

TIRZ #4 DEVELOPMENT REIMBURSEMENT AGREEMENT- The Frazier

This Development Reimbursement Agreement (the "**Agreement**") is entered into by and between the City of Corpus Christi, Texas (the "**City**"), as the agent of the Reinvestment Zone Number 4, City of Corpus Christi, Texas ("**TIRZ #4**"), and The Breakers at North Beach, L.P. (the "**Developer**").

Recitals

WHEREAS on November 12, 2019, the City Council of the City (the "**City Council**") approved Ordinance #031927, which established the TIRZ #4 in accordance with Texas Tax Code Chapter 311. TIRZ #4 promotes economic development and stimulates business and commercial activity in the North Beach area of Corpus Christi (the "**Zone**");

WHEREAS on November 19, 2019, the City Council approved a Project and Financing Plan (the "**Plan**") for TIRZ #4;

WHEREAS the Board of Directors of TIRZ #4 (the "**Board**") includes members of the City Council in a non-public-official capacity, as well as representation from Nueces County, who has committed to contribute to TIRZ #4 through an Interlocal Agreement created in 2019;

WHEREAS the Plan contained certain programs designed to improve conditions and increase commerce within the Zone;

WHEREAS the Developer has proposed a development plan (the "**Development**") for the certain improvements and projects listed on attached **Exhibit A** (each, an "**Improvement**" and, collectively, the "**Improvements**"). The Improvements are planned to be constructed on the property located at 3612 Surfside Blvd, with such property being more fully described in the attached **Exhibit B** (the "**Property**");

WHEREAS the Property is located within the Zone, and the Improvements fall within one of the programs approved in the Plan;

WHEREAS the Developer, or an affiliated entity, is also developing an additional property within the Zone, located at approximately 4933 West Causeway Blvd, with such property being more fully described in the attached **Exhibit B** ("**LaVista Pointe**");

WHEREAS the Development concept has been refined through cooperation between the Developer, the City and the Corpus Christi Regional Economic Development Corporation to meet the desired goals of revitalization within the Zone and serve a public benefit;

WHEREAS any reference to "City" or "City Staff," is entirely in agency capacity for TIRZ #4, and further the City as a home-rule municipal corporation is not a party to this agreement; and

WHEREAS the Developer desires to be reimbursed for certain future costs incurred pursuant to the Development, and TIRZ #4 desires to reimburse the Developer for these costs in accordance with this Agreement;

Agreement

Now therefore, in consideration of the mutual covenants and obligations, the parties agree as follows:

Section 1. Reimbursement Obligations.

The City shall reimburse the Developer from available TIRZ #4 funds in an amount up to the estimated project cost listed next to each Improvement in attached **Exhibit C** (the **"Estimated Project Costs"**), except that (a) the total amount of all such reimbursements for the Development may not exceed \$7,826,200 and (b) if the Developer actually incurs a cost for an Improvement less than that Improvement's Estimated Project Cost, the City shall reimburse the Developer for only the amount of the cost that the Developer actually incurred for that Improvement. Based on qualifications of the Development, the Program reimbursement structure is as follows:

(a) Project Specific Development Agreement:

- (1) Beginning the first tax year for which the tax is levied after the Developer receives a Certificate of Occupancy ("C of O") for all units that require a C of O that are included as part of the Development from the City's Development Services Department, the City shall reimburse annually up to 95% of the property tax increment paid on the Improvements to the Property to the participating taxing entities in TIRZ #4, for a period of time not to exceed 18 years, or the expiration of TIRZ #4, whichever comes first. In addition to the 95% of the tax increment paid on the Improvements to the Property, the City shall reimburse 95% of the tax increment paid on improvements to LaVista Pointe over the same time period.
- (2) Each such payment shall be made no later than 30 days following the City's approval of a valid Request for Reimbursement submitted by the Developer.
- (3) After City has paid to Developer an amount equal to either the total amount that Developer expended on eligible Project Costs or the not to exceed amount listed in the first paragraph of Section 1, whichever is less, City shall have no further obligation to pay any amount to Developer.
- (4) No interest shall accrue on any amount of unreimbursed Project Costs, and City shall not be obligated to pay Developer any interest whatsoever under this Agreement.
- (5) The reimbursement under this Agreement is for either the time period provided in (1) above or the amount of time required to reimburse the total required amount in accordance with (3) above, whichever comes first. Once either the time period provided in (1) ends or the amount provided in (3) has been reimbursed, the Developer shall not be entitled to any further reimbursement under this Agreement.
- (6) If at any time prior to the completion of the Development, the Developer decides not to proceed with the construction of either a hotel or a multi-family residential building, the Developer must notify the City in writing. In such event, as long as the Developer constructs the hotel or the multi-family residential building, then, the City will reimburse the Developer in accordance with this Section 1 up to half of the not to exceed amount listed in the first paragraph of Section 1. In no event will the City's reimbursement under this section exceed 20% of the total amount expended by the Developer for the Development.

