



AGENDA MEMORANDUM
Corpus Christi Tax Increment Reinvestment Zone #3 Meeting February 25, 2019

DATE: February 13, 2020

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

THROUGH: Peter Zanoni, City Manager

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Update of TIRZ #3 Approved Programs and Initiatives – February 2020

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. **The table below shows a total Development Value of \$151,855,680 and a total incentive value of \$9,706,653 as of January 31, 2020. All projects below have completion deadlines ranging from already complete in 2019 and awaiting reimbursement in January 2023.**

Project	Description	Development Value	Incentive Value	Deadline	Status
600 Building	131 Apartment Unit Conversion. 1 st Floor Retail.	\$49 MM	\$1.3 MM (Project Specific) \$3.275 MM (Downtown Living Initiative) \$15,000 (Partial Reimbursement for Plan Review Fee)	7/31/20 (Plan Review) 1/31/21 (Proof of Financing) 1/31/23 (Project Completion)	Agreement Approved 11/15/16. Amendment No. 6 approved 1/28/20. This amendment increased the incentive amount for the Downtown Living Initiative from \$1,260,000 (126 units) to \$3,275,000 (131 units) and increased the tax reimbursement by \$15,000 for Tax Year 2019.
Hilton Garden Inn	196 Room	\$30 MM	\$1.4 MM (Project Specific)	06/01/20	Project is temporarily on hold by the developer.
RITZ Theatre	Roof Repairs	\$12 MM (Est. Reno Cost) \$100,000 (Roof Cost)	\$100,000 (Chap St.)	3/31/20	Agreement Approved 9/17/19. Roof replacement is complete. Reimbursement documents are being prepared by developer for submittal to DMD staff.

RITZ Theatre	Façade	\$5,000	Proactive Compliance Program	4/28/19	Agreement Approved 3/14/19. Complete. Reimbursement request was submitted for approval.
Ward Building	Mixed-use development. Retail, art studios, and apartments.	\$4.3 MM	\$190,000 (Chap St.) \$200,000 (Project Specific)	8/28/20	Agreement Approved 3/19/19. Structural report identified lead and additional asbestos to be remediated. Phase 1 Environmental ordered to remediate. Final design plans are nearly complete and will be submitted for historic design approval. Construction is expected to begin May 2020.
Limerick Apartments	Complete renovation on a vacant apartment complex due to a fire. 29 total units.	\$1.7 MM	\$220,000 (Downtown Living Initiative)	8/31/20	Agreement Approved 9/17/19. Electrical, HVAC, and window work is in progress. A few units are beginning with the bathroom remodel.
807 N Upper Broadway	Renovation of vacant historic building into corporate offices plus leasable office space.	\$10.4 MM	\$520,000 (Project Specific)	9/30/20	Agreement Approved 9/17/19. Window replacements will be complete February 2020.
Gift & Gallery Shop at K Space	K Space expansion for a gift & gallery shop	\$32,450	\$6,490 (New Tenant)	2/29/20	Agreement Approved 8/27/19. Work is expected to be complete by early February 2020. Temp CO received 1/22/20.
K Space Streetscape	Façade Improvements	\$40,150	\$20,075 (Streetscape)	3/31/20	Agreement Approved 8/27/19. Extension granted to 3/31/20. Work is nearly complete.
Americano Properties	Full Façade Replacement & Sidewalk Repairs	\$152,900	\$76,450 (Streetscape) \$17,000 (Streetscape Sidewalk Repairs)	2/29/20	Agreement Approved 8/27/19. Interior work is expected to be complete by March 2020. Façade work will begin March 2020. An extension has been requested.
Dokyo	Contemporary Sushi Restaurant. Façade Improvements	\$91,400	\$45,700 (Streetscape)	1/31/20	Agreement Approved 9/17/19. Reimbursement Request submitted. Restaurant opened 2/11/20.
Dusty's Taco Shop	Taco shop & bakery	\$308,000	\$30,000 (Chap Street)	9/30/20	Agreement Approved 10/15/19. Project is on hold untilAmericano Properties' façade is underway. This is the same developer.
Aka Sushi	Re-launch of Aka Sushi as a two-story restaurant. Façade Improvements.	\$234,600	\$117,300 (Streetscape)	4/30/20	Agreement Approved 11/19/19. Interior and exterior work has begun.
Downtown Carwash Club	Membership-only drive-thru touchless carwash. Façade Improvements.	\$91,906	\$45,953 (Streetscape)	5/31/20	Agreement Approved 12/17/19. Work is expected to begin March 2020.
Muse Bistro	Restaurant	\$19,140	\$7,888 (New Tenant)	5/31/20	Agreement Approved 1/28/2020. Interior work has begun.
Lucy's Snack Bar	Coffee, drinks, and health food options	\$72,000	\$20,390 (Chap St.)	4/01/19	Agreement Approved 12/04/18. Complete.
Nueces Brewing	Brewery	\$1.07 MM	\$61,700 (New Tenant)	6/30/19	Agreement Approved on 5/15/18. Complete.

Stonewater Properties – Water Street	Mixed-use development. Retail/office.	\$755,000	\$200,000 (Project Specific)	6/30/19	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.)	6/30/19	Agreement Approved 7/24/18. Complete.
Fresco	Mexican Street Food/Paletera	\$92,000	\$22,640 (Chap St.)	7/31/19	Agreement Approved 3/19/19. Complete.
Stonewater Studio 44	44 Micro Apt Unit Conversions	\$2.9 MM	\$185,000 (Downtown Living Initiative)	7/31/19	Agreement Approved 4/12/16. Complete.
Frost Bank	New 5-Story Building. 70,000 SF.	\$35 MM	\$600,000 (Project Specific)	8/31/19	Agreement Approved on 10/24/17. Complete.
Marriott Residence Inn	110 Room Hotel	\$15 MM	\$940,000 (Project Specific)	11/30/19	Agreement Approved 11/15/16. Opened October 15, 2019 after Temporary CO allowed for occupancy. Final CO received 12/31/19. Reimbursement request documents are being prepared by developer.
Whiskey Rodeo (Agreement Terminated)	Country Dance Hall	\$320,000	\$50,000 – Developer (Chap Street) \$9,482 – Property Owner (Chap Street)	12/31/19	Agreement Approved 7/24/18. Phase two has been canceled due to Landlord and Tenant dispute. Cancellation request approved 1/28/20
Streetscape & Safety Improvement Program – Administratively Approved Projects					
Shook Enterprises	Camera System	\$6,164	\$3,082	9/30/19	Agreement Approved 2/19/19. Complete.
House of Rock	Lights & Cameras	\$15,572	\$7,786	4/30/19	Agreement Approved 2/19/19. Complete.
Lucy's Snack Bar	New Windows	\$7,138	\$3,569	4/05/19	Agreement Approved 3/05/19. Complete.
Oyster Bar	Signage for remodel	\$21,964	\$10,000	1/31/20	Agreement Approved 9/23/19. Reimbursement request approved 2/7/20.
The Goldfish Bar	Landscaping, mural, LED Blossom Tree, Artificial Turf	\$18,460	\$9,230	4/7/20	Agreement Approved 2/7/20.

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. Meeting monthly with Development Services to discuss current and upcoming projects.
6) Streetscape and Safety Program	Administratively approved one Streetscape Application. Working with five more potential applications.
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. Phase 2 of the project has begun which consists of four double-headed streetlights internal to the park, eight uplighters for the crepe myrtle trees, and gazebo light installation. Concrete pathway work is expected to begin March 2020.