



## **AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting June 28, 2022

**DATE:** June 28, 2022

**TO:** Peter Zaroni, City Manager

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
Alyssa@cctexasdmd.com  
(361) 882-2363

<p><b>Approval of TIRZ #3 Streetscape Reimbursement Agreement with Brush Country Brewing, LLC, for a project at 615 Hancock Avenue</b></p>
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**CAPTION:**

Motion to approve a New Commercial Tenant Finish Out Grant program Reimbursement Agreement with Brush Country Brewing, LLC, for improvements to the property located at 615 Hancock Avenue for a total incentive amount not to exceed \$7,700, effective upon signature by the City Manager or designee.

**SUMMARY:**

This item is to approve a Reimbursement Agreement under the New Commercial Tenant Finish Out Program with Brush Country Brewing, LLC, in the amount of \$7,700. The developer is leasing the location formerly known as Henry's Dry Cleaners at 615 Hancock Ave and is proposing to open a microbrewery. The planned interior improvements will support the build-out of the brewery and aesthetic of the location.

**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, key to our community's long-term goal of Downtown Revitalization. The New Commercial Tenant Finish Out Grant Program was created to assist new businesses leasing commercial space in the Reinvestment Zone.

Casablanca will be a microbrewery that specializes in stouts and Mexican lager. Spanish and French influences will be the inspiration of the aesthetic of the location and overall style. Improvement and upgrades include repairs to the HVAC and MEP, installation of two restrooms in the back left corner of the property, construction of an office and a storage room towards the back of the inside of the building and the addition of an outdoor patio to the back of the building to provide additional seating for customers. The dining area will be located in the front of the building by the fermenters. This project will activate a building that has been vacant for a period of time and continue the improvements to the area that include the projects at Aadi Home Health

and Vernon's.

**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 New Commercial Tenant Finish Out Grant program. The FY 2022 budget for this program is \$7,700.

**Funding Detail:**

Fund: 1112 – TIF #3

Organization/Activity: 10286 – New Commercial Tenant Finish Out Grant Program

Mission Element: 707 – Economic Development

Project # (CIP Only): N/A

Account: 540450 – Reimbursement to Developers

**RECOMMENDATION:**

Staff recommends approving this project because it will add a new option for downtown in a space that has been vacant for years. Additional recreational options downtown increases activity points for locals, the downtown workforce, and visitors while creating more choices for downtown residents.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Casablanca PPT