Section 2. Closing Statement Required. Intentionally deleted.

Section 3. Conditions for Reimbursement.

The City shall reimburse Developer in accordance with Section 1 only if the following conditions are fulfilled:

- (a) Developer obtains all required building permits from the City and commences construction of the Improvements within six (6) months of the date this Agreement is signed by the City. Any extensions of this deadline must be requested by Developer in writing and approved by the Board.
- (b) The Developer completes construction of all of the Improvements on the Property on or before July 31, 2022 (the "**Completion Date**") in accordance with **Exhibit A** and the City's building codes and policies.
- (c) The completed Improvements must include all elements (including but not limited to: all design, structural, architectural, lighting, landscaping, etc.) which are shown or referenced in the Development Plan attached hereto as Exhibit A. Any amendments to the Development Plan must be submitted in writing and be approved by all parties to this Agreement.
- (d) The City's Development Services Department issues a C of O for the Improvements.
- (e) Within 60 days of the issuance of C of O, the Developer submits a Request for Reimbursement for actual Project Costs, in the form contained in **Exhibit D**, including:
 - (i.) C of O;
 - (ii.) specific improvements completed under the Project and the amount of money that Developer paid for completion of such work and that Developer claims as actual Project Costs;
 - (iii.) supporting documents demonstrating that such amounts were actually paid by Developer, including but not limited to invoices, receipts and final lien waivers signed by the general contractor;
- (f) Appropriate City Staff has inspected the Improvements and certifies that the Improvements are complete, acceptable, and comport to the terms of this Agreement.
- (g) Request for Reimbursement form is reviewed and approved by the appropriate City staff.
- (h) If the Developer fails to pay the required taxes on the property or files an appeal to the Nueces County Appraisal District or any state or federal court of the assessed value of Property for ad valorem tax purposes, the City and TIRZ #4 shall be under no obligation to make any payments under this agreement until such time as the appeal is resolved and all taxes are paid in full. Any late fees, fines, or interest assessed as a result of the failure to pay taxes or the appeal process shall not be reimbursed to the Developer under this agreement. Reimbursement is limited to the actual amount of property tax paid on the Improvements.
- (i) The Parties understand that the overall Project described on **Exhibit A** hereto, as well as the related Plan, may undergo modification prior to and/or during the construction and development process. Developer may request amendments to the **Exhibit A** as the Development proceeds. Such requested amendments will be reviewed by City staff and presented to the Board for approval, which approval will not be unreasonably refused as long as the modifications do not substantially alter the overall character and intent of the Project. Changes to any portion of the Development not specifically referenced in **Exhibit A** do not require an amendment. Changes to project costs in **Exhibit C** do not require an amendment. If the total eligible project costs are lower than presented in **Exhibit C**, payment on the basis of the actual project costs will be made in accordance with Section 1 herein.

Section 4. Audit

Developer will also make available for inspection by designated City Staff all financial and business records of Developer that relate to the Project, in order to assist City Staff in verifying the Developer's compliance with the terms and conditions of this Agreement. TIRZ #4 shall have the right to have these records audited.

Section 5. Maintenance of Property and Improvements.

Developer must maintain the property for the entirety of the Agreement in accordance with the City's Property Maintenance requirements. Citations from the Code Enforcement for property maintenance issues will initiate termination provision (Section 6).

If the Developer constructs the Improvements, the Developer shall maintain the Improvements, premises, and adjacent public right of way in good condition and so as to not contribute to blight in the Zone. The Developer's obligation to maintain the Improvements and public right of way adjacent to the Property, includes without limitation, maintaining the landscaping, sidewalks, aesthetics, and general cleanliness of the premises. This obligation to maintain the Property exists throughout the entire term of the Agreement and for two years after final payment. Failure by the Developer to properly maintain the Property is an Event of Default.

Section 6. Termination.

