



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM
Corpus Christi B Corporation Meeting
August 10, 2026

DATE: July 24, 2026

TO: President and Honorable Board Members,
Corpus Christi B Corporation

THROUGH: Michael Dice, Interim Assistant City Manager

FROM: Jennifer Buxton, Interim Director of Planning and Economic Development
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1525 N. Shoreline Boulevard Property Acquisition Program Project

CAPTION:

Public Hearing and Resolution authorizing the 1525 N. Shoreline Blvd. property acquisition program project for economic development of tourism, convention, concession, public events, and/or parking facility; approving the amount of \$646,875.00 to purchase the property, plus \$10,500.00 for closing costs, totaling \$657,375.00 for the property purchase to enhance economic development as an extension to the Hilliard Center.

SUMMARY:

This public hearing and resolution authorize the 1525 N. Shoreline Boulevard Property Acquisition Program Project, approve funding for the property acquisition.

BACKGROUND AND FINDINGS:

On June 8, 2026, the Corpus Christi B Corporation authorized City staff to begin deliberations and negotiations for the purchase of the property located at 1525 N. Shoreline Boulevard, Corpus Christi, Texas.

Following deliberations and negotiations, on July 13, 2026, the Corpus Christi B Corporation approved the Real Estate Purchase Contract between Shoreline Diversifications LLC and the Corpus Christi B Corporation for the acquisition of the property in the amount of \$646,875.00, with the purchase to be completed through a cash transaction.

The acquisition is authorized under Texas Local Government Code Section 505.152, which permits Type B corporations to acquire land, buildings, facilities, and related improvements for projects supporting tourism, convention, entertainment, recreational, concession, public events, and related parking purposes. The statute specifically authorizes projects involving convention facilities, concession facilities, public event venues, automobile parking facilities, and other related improvements that enhance tourism and economic development.

The property is strategically located adjacent to the Hilliard Center and presents a unique opportunity to develop a project that complements and enhances the Hilliard Center complex

while expanding its functionality, marketability, and long-term economic impact. The project is intended to support one or more of the following authorized purposes identified in Chapter 505 of the Texas Local Government Code: tourism, convention, concession, public events, and related parking facilities.

As part of the project evaluation, City staff is working collaboratively with Visit Corpus Christi (VCC) and the OVG management team to develop a project that complements and enhances the Hilliard Center complex while supporting future tourism, convention, and public event activities.

Consistent with the authorized purposes identified in Chapter 505 of the Texas Local Government Code, the project will continue to be refined to support one or more of the following uses:

- Flexible event and meeting facilities.
- Indoor and outdoor hospitality and concession areas.
- Visitor amenities and supporting facilities that enhance the functionality and utilization of the Hilliard Center complex.
- Related parking facilities

As the project continues to be refined, future renovations and improvements may be funded, in whole or in part, through the Corpus Christi B Corporation, the City's Capital Improvement Program (CIP), the Project Financing Zone (PFZ), or other available funding sources, subject to future approvals and funding availability.

ALTERNATIVES:

The board could choose not to approve the resolution.

FISCAL IMPACT:

The fiscal impact associated with this item is \$657,375.00 for the acquisition of the property, including closing costs, surveying, and inspections.

Funding Detail:

Fund:	1146 Type B Economic Development
Organization/Activity:	11220 Property Acquisition & Improvements
Department:	57
Project # (CIP Only):	N/A
Account:	530000 Professional Services
Amount:	\$657,375.00

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the 1525 N. Shoreline Boulevard Property Acquisition Program Project, approving the acquisition of the property for \$646,875.00, plus \$10,500.00 for closing costs, for a total project cost of \$657,375.00.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Presentation