

**ITEM NO.** \_\_\_\_\_

**Date:** April 13, 2026

**Subject:** Historic Downtown District Reinvestment Tax Credit

**Comments:** Attached is a listing of property owners requesting tax rebate of property taxes paid in 2025. Based on 2025 expenditures to maintain and improve downtown buildings, property owners may be reimbursed taxes paid the City of Corsicana and Navarro County based on investments on approved maintenance projects of a property up to the maximum taxation by each entity. Historic Downtown property owners are eligible to apply for this credit incentive each year.

Below is the 2025 Summary of the Downtown Corsicana Reinvestment Tax Credits.

**TOTALS FOR THIS RESOLUTION:**

**TOTAL CITY TAX CREDIT FOR CDRD FOR 2025:**

Total City Tax Credit	\$ 32,726.80
Total Reinvestment Reported	\$227,691.42

Total Downtown Property Tax Credit Applications	21
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Total City of Corsicana Tax Credits	\$ 32,726.80
Total Navarro County Tax Credits	\$ 22,396.65

**MOTION:**

**I MOVE TO APPROVE/DENY THE APPLICATIONS FOR REINVESTMENT TAX CREDITS.**

RESOLUTION NO. 2026-1

**A RESOLUTION OF THE NAVARRO COUNTY COMMISSIONERS COURT OF THE COUNTY OF NAVARRO, TEXAS, APPROVING THE APPLICATIONS SUBMITTED FOR DOWNTOWN REINVESTMENT TAX CREDITS.**

**WHEREAS**, the City Council of the City of Corsicana, Texas has adopted an ordinance creating the Downtown Revitalization District as a designated reinvestment zone providing for reinvestment tax credits to downtown property owners in an effort to encourage the maintenance and revitalization of the historic downtown area; and

**WHEREAS**, the ordinance allows for a tax credit on improvements made to downtown buildings and provides for a dollar for dollar tax credit to downtown property owners on approved expenditures; and

**WHEREAS**, the attached "Exhibit A" identifies the applicant, the location, the improvements to the property and the amount of the tax credit; and

**WHEREAS**, each eligible property owner is current with all ad valorem property taxes and has met all criteria as required.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF NAVARRO, TEXAS**, that the applications for downtown reinvestment tax credits, identified on the attached Exhibit A, are hereby approved.

**PASSED and APPROVED** by majority vote of the Navarro County Commissioners Court this **13th** day of **April, 2026**.



ATTEST

Sherry Dowd  
Sherry Dowd, County Clerk

H.M. Davenport, Jr.  
H.M. Davenport, Jr., County Judge

## EXHIBIT A

Property Address	Owner Info	Verified County Credit	Verified City Credit
<b>100 W. 3rd Ave.</b> <i>Mailing Address</i> 411 N. Beaton St. Corsicana, TX 75110	<b>Kyle Hobratchk Properties LLC</b> Plumbing, window and tile repair Total reported: \$ 1,575.00 NCAD ID: 35052	\$ 639.92	\$ 935.08
<b>203 N. Commerce</b> <i>Mailing Address</i> 411 N. Beaton St. Corsicana, TX 75110	<b>Kyle Hobratchk Properties LLC</b> Paint and transom glass Total reported: \$ 2,172.21 NCAD ID: 113586	\$ 209.72	\$ 306.45
<b>411 N. Beaton St.</b> <i>Mailing Address</i> 411 N. Beaton St. Corsicana, Texas 75110	<b>Kyle Hobratchk Properties LLC</b> New TPO roof Total reported: \$ 27,062.50 NCAD ID: 40129	\$ 305.92	\$ 447.02
<b>105 W. 7th Street</b> <i>Mailing Address</i> P.O. Box 700115 Dallas, TX 75370	<b>CNB Real Estate</b> Plumbing repairs \$ 2,520.16 Total reported: NCAD ID: 40598	\$ 2,881.26	\$ 4,210.24
<b>200 S. Beaton</b> <i>Mailing Address</i> 714 Glen Abbey Drive Mansfield, TX 76063	<b>South Beaton Apartments, LLC</b> Window repair and paint Total reported: \$ 3,900.00 NCAD ID: 40134	\$ 1,576.85	\$ 2,304.16
<b>119 N. Beaton Street</b> <i>Mailing Address</i> 119 N. Beaton Street Corsicana, TX 75110	<b>A Bonner Enterprises LLC</b> Replaced Furnace Total reported: \$ 2,900.00 NCAD ID: 40124	\$ 295.03	\$ 431.11
<b>202 N. Beaton Street</b> <i>Mailing Address</i> P.O. Box 311 Corsicana, TX 75151	<b>John &amp; Carolyn Yates</b> New carpet, painted and repaired interior walls Total reported: \$ 1,923.41 NCAD ID: 40096	\$ 781.47	\$ 1,141.94
<b>314 N, Main St</b> <i>Mailing Address</i> 114 E 3rd Ave Corsicana, TX 75110	<b>CBBOB, LLC</b> New Roof Total reported: \$ 49,660.50 NCAD ID: 34762	\$ 738.95	\$ 1,079.79
<b>301 N. Beaton Street</b> <i>Mailing Address</i> P.O. Box 507 Corsicana, TX 75151	<b>Down on the Corner LLC</b> New HVAC Total reported: \$ 5,300.00 NCAD ID: 35018	\$ 1,004.36	\$ 1,467.36
<b>309 N. Beaton Street</b> <i>Mailing Address</i> P.O. Box 507 Corsicana, TX 75151	<b>Down on the Corner LLC</b> New Roof Total reported: \$ 54,355.00 NCAD ID: 35017	\$ 1,395.67	\$ 2,039.42
<b>213 E. 4th Ave</b> <i>Mailing Address</i> P.O. Box 507 Corsicana, TX 75151	<b>Governors View Properties</b> New garage door opener and plumbing repairs Total reported: \$ 1,389.92 NCAD ID: 35044	\$ 274.01	\$ 400.39