Unless sooner terminated in accordance with this Section, this Agreement shall survive the expiration of TIRZ #4. If the Developer has not fully complied with Section 3 Conditions for Reimbursement by the Completion Date, this Agreement shall terminate immediately, unless mutually agreed to in writing in accordance with Section 17. However, if Developer fails to meet the Completion Date because of reasons of force majeure (as referenced in Section 8 below) or for other reasons beyond the control of Developer, then the Completion Date shall be extended accordingly to account for the period of time that Developer was delayed or prevented from completing its obligations hereunder.

Three citations from the City's Code Enforcement Division for significant and non-minor property maintenance violations and/or one Code Enforcement citation that results in the City abating the property will initiate a review process by the TIRZ #4 Board, at which time the Board may elect to terminate the Agreement.

Section 7. Warranties.

Developer warrants and represents to City the following:

- (a) Developer, if a corporation, partnership, or limited liability company, is duly organized, validly existing, and in good standing under the laws of the State of Texas, and further has all corporate power and authority to carry on its business as presently conducted in Corpus Christi, Texas.
- (b) Developer has the authority to enter into and perform, and will perform, the terms of this Agreement.
- (c) Developer has timely filed and will timely file all local, State, and Federal tax reports and returns required by law to be filed, and has timely paid and will timely pay all assessments, fees, and other governmental charges, including applicable ad valorem taxes, during the term of this Agreement.
- (d) If an audit determines that the request for funds was defective under the law or the terms of this agreement, Developer agrees to reimburse the City for the sums of money not authorized by law or this Agreement within 30 days of written notice from the City requesting reimbursement.
- (e) The parties executing this Agreement on behalf of Developer are duly authorized to execute this Agreement on behalf of Developer.
- (f) Developer does not and agrees that it will not knowingly employ an undocumented worker. If, after receiving payments under this Agreement, Developer is convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the payments at the rate and according to the terms as specified by

City Ordinance, as amended, not later than the 120th day after the date Developer has been notified of the violation.

Section 8. Force Majeure.

If the City or Developer are prevented, wholly or in part, from fulfilling its obligations under this Agreement by reason of any act of God, unavoidable accident, acts of enemies, fires, floods, governmental restraint or regulation, strikes and/or any work stoppage or delay not within a party's control, as well as the shutdown, stoppage or delay of any governmental agency reviewing or providing work, permits, or licenses to the Project, other causes of force majeure, or by reason of circumstances beyond its control, then the obligations of the City or Developer are temporarily suspended during continuation of the force majeure. If either party's obligation is affected by any of the causes of force majeure, the party affected shall promptly notify the other party in writing, giving full particulars of the force majeure as soon as possible after the occurrence of the cause or causes relied upon. The party affected will send additional notice of force majeure every six months during which the force majeure continues. During the continuation of a force majeure, the parties may negotiate an amendment to this Agreement.

Section 9. Assignment.

Developer may not assign all or any part of its rights, privileges, or duties under this Agreement without the prior written approval of the Board. Any attempted assignment without such approval is void, and constitutes a breach of this Agreement. Assignment can only be requested for multi-year reimbursements, after completion of the Development by Developer.

Section 10. Indemnity.

Developer covenants to fully indemnify, save, and hold harmless the TIRZ #4, the City, their respective officers, employees, and agents ("Indemnitees") against all liability, damage, loss, claims, demands, and actions of any kind on account of personal injuries (including, without limiting the foregoing, workers' compensation and death claims), or property loss or damage of any kind, which arise out of or are in any manner connected with, or are claimed to arise out of or be in any manner connected with Developer activities conducted under or incidental to this Agreement, including any injury, loss or damage caused by the sole or contributory negligence of any or all of the Indemnitees. Developer must, at its own expense, investigate all those claims and demands, attend to their settlement or other disposition, defend all actions based on those claims and demands with counsel satisfactory to Indemnitees, and pay all charges of attorneys and all other cost and expenses of any kind arising from the liability, damage, loss, claims, demands, or actions.

Section 11. Events of Default.

The following events constitute a default of this Agreement:

- (a) Failure of Developer to timely, fully, and completely comply with any one or more of the requirements, obligations, duties, terms, conditions, or warranties of this Agreement, including a failure to properly maintain the Property.

