



Office of Commissioners Court Administration

April 4, 2018

Margie C. Rose, City Manager
City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78469

Steven G. Waterman, Director
Tyner W. Little, III, Governmental Affairs
Theresa Carmichael, Budget Assistant

Re: Nueces County Request for City's Release of Liens

Dear Ms. Rose,

As you know, Nueces County has entered into a sale contract dated effective May 9, 2017 for the sale of the old Nueces County Courthouse to the Nueces County Courthouse Development Partners, LLC, a Texas limited liability company (the "Buyer") who intends to renovate the Courthouse as a historic hotel.

A primary consideration for the sale, in addition to the Buyer's agreement to renovate the courthouse, is the Buyer's obligation to pay all of the delinquent ad valorem property taxes, including interest and penalties, assessed against the property as of the date of Closing. As of April 2, 2018, the accrued amount of taxes, penalties and interest was \$1,578,345.68, of which the City will be entitled to \$391,928.22. The County will be entitled to approximately \$173,439.65.

The County is required to cure title defects in accordance with the terms of the sale contract, and requests the City's assistance in releasing the three liens which were filed by the City against the courthouse property to secure the cost of mowing. The total amount secured by all three liens, including accrued interest, is \$11,641.46. We believe that the benefit to be derived by the City, the County and the residents of Corpus Christi and Nueces County from this sale and the historic redevelopment of the old courthouse property amply justifies the City's release of the liens under an agreement with the Buyer to expend at least the amount secured by the liens in the redevelopment of the property.

We thank the City for the support and assistance provided to us and for the courtesy and consideration that you and your staff have shown the County in connection with this matter. The Nueces County Commissioners Court is aware of the liens and efforts to release them.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyner Little", written over a horizontal line.

Tyner Little
Governmental Affairs, OCCA
Nueces County
361-888-0878