

TIRZ 2

2019 Update and Extension Study

City of Corpus Christi

June 10, 2019



Components of Study

- ❑ Market study update
- ❑ TIRZ value and revenue projections including extension



Market Study Findings

- ☐ Regional growth
- ☐ Hurricane Harvey impacts / recovery
- ☐ Most citywide real estate markets healthy
- ☐ Island markets:
 - Single family and condo – steady to slightly increasing prices, moderate sales activity growth, Lively Beach under construction
 - Apartments – small market, lack of Class A, good occupancy

- Retail – strong occupancy, sales leakage from island, moderate sales growth, new development (Packery Pointe)

- Hotel – new development (Packery Pointe), Harvey bump, moderate occupancy, Holiday Inn reopening, waterpark lodging



Market Study Findings

- ❑ TIRZ 2 demand conclusions
 - Single family and condo – slow growth for owner-occupied households
 - Multifamily rental – small, incremental demand growth
 - Retail – Packery Pointe to satisfy new space demand next 5-10 years
 - Office – small, incremental demand growth
 - Hospitality – no near term additional demand for hotels
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TIRZ Projections

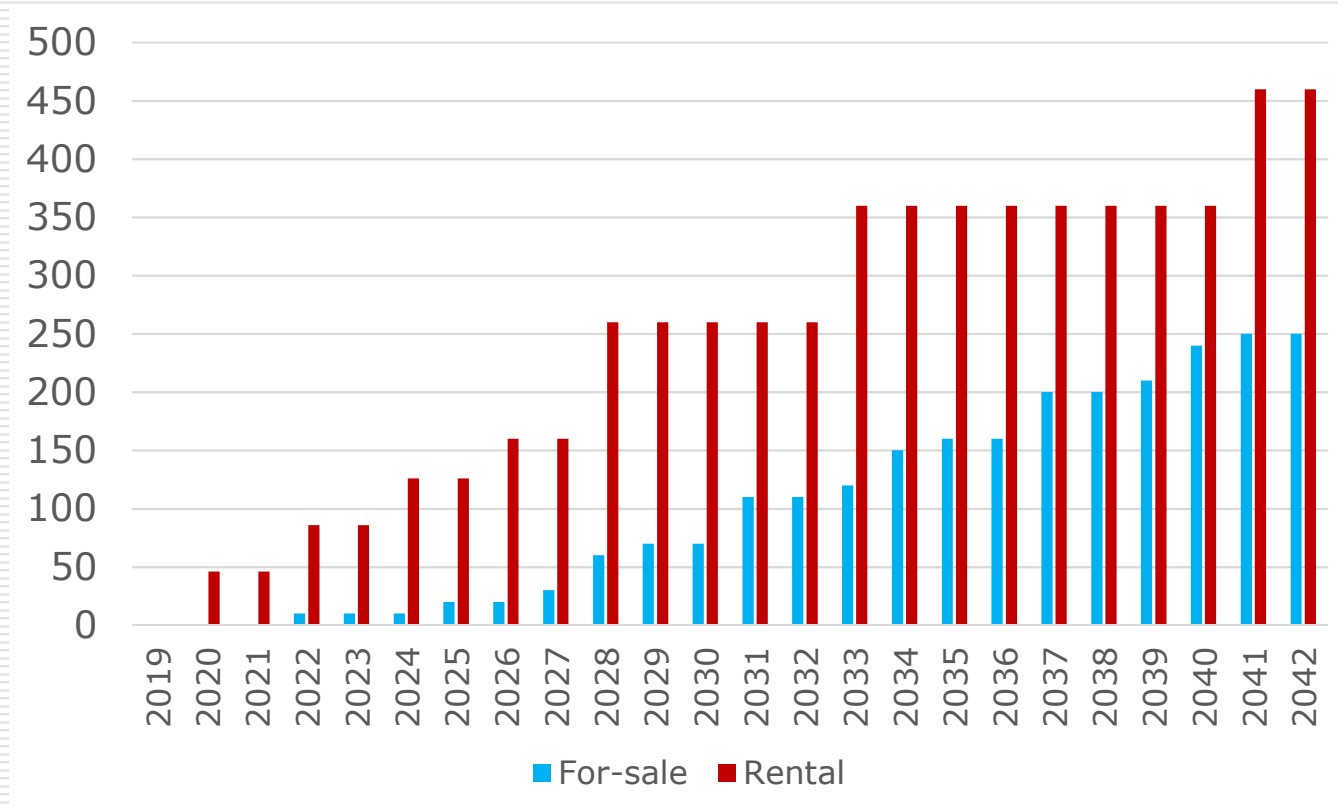
- ☐ Adhere to market study projections until new dynamic alters conditions
- ☐ No assumptions regarding waterpark changes
- ☐ **Major assumption:** new Park Road 22 bridge and associated public-private placemaking development – mid 2020s



