



## AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting January 24, 2023

**DATE:** January 24, 2023

**TO:** Peter Zaroni, City Manager

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

**Approval of TIRZ #3 Streetscape Reimbursement Agreement for Sabal Dental Bay Area PLLC at 1200 Santa Fe**

**CAPTION:**

Motion to approve a Streetscape & Safety Improvement Program Reimbursement Agreement for Sabal Dental Bay Area PLLC located at 1200 Santa Fe Street for a total incentive amount not to exceed \$23,485, effective upon signature by the City Manager or designee.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for Sabal Dental Bay Area PLLC in the amount of \$23,485. The planned exterior improvements are intended to enhance the façade and make the office be more accessible for its patients.

**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. These improvements were previously a part of a separate agreement with Premier Smiles LLC. but the practice was sold before improvements were completed.

The proposed improvements will enhance the façade and provide better accessibility to the parking lot for patients. These improvements will include the installation of new signage, ramp, and fence. The exterior will have new paint. The parking lot will be repaved with striping and parking stoppers for its patients. The project completion date will be August 31, 2023

**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. This project will consist of a one-time expenditure of an amount not to exceed \$23,485.

**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 exterior improvement will improve the façade of this building and complement the other improvement projects previously completed such as Private Wealth Group, and Vernon's.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Streetscape Presentation – Premier Smiles  
TIRZ #3 Reimbursement Agreement – Premier Smiles