



## **AGENDA MEMORANDUM**

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting July 27, 2021

**DATE:** July 16, 2021

**TO:** Peter Zaroni, City Manager

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
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<p><b>Approval of TIRZ #3 Streetscape Reimbursement Agreement for the Education Service Center Region 2 (ESC) at 209 N Water Street</b></p>
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**CAPTION:**

Motion to approve a Downtown Streetscape Reimbursement Agreement with Education Service Center Region 2 for improvements to the property located at 209 N Water Street for a total incentive amount not to exceed \$18,613, effective upon signature by the City Manager or designee.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for ESC in the amount of \$18,613. This property encompasses nearly an entire city block and is in need of adequate security cameras and lighting.

**BACKGROUND AND FINDINGS:**

The Incentive Programs adopted by the TIRZ #3 Board in the Project and Financing Plan are specially structured to encourage specific types of development, key to our community's long-term goal of Downtown Revitalization. The Downtown Streetscape & Safety Improvement Program was created in 2018 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. In order to expedite the process, staff is authorized to approve projects with a scope of \$20,000 or less and reimbursement not to exceed 50% of the project cost, but projects above that threshold must come back to the TIRZ #3 Board.

The ESC is a non-profit organization primarily funded through State funds, Federal funds, and contracts with school districts. They provide multiple services to schools and other learning institutions through educators, administrators, school boards, parents, and a variety of other

education professionals. ESC provides services such as professional development, certification, cooperative purchasing, distance learning, and computer & tech related services. The ESC is wanting to increase video surveillance and lighting due to safety concerns. They are proposing to install 13 security cameras and replace 20 box soffit lights that are currently not working properly. The total project cost is \$37,226. Staff recommends an incentive amount of \$18,613 which is 50% of the total project cost.

**ALTERNATIVES:**

The Board could choose not to approve this agreement or modify the incentive amount.

**FINANCIAL IMPACT:**

The funding source for this project is from the TIRZ #3 Downtown Streetscape & Safety Improvement Program. The FY 2021 budget for this program is \$200,000 and this project will consist of a one-time expenditure of an amount not to exceed \$18,613. This program has a current FY21 balance of \$39,694. After approving this item, the remaining balance for the Streetscape Program will be \$21,081.

**Funding Detail:**

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

**RECOMMENDATION:**

Staff recommends approving this agreement. The ESC lighting needs upgrades to their security system which will be enhanced by the lighting upgrades. These improvements will add to the continued safety improvements of downtown.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Streetscape Agreement – ESC2  
TIRZ #3 ESC2 Streetscape PPT