THE NEW DYNAMIC

TIRZ Development Projections

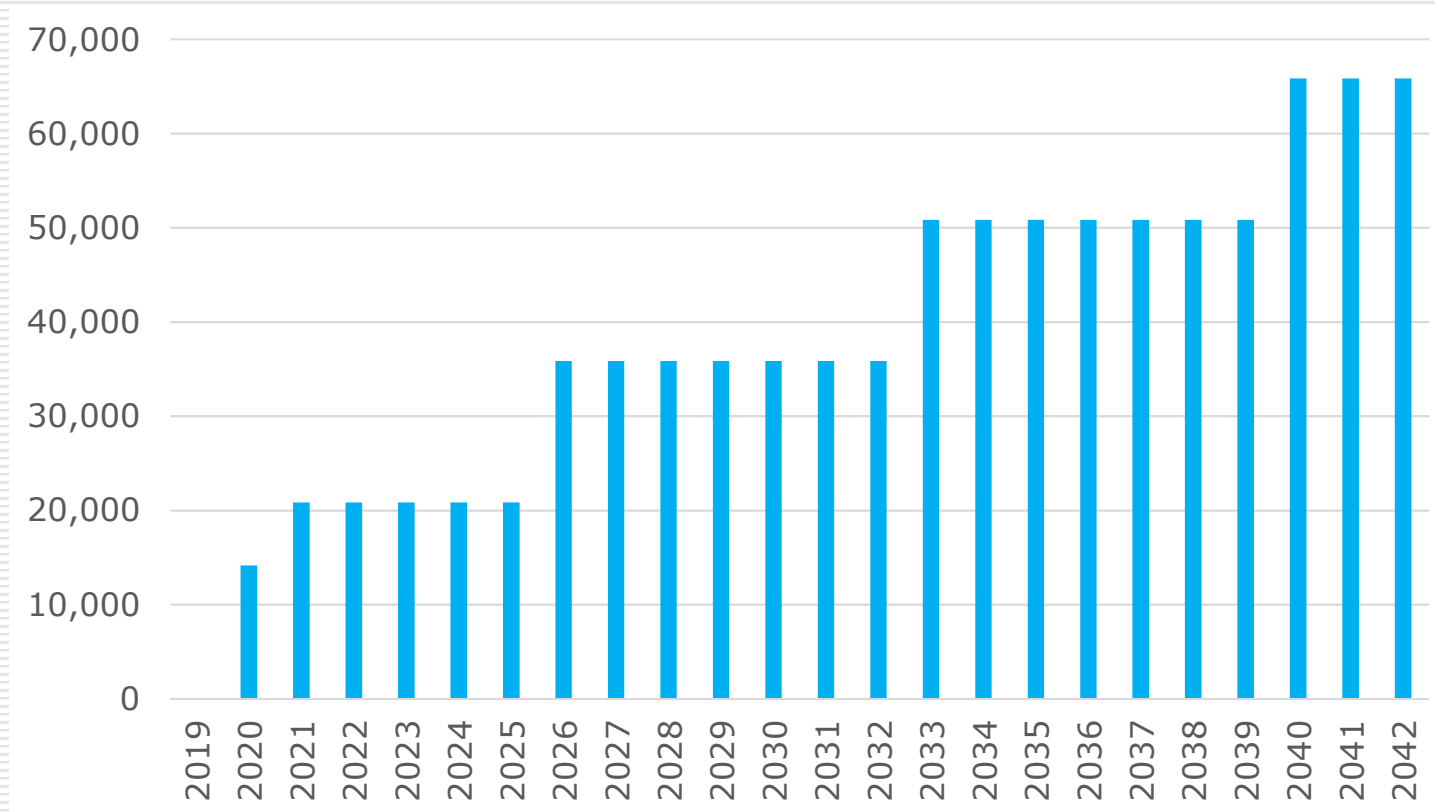
Residential Units



TIRZ Development Projections



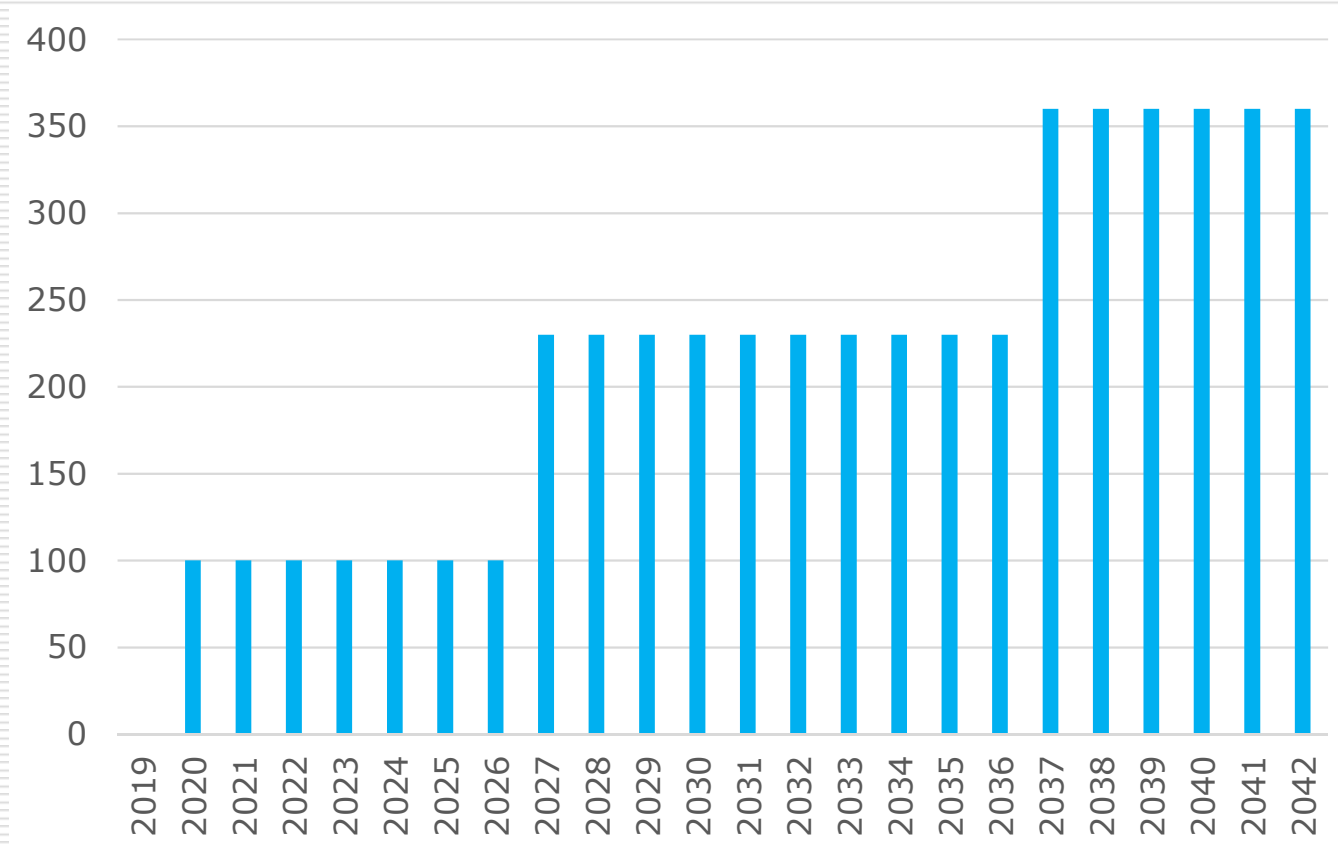
