



AGENDA MEMORANDUM

Action Item for the City Council Meeting of September 9, 2025

DATE: September 9, 2025

TO: Peter Zaroni, City Manager

FROM: Randy Almaguer, Compliance Officer, CCREDC
ralmaguer@ccredc.com
(361) 882-7448

Marriott – Dual Branded Hotels

CAPTION:

Ordinance approving an economic development incentive agreement project between the Corpus Christi B Corporation (Type B Corporation) and Padre Island North, LLC for a total amount not to exceed \$2,000,000.00 for development of the Marriott Dual Branded Hotels, Courtyard & Residence Inn, Conference Center, Bar & Restaurant located at 15210 – 15222 Windward Drive, Corpus Christi; as part of the project developer, Padre Island North, LLC, will create 73 primary jobs for the new or expanded business enterprise; and appropriating \$2,000,000.00, in project funding to be reimbursed over a five-year period from the unreserved fund balance of the Corpus Christi B Corporation Economic Development fund.

SUMMARY:

This ordinance authorizes a reimbursement grant agreement with Padre Island North, LLC in the amount of \$2,000,000 to support the development of the Marriott dual-branded hotels—Courtyard and Residence Inn, along with a beachfront conference center, full-service restaurant, and bar.

BACKGROUND AND FINDINGS:

Timeline

On June 16, 2025, the Type B Corporation approved an incentive amount not to exceed \$2,000,000 for the proposed Marriott Dual-Branded Hotels, Courtyard & Residence Inn, Conference Center, Bar, and Restaurant. On August 25, 2025, the Type B Corporation unanimously approved the final agreement with Padre Island North, LLC. The incentive will be provided in the form of a grant of up to \$2,000,000, payable over a five-year period.

Project Overview

The North Padre Island Marriott Hotels & Conference Center is a proposed \$34 million development located at 15210–15222 Windward Drive in Corpus Christi, Texas. The development will include:

- A 107-room Courtyard (Select Service brand)
- A 98-room Residence Inn (Extended Stay brand)
- A 9,186-square-foot beachfront conference center (including pre-function space)
- A full-service restaurant and two bars

Economic & Community Impact

- Tourism & Event Capacity: Enhances the Island's ability to host conferences, meetings, and leisure visitors.
- Economic Growth: Stimulates year-round tourism and supports local businesses through increased visitor spending.
- Job Creation: Creates 73 new full-time jobs with an average annual salary of \$30,665, resulting in an estimated annual payroll of \$2.2 million.
- Workforce Development: Offers opportunities in hospitality, event management, and culinary services, aligned with local workforce priorities.

Incentive Framework

The incentive is authorized under the Texas Local Government Code 501.103 and 505.152 and falls under the Type B Guidelines and Criteria for approving grant incentives. Grant funds will be disbursed over five years, contingent upon compliance with investment, construction, and job creation requirements.

ALTERNATIVES:

City Council may choose to fund at different amount or not at all.

FINANCIAL IMPACT:

The financial impact is an amount not to exceed to be funded with the Type B Economic Development Fund in FY 2028.

Funding Detail:

Fund:	1146	Economic Development Fund
Organization/Activity:	15010	Large Business Projects
Mission Element:		
Project # (CIP Only):		
Account:	530000	Professional Services Expense

RECOMMENDATION:

Staff recommend approval of the agreement in an amount not to exceed \$2,000,000 to be funded by the Corpus Christi B Corporation.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint Presentation
Agreement