## EXHIBIT A

<b>405 N. Beaton</b> <i>Mailing Address</i> 405 North Beaton Street Corsicana, TX 75110	<b>Nancy Rebal and David Searcy</b> Leak in wall Total reported: \$ 3,274.65 NCAD ID:40127	\$ 594.99	\$ 869.42
<b>110 N Beaton</b> <i>Mailing Address</i> P.O. Box 2087 Waco, TX 76703	<b>Type High Investments LLC</b> Repaired and painted sheetrock and replaced back door Total Reported: \$ 2,851.83 NCAD ID: 40163	\$ 961.05	\$ 1,404.33
<b>111 &amp; 113 S. Beaton St</b> <i>Mailing Address</i> 1401 Cumberland Drive Corsicana, TX 75110	<b>Kelvin Akhigbe</b> Electrical, Plumbing and Freezer Repair Total Reported: \$ 2,400.00 NCAD ID: 40150	\$ 975.11	\$ 1,424.89
<b>212 N Commerce</b> <i>Mailing Address</i> 108 S Beaton St., STE C2 Corsicana, TX 75110	<b>Dustie Hale</b> Full electrical and plumbing Total Reported: \$ 6,000.00 NCAD ID: 35021	\$ 1,475.36	\$ 2,155.86
<b>118 W. Collin Street</b> <i>Mailing Address</i> 118 W. Collin Street Corsicana, TX 75110	<b>Katharine &amp; Susan Hable</b> Repair awning and wood trim Total reported: \$ 1,700.00 NCAD ID: 40173	\$ 690.71	\$ 1,009.29
<b>120 W. Collin Street</b> <i>Mailing Address</i> 118 W. Collin Street Corsicana, TX 75110	<b>Gosluck-Hable</b> New roof Total reported: \$ 29,928.50 NCAD ID: 40174	\$ 575.29	\$ 840.64
<b>222 N. Beaton Street</b> <i>Mailing Address</i> 107 S. Dallas STE 203 Ennis, TX 75119	<b>Harbour-Jaeger Construction LLC</b> HVAC replacement and repair Total reported: \$ 8,315.00 NCAD ID: 40087	\$ 992.61	\$ 1,450.45
<b>220 N. Beaton Street</b> <i>Mailing Address</i> 107 S. Dallas STE 203 Ennis, TX 75119	<b>Harbour-Jaeger Construction LLC</b> Plumbing and roof repairs Total reported: \$ 1,574.90 NCAD ID: 40088	\$ 639.88	\$ 935.02
<b>120 &amp; 122 N Beaton Street</b> <i>Mailing Address</i> 1411 W. 3rd Avenue Corsicana, TX 75110	<b>A Worthy Occasion</b> HVAC, sheetrock, brick and stucco repair Total reported: \$ 7,887.84 NCAD ID: 40158 & 40157	\$ -1,763.80	\$ 2,577.36
<b>101 &amp; 113 N. Beaton</b> <i>Mailing Address</i> P.O. Box 115 Corsicana, TX 75151	<b>Terrazzo Tower</b> Rehab of windows Total reported: \$ 11,000.00 NCAD ID:40120 & 27561	\$ 3,624.69	\$ 5,296.58
<b>TOTALS:</b>		\$ 227,691.42	\$ 327,268.80