

Tax Increment Reinvestment Zone #3- Downtown Application for Incentives

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Check Programs Applicant is Requesting:

- Chaparral St. Property Improvement Program
- Downtown Living Initiative Grant
- New Commercial Tenant Finish Out Program
- Development Agreement (Choose Qualified Elements Below):
 - Public Improvements/Utilities*
 - Preferred Urban Design/Landscaping*
 - Structured Parking*
 - Historic Preservation/Rehab*
 - Environmental Remediation/ Code Compliance*
 - Residential Development over 100 Units*

Address of Property: _____

Legal Description: _____

Real Property Account #: _____

Existing Property Use: _____

Title/Contract Holder (If Different from Applicant): _____

Title/Contract Holder Address: _____

Phone: _____ Email: _____

Project Information:

- New Structure (Undeveloped)
 - New Structure (Demo of Existing)
 - Renovation/Historic Rehab
 - Conversion
- Proposed Occupancy: Owner-Occupied Rental
- Property Needs: Re-Zoning Re-Platting Infrastructure Connections
- Project Title: _____

Brief Project Description:

Current Assessed Property Value: _____ Proposed Investment: _____

Purchase Price: _____ Sq. Ft Land/Improvements: _____

Estimated Start Date: _____ Completion Date: _____

Checklist of Required Attachments:

- (A) Completed Application
- (B) Project Rendering, Specifications and Drawings of:
 - Ground Floor Plan (including Layout of Proposed Vehicle & Pedestrian Access)
 - Sustainability/Urban Design Features
 - Lighting Plan (illustrating Pedestrian Safety & Nocturnal Architecture Elements)
- (C) Construction Pro-Forma (Sources and Uses of Funding) & Operating Cash Flow (5 Year)
- (D) Property Purchase Agreement
- (E) Statement of Financing & Loan Terms
- (F) Summary of Partners, Professional Consultants and Experience of Team
- (G) W-9 for Payee *(Can be deferred, but must be provided prior to execution of Contract)*

CERTIFICATION

I hereby certify that I am authorized to sign the incentive application and the information contained in the application is true and correct to the best of my knowledge. I also understand and certify that I have read the policy guidelines for each policy in which I am applying for and am familiar with the provisions contained therein.

I hereby warrant that all construction will be accordance with the City of Corpus Christi Building Codes; work will not commence on items eligible for reimbursement until this application has been submitted to and an agreement approved by the Board of Directors of the Zone. To the best of my knowledge, no member of the Board or employee of the Downtown Management District or City of Corpus Christi would have any financial interest, direct or indirect, in any assistance provided for this project.

Signature: _____ Date: _____

The application must be complete and submitted for consideration prior to application for a building permit or the issuance of a certificate of occupancy, whichever comes first. Upon receipt of this application, the City of Corpus Christi may require additional financial and other information as necessary for evaluating the project. For more information or questions please call Alyssa M. Barrera Executive Director, Downtown Management District at (361) 882-2363. Incomplete applications will not be accepted. **Official submittal must be emailed to Alyssa@cctexasdmd.com as a single PDF document.**