- (b) TIRZ #4, the Board or City Staff determines that any representation or warranty on behalf of Developer contained in this Agreement or in any financial statement, certificate, report, or opinion submitted to the TIRZ #4 in connection with this Agreement was incorrect or misleading in any material respect when made.
- (c) Developer makes an assignment for the benefit of creditors.
- (d) Developer files a petition in bankruptcy, or is adjudicated insolvent or bankrupt.

Section 12. Notice of Default and Cure Period.

Should the City determine that Developer is in default according to the terms of this Agreement, the City shall notify Developer in writing of the event of default and provide sixty (60) days from the date of the notice ("Cure Period") for Developer to cure the event of default, and if not capable of cure within sixty (60) days, then within a reasonable period of time determined appropriate and agreed to by the parties hereto.

Section 13. Results of Uncured Default.

After exhausting good faith attempts to address any default during the Cure Period, and taking into account any extenuating circumstances that might have occurred through no fault of Developer, as determined by the City, the following actions must be taken for any default that remains uncured after the Cure Period.

- (a) Developer shall immediately repay all funds paid from TIRZ #4 funds under this Agreement.
- (b) Developer shall pay reasonable attorney fees and costs of court, if legal action is taken against the Developer to enforce the rights of the City and TIRZ #4 hereunder.
- (c) The City and TIRZ #4 shall have no further obligations to Developer under this Agreement.
- (d) Neither the City nor the TIRZ #4 may be held liable for any consequential damages.
- (e) The City and TIRZ #4 may pursue all remedies available under law.

Section 14. No Waiver.

- (a) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, constitutes a waiver of any subsequent breach of the covenant or condition of the Agreement.
- (b) No waiver of any covenant or condition, or the breach of any covenant or condition of this Agreement, justifies or authorizes the nonobservance on any other occasion of the covenant or condition or any other covenant or condition of this Agreement.
- (c) Any waiver or indulgence of Developer's default may not be considered an estoppel against the City or TIRZ #4.
- (d) It is expressly understood that if at any time Developer is in default in any of its conditions or covenants of this Agreement, the failure on the part of the City to promptly avail itself of the rights and remedies that the City may have, will not be considered a waiver on the part of the City, but City may at any time avail itself of the rights or remedies or elect to terminate this Agreement on account of the default.

Section 15. Available Funds.

Developer specifically agrees that City and the TIRZ #4 shall only be liable to Developer for the actual amount of the money due Developer under this Agreement from TIRZ #4 funds, and shall not be liable to Developer for any actual or consequential damages, direct or indirect, interest, attorney fees, or cost of court for any act of default by City or the TIRZ #4 under the terms of this Agreement. Payment by City is

strictly limited to the total amount of increment funds for TIRZ #4. City shall use its best efforts to anticipate economic conditions and to budget accordingly. However, it is further understood and agreed that, should the actual tax increment funds be less than the total amount due to all contracting parties at the time, then in that event, all contracting parties shall receive only their pro rata share of the available increment funds for that year, as compared to each contracting parties' grant amount for that year, and City and the TIRZ #4 shall not be liable to for any deficiency at that time or at any time in the future. In this event, City will provide all supporting documentation, as requested. Reimbursements paid to Developer shall require a written request from Developer accompanied by all necessary supporting documentation, as outlined in Section 3.

Section 16. Notices.

Any required written notices shall be sent by certified mail, postage prepaid, addressed as follows:

If to Developer:

The Breakers at North Beach, L.P.

Attn: Jeffory Blackard
401 Adriatic Parkway, Suite 700
McKinney, Texas 75070

If to City:

City of Corpus Christi

Attn.: City Manager's Office
Tax Increment Reinvestment Zone #4
P.O. Box 9277
Corpus Christi, Texas 78469-9277

Notice is effective upon deposit in the United States mail in the manner provided above.

Section 17. Amendments or Modifications.

No amendments or modifications to this Agreement may be made, nor any provision waived, unless in writing signed by a person duly authorized to sign agreements on behalf of each party.

Section 18. Captions.

The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the terms and provisions of this Agreement.

Section 19. Severability.

If for any reason, any section, paragraph, subdivision, clause, provision, phrase or word of this Agreement or the application of this Agreement to any person or circumstance is, to any extent, held illegal, invalid, or unenforceable under present or future law or by a final judgment of a court of competent jurisdiction, then the remainder of this Agreement, or the application of the term or provision to persons or circumstances other than those as to which it is held illegal, invalid, or unenforceable, will not be affected by the law or judgment, for it is the definite intent of the parties to this Agreement that every section, paragraph, subdivision, clause, provision, phrase, or word of this Agreement be given full force and effect for its purpose.

