



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting May 19, 2020

DATE: April 29, 2020

TO: Peter Zaroni, City Manager

FROM: Alyssa Barrera Mason, Executive Director, CCDMD
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<p>Approval of 1st Amendment TIRZ #3 Reimbursement Request for Downtown Carwash Club at 417 N Mesquite Street</p>

CAPTION:

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Robert MacQueen (Downtown Cashwash Club) which provides a five-month extension that the Developer must complete improvements on or before October 31, 2020, effective upon signature by the City Manager or designee.

SUMMARY:

This motion authorizes an extension of the completion date requirement for Robert MacQueen. This project consists of the following improvements:

- Painting of structure
- Signage
- Faux walls with design elements to hide the mechanical equipment
- Landscaping
- Lighting and cameras

BACKGROUND AND FINDINGS:

On December 17, 2019, the TIRZ #3 Board approved a Downtown Development Reimbursement Agreement with Robert MacQueen (Downtown Carwash Club) for the property located at 417 N Mesquite St. The project fit the criteria for the Streetscape and Safety Improvement Program which was created to assist property owners with improvements to the right of ways, façades, and alleys that comprise shared public space. These improvements impact perceptions of safety and contribute to the experience of residents and tourists.

The Developer is leasing a portion of the property to accommodate a membership-only drive-thru automatic carwash service. The project has made some headway with the demolition of the drive-

thru bank deposit concrete islands and the dredging for a new wastewater line. However, the effects of COVID-19 have caused significant delays with the supply chain of their equipment manufacturer and delivery logistics. Various other issues concerning labor scheduling has also caused further delays. The Developer is fully committed to completing this project in accordance to the requested revised schedule.

ALTERNATIVES:

The Board could not approve this amendment or limit the completion date requirement.

FINANCIAL IMPACT:

There is no financial impact associated with this item. The funding source for this project is from the TIRZ #3 Streetscape and Safety Improvement Program FY2020. The budget for this program is \$200,000 and this project consists of a one-time expenditure of an amount not to exceed \$45,953. The funds have been encumbered.

Funding Detail:

Fund: 1112 – TIF #3
Organization/Activity: 10286 – Streetscape & Safety Improvement Program
Mission Element: 707 - Economic Development
Project # **(CIP Only)**: N/A
Account: 540450 – Reimbursement to Developers

RECOMMENDATION:

Staff recommends approving the amendment to the Agreement and extending the completion date for this project by five months from May 31, 2020 to October 31, 2020. The adaptive re-use of this project incorporates façade improvements that will enhance the exterior design of this vacant property.

LIST OF SUPPORTING DOCUMENTS:

Letter Requesting Extension – Downtown Carwash Club
Amendment No. 1 Streetscape Reimbursement Agreement – Downtown Carwash Club