIST OF SUPPORTING DOCUMENTS:**

Council Resolution – TIRZ #3 Amended Project & Financing Plan  
Exhibit A - TIRZ #3 Amended Project & Financing Plan  
TIRZ #3 Board Resolution – TIRZ #3 Amended Project & Financing Plan  
Example - TIRZ #3 Application  
Powerpoint – TIRZ #3 Amended Project & Financing Plan

