



## **AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting December 14, 2021

**DATE:** December 8, 2021

**TO:** President and Honorable Board Members,  
Corpus Christi Tax Increment Reinvestment Zone #3

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
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<p><b>Approval of TIRZ #3 Streetscape Reimbursement Agreement for Corpus Christi Point, L.L.C. at 601 N Chaparral Street</b></p>
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**CAPTION:**

Motion to approve a Downtown Streetscape Reimbursement Agreement with Corpus Christi Point, L.L.C. for improvements to the property located at 601 N Chaparral Street for a total incentive amount not to exceed \$70,166 and amending the budget to increase expenditures by \$70,166 in the Streetscape & Safety Improvement Program, effective upon signature by the City Manager or designee.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for Corpus Christi Point, L.L.C. (The Point) in the amount of \$70,166. The Point is trying to enhance the outside dining area in order to possess better curb appeal. The planned exterior improvements are intended to compliment Chaparral Street, and Downtown Corpus Christi. The exterior improvements include exterior lighting, new patio fence installation, outdoor televisions & sound system, outside furniture, awnings, patio heaters and security cameras.

**BACKGROUND AND FINDINGS:**

The Downtown Streetscape & Safety Improvement Program was created in 2018 to assist property owners with improvements to the right of ways, façades, and alleys that comprise shared public space. These improvements impact perceptions of safety and contribute to the experience of residents and tourists. To expedite the process, staff is authorized to approve projects with a scope of \$20,000 or less and reimbursement not to exceed 50% of the project cost, but projects above that threshold must come back to the TIRZ #3 Board.

The Point's proposed exterior improvements include a patio fence, new windows, doors, hurricane shutters, outdoor TVs & sound system. Mounted torch lights and security cameras will provide more security on Chaparral & Peoples' Street. The total cost of the eligible Streetscape improvements is \$140,331. The project completion date will be November 30, 2022.

### **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 Downtown Streetscape & Safety Improvement Program. The Board will have to amend the budget and increase expenditures by \$70,166.

### **Funding Detail:**

Fund: 1112 – TIF #3  
Organization/Activity: 10286 – Streetscape and Safety & ROW Improvement  
Mission Element: 707 – Economic Development  
Project # (CIP Only): N/A  
Account: 540450 – Reimbursement to Developers

### **RECOMMENDATION:**

Staff recommends approving this agreement. The Point has been a popular bar & restaurant in Downtown Corpus Christi since 2018. They are a part of the merchant association and are big supporters for Art Walk and other Downtown events. The proposed improvements will enhance the outdoor dining experience and curb appeal on Chaparral Street.

### **LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Streetscape Agreement – Corpus Christi Point, LLC.  
TIRZ #3 The Point Streetscape PPT