



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of November 13, 2018
Second Reading Ordinance for the City Council Meeting of November 27, 2018

DATE: October 24, 2018
TO: Keith Selman, Interim City Manager
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First Reading Ordinance - Type B Grant for LaVista Pointe, LP
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CAPTION:

Ordinance approving a Business Incentive Agreement between the Type B Corporation and LaVista Pointe, LP, to provide a grant of up to \$625,000, for infrastructure construction to enhance economic development; appropriating said funds from the Type B Fund; and amending the budget.

PURPOSE:

LaVista Point will construct a 150-apartment project on the northwest end of the North Beach with a marina, a chapel, and a light house that will be the landmark entrance to Corpus Christi.

BACKGROUND AND FINDINGS:

LaVista Pointe is backed by the same developer who is building Barisi Village in Pharaoh Valley. They are a registered business in Texas. This is for North beach which is designated as a Texas Enterprise Zone by the state. To be so designated, the area at least 20% of the residents have an income below the federal poverty level. The current value of the land is \$998,465. The added value will increase the taxes collected over 10 years from \$60,533 up to \$806,331. The proposed Type B incentive award of \$625,000, will result in a **24.4% return on investment** and a **payback of 4.6 years**.

ALTERNATIVES:

None

OTHER CONSIDERATIONS:

This will be a start on the redeveloping North Beach.

CONFORMITY TO CITY POLICY:

This project is consistent with the City's stated goals of promoting economic development and

incentivizing business to expand and thrive in downtown Corpus Christi.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal

FINANCIAL IMPACT:

☒ Operating ☐ Revenue ☐ Capital ☐ Not applicable

Fiscal Year: 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		625,000		625,000
Encumbered / Expended Amount				
This item		625,000		625,000
BALANCE		0		0

Fund: Type B 1145

RECOMMENDATION:

Staff recommends approval of the Type A Grant to LaVista Pointe, in the amount of \$625,000 for infrastructure construction to enhance economic development.

LIST OF SUPPORTING DOCUMENTS:

Ordinance – LaVista Pointe
Agreement - LaVista Pointe