To the extent that any clause or provision is held illegal, invalid, or unenforceable under present or future law effective during the term of this Agreement, then the remainder of this Agreement is not affected by the law, and in lieu of any illegal, invalid, or unenforceable clause or provision, a clause or provision, as similar in terms to the illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable, will be added to this Agreement automatically.

Section 20. Venue.

Venue for any legal action related to this Agreement is in Nueces County, Texas.

Section 21. Sole Agreement.

This Agreement constitutes the sole agreement between City and Developer. Any prior agreements, promises, negotiations, or representations, verbal or otherwise, not expressly stated in this Agreement, are of no force and effect.

[Signature Page Files]

APPROVED AS TO FORM: 22 day of November, 2019.

Aimee Allen-Ken

Assistant City Attorney
For City Attorney

City of Corpus Christi on behalf of Reinvestment Zone Number 4, City of Corpus Christi, Texas

Constance P. Sanchez

Constance Sanchez
Chief Financial Officer

Date: December 2, 2019

Attest:

Rebecca Huerta

Rebecca Huerta
City Secretary

The Breakers at North Beach, L.P., by its general partner, Blackard General Partner III, Inc.

Jeffery Blackard
President

Date: Nov 21, 2019

Exhibit A – Improvements and Project Description

Exhibit B – Property Description

Exhibit C – Estimated Project Costs

Exhibit D – TIRZ #4 Reimbursement Request Form

Exhibit A – Improvements and Project Description

Development and Construction of a 138-unit upscale hotel and a 109-unit luxury multifamily residential development, including a 320-unit concealed parking facility on bottom floors, 47 surface parking spaces, a restaurant, fitness center, pool and manicured courtyard areas. The use of the facility will be multi-family rental, hospitality and restaurant and a limited amount of retail. 22% of the parking spaces on site will be available for public parking during the day (8:00 a.m. to 6:00 p.m.). The surface parking spaces will be available for free parking on a first-come, first-served basis. An additional 35 spaces within the parking facility will be available for paid public parking, charged at reasonable market rates.



Exhibit B – Property Description, Metes & Bounds, Plat

Property:

Property ID: 217622

Geographic ID: 1797-0000-0070

Type: Real

Property Use
Code:

Property Use
Description:

Location

Address: 3612 SURFSIDE BLVD
CORPUS CHRISTI, TX 78402

Neighborhood: CORPUS BEACH HOTEL ADD

Neighborhood
CD: S1797

Owner

Name: THE BREAKERS AT NORTH BEACH LP

Mailing 401 Adriatick Parkway 7th Floor

Address: McKinney, TX 75070

Legal

Description: CORPUS BEACH HOTEL LT 7-A

Zoning: (*) - COMMERCIAL LOT

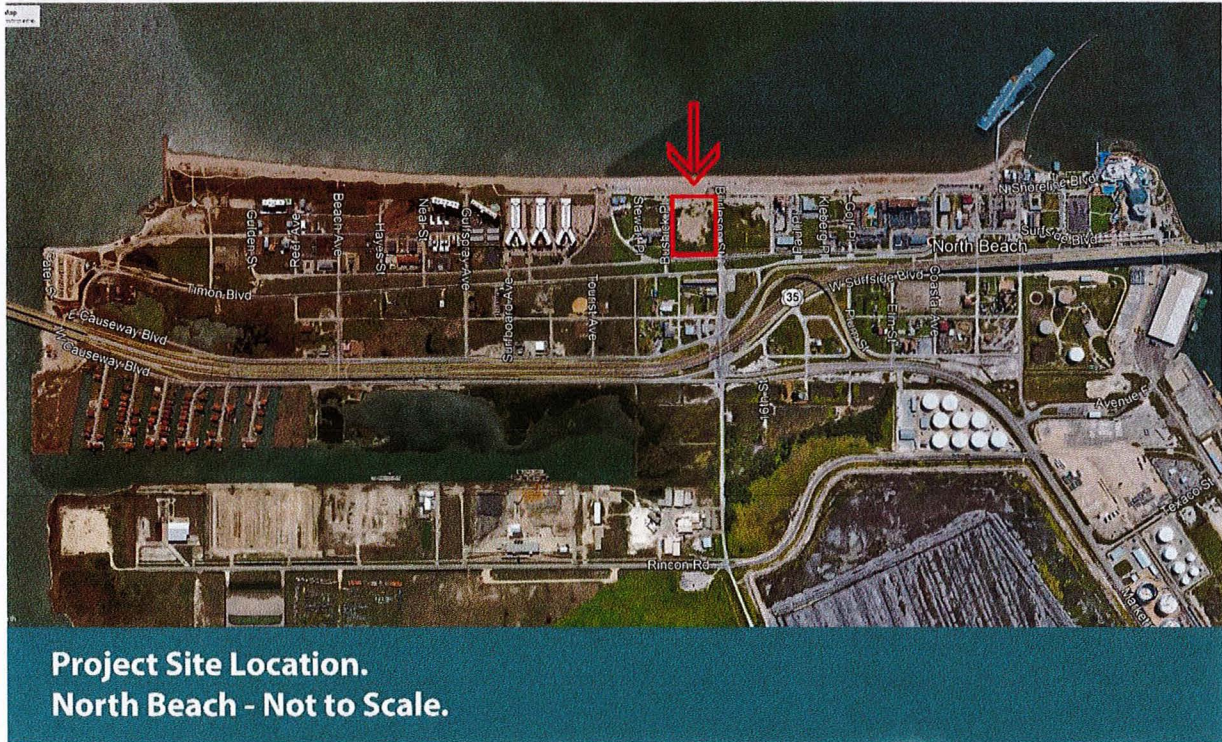
Agent Code:

