



**AGENDA MEMORANDUM**  
Corpus Christi Tax Increment Reinvestment Zone #3 Meeting April 21, 2019

**DATE:** April 9, 2020

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

**THROUGH:** Peter Zanoni, City Manager

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
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**Update of TIRZ #3 Approved Programs and Initiatives – April 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 <sup>st</sup> 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). Developer is in the process of gathering additional market information for the appraisal required for the conventional loan financing.
Hilton Garden Inn	196 Room	\$30 MM	\$1.4 MM (Project Specific)	06/01/20	This project is temporarily on-hold due to the effects of COVID-19 and the uncertainty in the hotel market industry this has caused.
Ward Building	Mixed-use development.	\$4.3 MM	\$190,000 (Chap St.)	8/28/20	Agreement Approved 3/19/19. Structure stabilized with roof replacement. Final

	Retail, art studios, and apartments.		\$200,000 (Project Specific)		design plans are 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. Nearly all main electrical work is complete, HVAC systems are installed, and new windows have been installed. Parking lot has been repaved. Interior units are being finished out. Current construction schedule has them opening prior to performance deadline.
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. Interior work has begun. Demo of old sprinkler pipes and electrical systems are near completion. MEP rough-in work has begun.
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. Temp CO received 1/22/20. Improvements are complete. Awaiting final CO inspection.
K Space Streetscape	Façade Improvements	\$40,150	\$20,075 (Streetscape)	3/31/20	Agreement Approved 8/27/19. New door installed. Painting was expected to be complete by K-Space volunteers at the end of March but had to be postponed due to COVID-19 precautionary procedures. Supplies were already purchased.
Americano Properties	Full Façade Replacement & Sidewalk Repairs	\$152,900	\$76,450 (Streetscape) \$17,000 (Streetscape Sidewalk Repairs)	8/31/20	Agreement Approved 8/27/19. Façade work has begun.
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 complete. 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. Exterior work is nearly complete.
Downtown Carwash Club	Membership-only drive-thru touchless carwash. Façade Improvements.	\$91,906	\$45,953 (Streetscape)	5/31/20	Agreement Approved 12/17/19. Landlord has removed drive-thru bank deposit concrete islands. Tenant has begun installation of wastewater lines. Some delays have occurred due to COVID-19. Developer will be asking for an extension.
Muse Bistro	Restaurant	\$19,140	\$7,888 (New Tenant)	5/31/20	Agreement Approved 1/28/2020. Interior work was halted due to COVID-19. Developer will be asking for an extension.

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. Complete.
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. Agreement Canceled 1/28/20. Phase two has been canceled due to Landlord and Tenant dispute.
Dokyo	Contemporary Sushi Restaurant. Façade Improvements	\$91,400	\$45,700 (Streetscape)	1/31/20	Agreement Approved 9/17/19. Complete. Staff administratively approved Reimbursement Request on 2/24/20.
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.
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. Work is complete. Developer is preparing reimbursement documents.
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**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	Assisted Downtown Carwash Club regarding a few design changes to ensure compliance. Assisted one potential applicant with the Streetscape application.
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 Board approved two alternates for the electrical upgrades which include: 1. Construct secure housing around the breaker box. 2. Add 8 sconce lighting units to pergola. Underground electrical wiring for additional lighting has begun and is expected to be complete by end of April 2020.