



## AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting September 9, 2019

**DATE:** September 9, 2019

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

**THROUGH:** Peter Zanoni, City Manager

**FROM:** Arlene Medrano, Office of the Business Liaison  
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### Update of TIRZ #3 Approved Programs and Initiatives – September 2019

This monthly report provides an update on the TIRZ #3 Programs and Initiatives per the Project Plan.

**Incentive Programs** - FY 2016 – FY 2019 focused on incenting immediate investment, increasing residential supply and building quality of life. These programs created signal in market, the following projects are approved.

Project	Description	Development Value	Incentive Value	Deadline	Status
Marriott Residence Inn	110 Room Hotel	\$15 MM	\$940,000 (Project Specific)	11/30/2019	Agreement Approved 11/15/16. Under Construction. Delays due to Marriott approved suppliers being affected by Chinese tariffs.
Whiskey Rodeo	Country Dance Hall	\$320,000	\$50,000 – Developer (Chap Street) \$9,482 – Property Owner (Chap Street)	12/31/2019	Agreement Approved 7/24/18. Inside cleared out. Construction has not begun.
600 Building	126 Unit Conversion	\$36 MM	\$1.2 MM (Project Specific)	20 mo after closing	Agreement Approved 11/15/16. Closed on Property November 2018. Denied by HUD. Looking at alternative financing options.
Hilton Garden Inn	196 Room	\$30 MM	\$1.4 MM (Project Specific)	06/01/2020	Financing approved pending appraisal. Floor plans are being modified/updated by architect. Plans will need to be approved by DSD. Breaking ground expected by Jan. 2020.
RITZ Theatre	Roof Repairs	\$12 MM (est. repairs)	\$100,000 (Chap St.)	8/02/2019	On 8/27/19, motion to direct staff to draft an agreement. Pending approval on 9/17/19
Ward Building	Mixed-use development. Retail, art studios, and apartments.	\$4.3 MM	\$190,000 (Chap St.) \$200,000 (Project Specific)	8/31/2020	Agreement Approved 3/19/19. Asbestos remediated. New roof complete. Structural and engineering report complete. Contractor to be selected by October 2019.
Limerick Apartments	Complete renovation on a	\$1.7 MM	\$220,000 (Downtown Living Initiative)	8/31/2020	On 8/27/19, motion to direct staff to draft an agreement. Pending approval on 9/17/19

	vacant apartment complex due to a fire. 29 total units.				
807 N Upper Broadway	Renovation of vacant historic building into corporate offices plus leasable office space.	\$10.4 MM	\$520,000 (Project Specific)	4/20/2020	On 8/27/19, motion to direct staff to draft an agreement. Pending approval on 9/17/19
Gift & Gallery Shop at K Space	K Space expansion for a gift & gallery shop	\$32,450	\$6,490 (New Tenant)	11/30/2019	Agreement Approved 8/27/19.
K Space Streetscape	Façade Improvements	\$40,150	\$20,075 (Streetscape)	12/31/2019	Agreement Approved 8/27/19.
Americano Properties	Full Façade Replacement & Sidewalk Repairs	\$152,900	\$76,450 (Streetscape) \$17,000 (Streetscape Sidewalk Repairs)	2/29/2020	Agreement Approved 8/27/19.
Lucy's Snack Bar	Coffee, drinks, and health food options	\$72,000	\$20,390 (Chap St.)	4/01/2019	Agreement Approved 12/04/18. Complete.
Nueces Brewery	Brewery	\$1.07 MM	\$60,000 (New Tenant)	06/30/2019	Agreement Approved on 5/15/18. Complete.
Stonewater Properties – Water Street	Mixed-use development. Retail/office.	\$755,000	\$200,000 (Project Specific)	6/30/2019	Agreement Approved on 5/15/18. Complete. Nueces Brewery is the anchor tenant.
Moonshine & Ale	Piano Bar	\$428,000	\$50,000 – Developer (Chap St.) \$9,482 – Property Owner (Chap St.)	06/30/2019	Agreement Approved 7/24/18. Complete.
Fresco	Mexican Street Food/Paletera	\$92,000	\$22,640 (Chap St.)	7/31/2019	Agreement Approved 3/19/19. Complete.
Stonewater Studio 44	44 Micro Apt Unit Conversions	\$2.5 MM	\$185,000 (Downtown Living Initiative)	7/31/2019	Agreement Approved 4/12/16. Complete.
Frost Bank	New 5-Story Building. 70,000 SF.	\$35 MM	\$600,000 (Project Specific)	08/31/2019	Agreement Approved on 10/24/17. Temp CO issued 7/12/19 awaiting completion of landscaping.
Streetscape & Safety Improvement Program – Administratively Approved Projects					
Shook Enterprises	Camera System	\$6,164	\$3,082	9/30/2019	Agreement Approved 2/19/19. Awaiting contract to begin work.
House of Rock	Lights & Cameras	\$15,572	\$7,786	4/30/2019	Agreement Approved 2/19/19. Complete.
Lucy's Snack Bar	New Windows	\$7,138	\$3,569	4/05/2019	Agreement Approved 3/05/19. Complete.

**Initiatives** - Necessary to unlock some of the larger scope issues that impact downtown's functionality. Undertaken by staff, designed to strategically plan and gather data to make well-founded spending decisions.

Project	Status
5) Property Management & Development	Assisted multiple inquiries regarding TIRZ incentives for potential projects. Currently assisting one retail tenant and one office tenant on site selection.
6) Streetscape and Safety Program	Assisted four Streetscape projects on the application process. At least two applications are expected to be submitted this month.
7) Other Programs & Initiatives	On 9/6/19, City Council approved an interlocal contract with the DMD for \$150,000 for upgrades to Artesian Park. The DMD issued a RFQ and has approved a response for an architect to supervise the project.