Mapscot:

Map ID: U-4

Owner ID: 740343

%
Ownership: 100.0000000000%



LaVista Pointe:

Property ID: 288582

Geographic ID: 6979-0001-1500

Type: Real

Property Use Code:

Property Use Description:

Legal Description: PORTO BELLO BLK 1 LOT 150

Zoning: (*) - COMMERCIAL LOT

Agent Code:

Location

Address:

CORPUS CHRISTI, TX 78402

Neighborhood: PORTO BELLO

Neighborhood CD: S6979

Mapsco:

Map ID: U-1C

Owner

Name: LA VISTA POINTE LP

Owner ID: 734997

Mailing Address: C/O BLACKARD GENERAL

PARTNER III INC

401 Adriatic Pkwy

7TH FLOOR

McKinney, TX 75072-5602 %

Ownership: 100.0000000000%



Exhibit C – Project Costs

Improvement	Estimated Cost (\$)	Category
1) Landscape Design	30,900	Beautification
2) Landscape & Irrigation	269,230	Beautification
3) Swimming Pool & Fence Allowance	299,750	Beautification
4) Pool Cabana	21,800	Beautification
5) Monument Sign	15,000	Beautification
6) Concealed Parking Structure (Concrete)	7,303,000	Parking Structure
7) Permit Fees, Temp Utilities, Electrical / Water / Sewer Distribution, Tap Fees	463,500	Utilities
8) Fire Sprinkler, Fire Alarm, Safety Railing	814,959	Code Compliance & Safety
9) Elevators	384,225	Code Compliance & Safety
Total Possible Reimbursement Basis*:	9,602,364	

*Total Possible Reimbursement Basis identifies the Project Costs that make the Development eligible under the Incentive Guidelines. The Actual Reimbursement is identified in Section 1 of the Agreement.

Tax Increment Reinvestment Zone #4 Request for Reimbursement

Project Name: _____

Grant Program: _____

Type of Reimbursement: ☐ One Time ☐ Re-Occurring (First Payment)

Requestor: _____ Date Requested: _____

Improvement	Estimated Cost (Per Agreement Exhibit C)	Actual Cost (Per Attached Documentation)	Invoice Reference
1)			
2)			
3)			
4)			
5)			
TOTAL			

Attached is the Following:

- 1) Executed TIRZ #4 Reimbursement Agreement
- 2) Certificate of Occupancy Date: _____
- 3) Documentation of Expenses

☐
☐
☐

Signatures for Submittal:

Authorized Developer: _____ Date: _____

Authorized General Contractor: _____ Date: _____

An incomplete Request for Reimbursement will not be processed. Submit a hard copy and combined PDF version to ArleneM@cctexas.com. Upon receipt of Request, final inspection will be scheduled.

Signatures for Approval Process

Request Rec'd By City: _____ Date: _____

Documentation Complete: _____ Inspection of Project: _____

Notes: _____

Reimbursement Approved: _____ Date: _____