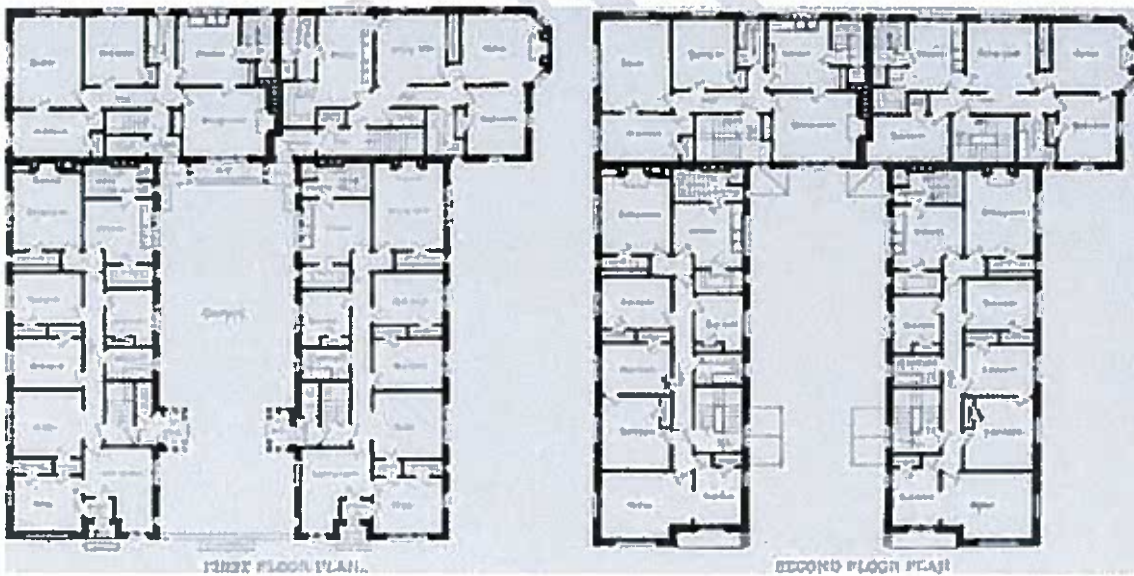
<p>For Internal Use Only:</p> <p>Received by City Manager’s Office: _____ Date: _____</p> <p>Project Manager Assigned: _____</p>

Attachment B: Sample Project Illustration, Plans, Specifications and Drawings
Project Rendering



Northwest Street View of Project

Floor Plans



Sustainability/Urban Design Features

- **Zero Lot Line (Include Illustrations if Appropriate)**
- **Sidewalk Cafe**

Lighting Plan



Project Name:
Project Address:

Tax Increment Reinvestment Zone #3
Application For Incentives - Attachment C

Sources & Uses of Funding

Project Uses		Totals
Acquisition	Acquisition - Building Portion	
	Acquisiting - Land Portion	
		\$ -
Site Work	On-site	
	Off-site (steets, curbs, gutters)	
		\$ -
Rehabilitation /Construction	New Construction Costs	
	Rehabilitation Costs	
	Contingency (10%)	
	Fees & Permits	
		\$ -
Furniture, Fixtures, Equipment	Furniture, Fixtures, Equipment	
		\$ -
Professional Fees	Architect Fees	
	Engineering	
	Attorney / Real Estate	
	Consulting	
	Environmental	
	Appraisals	
		\$ -
Developer Fees	Developer Fees	
	General Partner	
		\$ -
Interim Costs	Construction Interest	
	Construction Loan Fee	
	Insurance. Title	
	Taxes	
		\$ -
Project Reserves	Replacement Reserves	
	Other	
		\$ -
Start Up Costs	Inventory / Permanent Working Capital	
	Marketing	
		\$ -
Total Uses		\$ -

#

Project Sources		Total
Equity	Owners Equity	
	Investors	
		\$ -
Loans	Loan #1	
	Loan #2	
		\$ -
Total Sources		\$ -

Attachment D: Property Purchase Agreement

INSERT AGREEMENT OR LEASE

SAMPLE

Attachment E: Statement of Financing & Loan Terms

INSERT STATEMENT OF FINANCING OR AFFDAVIT FROM BANK STATING FUNDING IS AVAILABLE.

SAMPLE

Attachment F: Summary of Partners, Professional Consultants and Experience of Team

Developer/Owner/Principal:

Developer has lead 5 luxury mixed use developments in the metroplex area. The developments range from 50 – 250 units and are all at 95% capacity. Prior to the luxury development, developer was a rodeo cowboy.

Engineer:

Right Angle Engineering Firm specializes in residential and commercial buildings. They have been in business for 20 year and received the Texas Engineer Firm of the year award. The firm has experience in historic renovations and urban designs.

- Texas Theater
- Historic Courthouse
- Saloon

Architect:

Awesome Building Architects are LEED certified and familiar with historic rehabilitation.

Contractor:

Build It Right Contractors have experience in this type of project and have finished on time and on budget on the following projects:

- Project A
- Project B

Here are some photos of their work:

Management:

Adventure Apartments is a nation-wide multi-family management company that currently runs awesome downtown apartments. Here are their names, and if you look them up on google searches, you will have confidence in our ability to keep this building open.

Attachment G: W-9

INSERT W-9 TO ESTABLISH FOR PAYMENT IN CITY FINANCE SYSTEM

SAMPLE