

# CHAPTER 380

## ECONOMIC DEVELOPMENT PROGRAM



### **Policy Description:**

The City of Corpus Christi will, on an individual basis, give consideration to providing economic incentives to an applicant in accordance with the policies and procedures as authorized by Chapter 380 of the Texas Local Government Code [www.statutes.legis.state.tx.us/Docs/LG/pdf/LG.380.pdf](http://www.statutes.legis.state.tx.us/Docs/LG/pdf/LG.380.pdf). The governing body may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the City, to promote local economic development and stimulate business and commercial activity.

Priority will be given to projects which are in Catalyst Areas. Recipients who are granted 380 Economic Development benefits are strongly encouraged to support the local community with cash contributions, volunteer support and in-kind services. In particular, the City seeks support for the downtown area, arts and cultural projects and community organizations. Moreover, for retail projects, consideration must be given to small local businesses in the form of reduced rents or other financial support on the project site. *The City Council reserves the right to waive or modify this policy.*

### **Eligibility Criteria:**

- The following are required:
  - (1) Commission economic impact study;
  - (2) Agreement to background check;
  - (3) Submittal of letter of financial assurance.
- To be considered for incentives under the Chapter 380 Economic Development Program, a project must at least meet the following minimum requirements:
  - (1) The Project:
    - A. Will result in a substantial capital investment or increased taxable value for the City in real and business personal property (excluding inventory and supplies); or
    - B. Will result in the creation and/or retention of full-time permanent jobs and each job shall pay at least a “living wage.” For the purposes of this program “living wage” shall mean that annual amount determined

by the U.S. Department of Health and Human Services for the Lower 48 states being at the poverty level for a family of four, divided by 2,080 hours per year (<http://aspe.hhs.gov/poverty/09poverty.shtml>); or

C. Will result in substantial increase of sales tax revenue.

(2) In addition, the project

A. Will make a unique or unequaled contribution to development or redevelopment efforts in Catalyst Areas of Corpus Christi, due to its magnitude, significance to the community or aesthetic quality; or

B. Will enhance the City's fiscal ability to provide high quality municipal services for the safety, comfort and enjoyment of Corpus Christi residents; or

C. Will utilize the Leadership in Energy and Environmental Design (LEED) Green Building Rating System for development and redevelopment projects.

- A Project shall not be eligible for incentives under these policies and procedures if a building permit has been issued for the project prior to making application in accordance with these policies and procedures, except a project providing job retention as set forth in (1).B. above
- Incentives provided in accordance with these policies and procedures will be provided only to the extent that the revenue realized by the City and attributable to a project exceeds a minimum amount established by the agreement. The public benefit or amount of revenue realized by the City and attributable to the project must be commensurate with the value of any incentives granted under this program.

### **How to Apply:**

An applicant may be required to provide additional information to show compliance with minimum Program requirements. If City staff determines minimum Program requirements have been met, City staff shall prepare and present a proposed Agreement with the applicant to the City Council.

The City Council may consider the proposed Agreement and may take action on the proposal as it deems appropriate. Nothing in these policies and procedures and nothing in the application form and process shall create any property, contract, or other legal right to have the City Council consider or grant incentives.

Applicants seeking incentives must file an application for Economic Incentives before the request can be considered.

Please contact the City of Corpus Christi's Economic Development Office at (361) 826-3850 to request the application or visit [www.cctexas.com/economicdevelopment](http://www.cctexas.com/economicdevelopment) to download the application.

The City shall not grant any incentive unless the business submits a timely and complete application that provides additional information as may be requested. The accuracy of the information in the application is the sole responsibility of the applicant. Upon request, the applicant shall provide supporting documentation. Any misstatement of or error in fact may render an application null and void and may be cause for repeal of any ordinance adopted in reliance of said information.

If it is determined that the application meets these guidelines, a full and financial programmatic review will be conducted. This review may be done by City Staff, an outside agency or consultant and will ensure conformance with these guidelines.

An application fee of \$5,000 will be submitted at the same time the application for economic incentives is submitted. The fee must be paid in the form of a check or money order and made payable to the City of Corpus Christi, Texas.

**Additional Resources:**

Development Services  
[www.cctexas.com/developmentservices](http://www.cctexas.com/developmentservices)

Corpus Christi Regional Economic Development Corporation  
[www.ccredc.com](http://www.ccredc.com)