



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #4 Meeting of June 29, 2021

DATE: June 22, 2021

TO: President and Honorable Board Members,
Corpus Christi Tax Increment Reinvestment Zone #4

THROUGH: Peter Zanoni, City Manager

FROM: Randy Almaguer, Senior Management Analyst
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<p>Approval of a Development Reimbursement Agreement for Las Casitas Del Mar at 4606 Gulf Breeze Blvd.</p>

CAPTION:

Motion to approve a Development Reimbursement Agreement with Date Tree Holdings, LLC. for improvements and projects located at 4606 Gulf Breeze Blvd. for a total incentive amount not to exceed \$369,883 and a completion date on or before July 31, 2023.

SUMMARY:

This motion authorizes a Development Reimbursement Agreement with Date Tree Holdings, LLC. for improvements and projects located at 4606 Gulf Breeze Blvd., specifically the construction of 14 rental units; 8 one-bedroom apartments and 6 three-bedroom townhomes, including rooftop solar panels for clean/green energy, landscaping/pool, and parking provided under the 10 buildings.

BACKGROUND AND FINDINGS:

Request to approve a development agreement for the construction of 14 rental units, 6 three-bedroom/two-bathroom townhomes and 8 one-bedroom/one-bathroom apartments, all with covered balconies. Solar panels will be installed on top of all 10 buildings and covered parking will be provided, as well as pool and landscaping. The total development incentive is estimated at \$2,298,832. The recommended development incentive consists of the Project Specific Development and North Beach Living Initiative with a cap of \$369,883 to be paid over a 15-year period or the expiration of the TIRZ #4, whichever is the lesser of.

- This incentive consists of both the Project Specific Development Agreement (75% increment, annually) and the North Beach Living Initiative that are approved programs in the TIRZ #4 project and financing plan. The Project Specific Development Agreement represents up to 10% of the total project cost (\$229,883). The North Beach Living Initiative provides for an additional incentive up to \$140,000 (or \$10,000 per unit).

- After the City has paid the Developer an amount equal to either the total amount that the Developer has expended on eligible Project Costs or the amount of \$369,883, whichever is less, City shall have no further obligation to pay any amount to Developer.
- The reimbursement period under this Agreement is the lesser of commitment of \$369,883, either the 15-year period or the period of time required to reimburse the total.

ALTERNATIVES:

The Board could choose not to approve or make recommended changes to this agreement.

FINANCIAL IMPACT:

The funding source for this project is from the TIRZ #4 Project Specific Development Incentive and North Beach Living Initiative with a total commitment of \$369,883.

Funding Detail:

Fund: 1114 – North Beach
 Organization/Activity: N/A - Project Specific Development/North Beach Living Initiative
 Mission Element: 707 – Economic Development
 Project # (CIP Only): N/A
 Account: 540450 – Reimbursement to Developer

RECOMMENDATION:

Staff recommends approval of the reimbursement agreement.

LIST OF SUPPORTING DOCUMENTS:

North Beach Development Reimbursement Agreement – Las Casitas Del Mar
 PowerPoint – Las Casitas Del Mar