Retail / Commercial Square Feet



TIRZ Development Projections

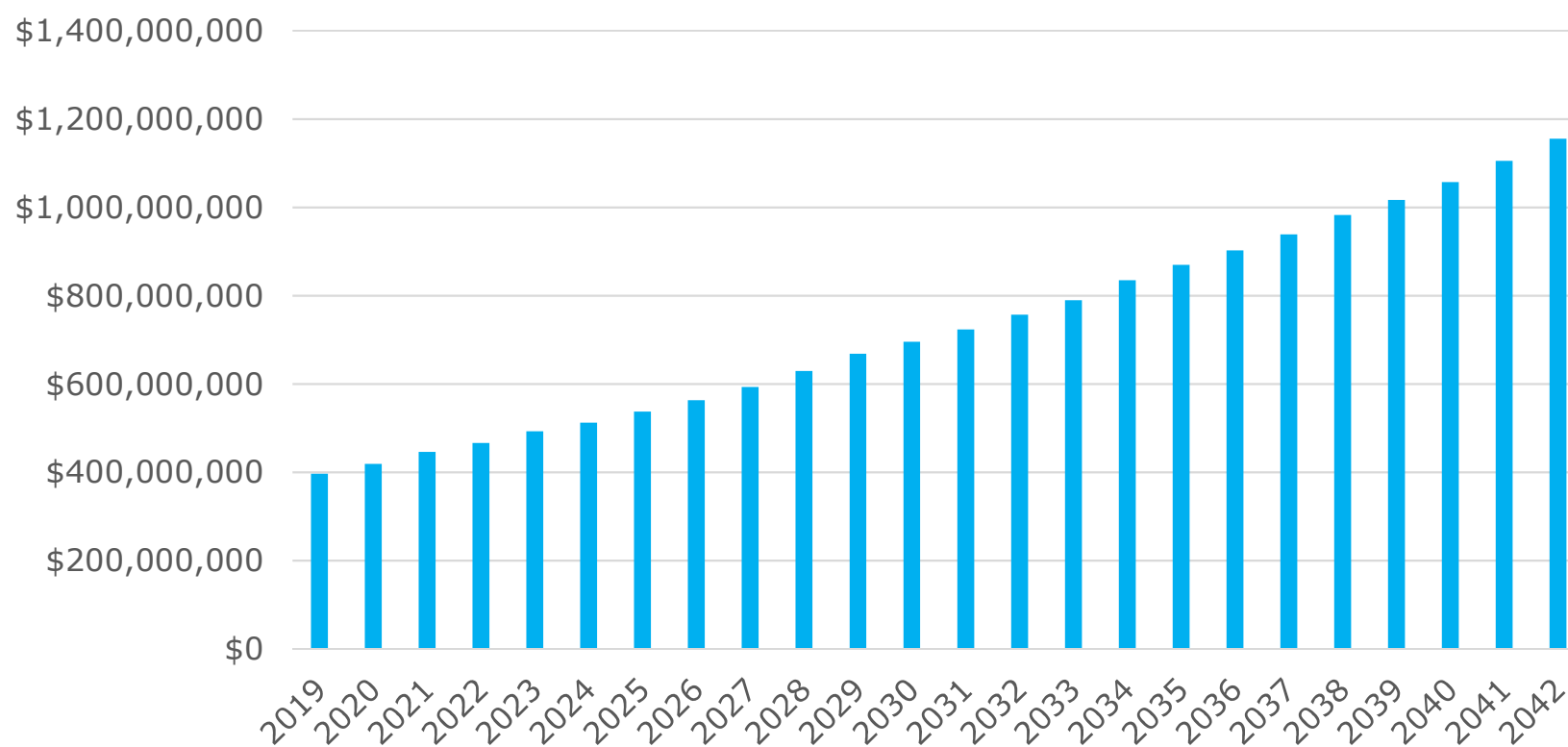


Hotel Rooms



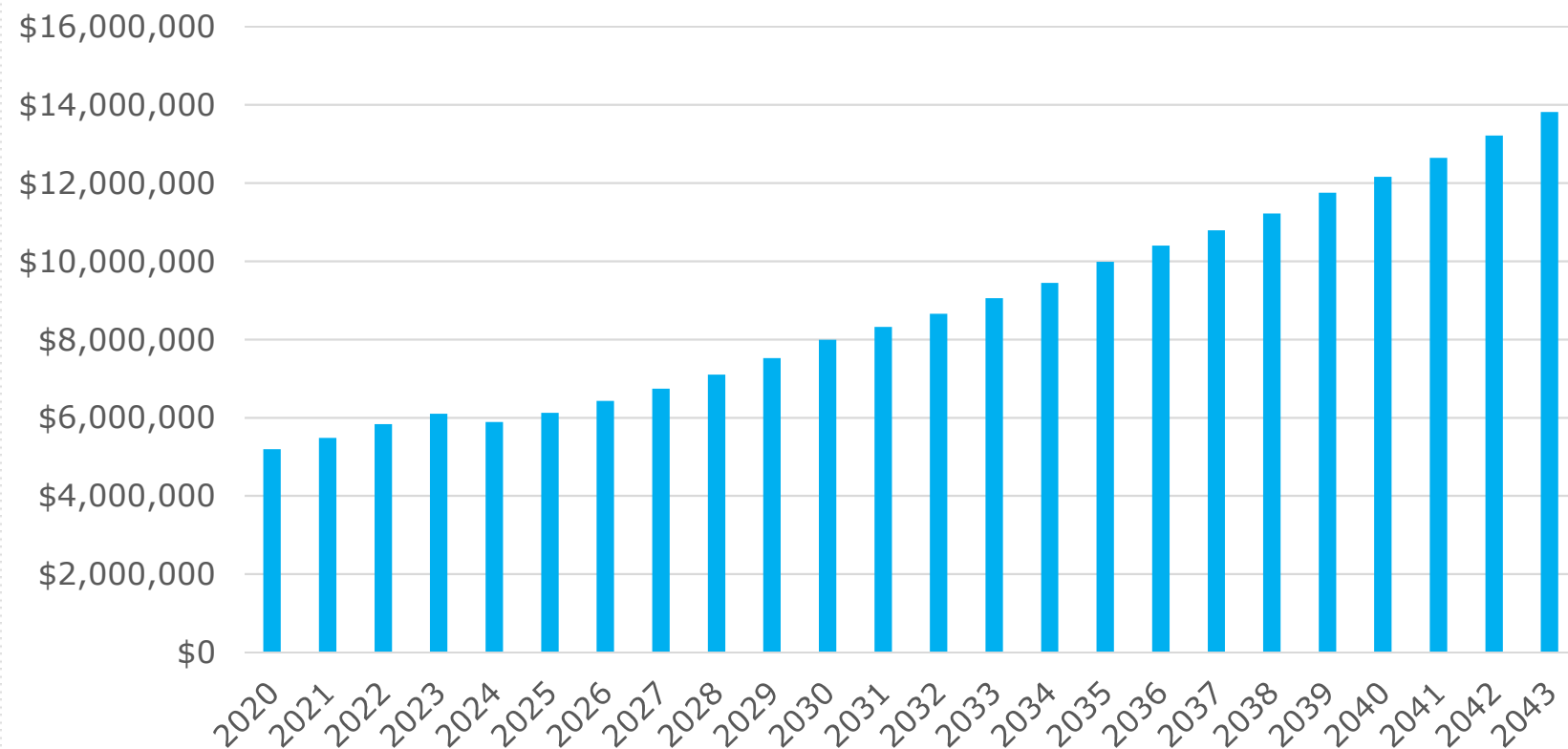
TIRZ Increment Projections

City of Corpus Christi



TIRZ Revenue Projections

Total All Jurisdictions



Strategic Recommendations

- ☐ No need to expand zone
 - ☐ TIRZ participation in placemaking partnership around new bridge and channel
 - Infrastructure
 - Public spaces, pathways, parking
 - ☐ TIRZ participation in NPI-wide streetscape and mobility improvements
 - ☐ TIRZ life extension
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