

## Exhibit A – Project Description

C&P Monarch, LP acquired this property in 2021 and proposes a massive renovation, splitting the current buildings into two hotels. The South Tower phase will be made into a 143-room Holiday Inn Express with details of the next phase still being finalized. This project includes a complete renovation of the interior and infrastructure, as well as: a complete redesign of the façade, lobby entrance canopy, lobby roof, a new rooftop event center, elevators and stairs to reach the rooftop event center, a resurfaced and restriped parking lot, landscaping, upgraded lighting, upgraded security cameras, exterior murals, new signage, new doors, decorative fencing, a ten-foot wide concrete pedestrian walkway around the property with shade trees alongside it, and a staircase joining the walkway with Ocean Drive. The rooftop event center will include open-air venue space, restrooms, and a bar build-out.

### Exterior Renderings:



### Project Map:



### Exhibit B – Property Description

**Owner:** C&P Monarch, LP

**Property ID:** 237767

**Geographic ID:** 2815-0000-0010

**Legal Description:** C G GLASSCOCK BAY FRONT LT 1 & PT OF LT 2

**Property Address:** 1102 S. Shoreline Blvd



### Exhibit C – Project Costs

<b>Rooftop Activation Program</b>	
<b>Improvement</b>	<b>Estimated Cost</b>
Elevators	\$1,412,950
Demo	\$87,520
Event Center	\$850,000
Stairways	\$17,500
<b>Total Rooftop Costs</b>	<b>\$2,367,970</b>

<b>Streetscape and Safety Program</b>	
<b>Improvement</b>	<b>Estimated Cost</b>
New Lobby Exterior	\$171,000
New Lobby Roof	\$49,500
Parking Lot and Walking Trail	\$1,429,494
Security Cameras and Lighting	\$72,900
Landscaping and Sprinkler System	\$255,000
Exterior Wall Repair	\$740,000
Fence	\$20,940
Design and Permit Fees	\$44,500
Signage and Murals	\$342,000
Double Doors	\$59,000
<b>Total Streetscape Costs</b>	<b>\$3,184,334</b>

<b>Total Reimbursement Basis</b>	<b>\$5,552,304</b>
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\*Total Possible Reimbursement Basis identifies the Project Costs that make the Development eligible under the Incentive Guidelines. The Actual Reimbursement is identified in Section 1 of the Agreement.

## Exhibit D – Request for Reimbursement Form

City of Corpus Christi – City Manager’s Office  
Corpus Christi Downtown Management District

### Tax Increment Reinvestment Zone #3 - Request for Reimbursement

Project Name (Per Agreement): \_\_\_\_\_

Type of Reimbursement:  One Time  Re-Occurring (First Payment)

Requestor: \_\_\_\_\_ Date Requested: \_\_\_\_\_

Improvement	Estimated Cost <small>(Per Agreement Exhibit C)</small>	Actual Cost <small>(Per Attached Documentation)</small>	Invoice Reference
1.			
2.			
3.			
4.			
5.			
<b>TOTAL</b>			

Attached is the Following:

- 1) Executed TIRZ #3 Reimbursement Agreement
- 2) Certificate of Occupancy Date: \_\_\_\_\_
- 3) Documentation of Expenses

Signatures for Submittal:

Authorized Developer: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized General Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

*An incomplete Request for Reimbursement will not be processed. Submit a hard copy and combined PDF version to [christa@cctexasdmd.com](mailto:christa@cctexasdmd.com). Upon receipt of Request, final inspection will be scheduled.*

**Internal Office Use Only**

Signatures for Approval Process

Request Rec'd By DMD: \_\_\_\_\_ Date: \_\_\_\_\_

(Initial & Date) Documentation Complete: \_\_\_\_\_ Inspection of Project: \_\_\_\_\_

Reimbursement Amount Requested: \_\_\_\_\_

Notes: \_\_\_\_\_

Reimbursement Approved by TIRZ #3 Board or DMD Staff:

\_\_\_\_\_  
Date: \_\_\_\_\_