

ORDINANCE NO. _____

ORDINANCE AMENDING THE EXISTING “PROJECT FINANCING ZONE NUMBER ONE, CITY OF CORPUS CHRISTI, TEXAS” (THE “ZONE”); MAKING CERTAIN FINDINGS RELATED THERETO; DIRECTING THAT THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS BE NOTIFIED OF THE AMENDMENTS OF THE ZONE; REQUESTING THAT THE COMPTROLLER DEPOSIT INCREMENTAL HOTEL-ASSOCIATED TAX REVENUES FROM THE AMENDED ZONE INTO A SUSPENSE ACCOUNT HELD IN TRUST FOR THE QUALIFIED PROJECT ACTIVITIES; AND CONTAINING OTHER RELATED MATTERS.

WHEREAS, on December 10, 2024, the City Council of the City of Corpus Christi, Texas (the “**City**”) adopted Ordinance 033547 designating as the Qualified Project the City’s Convention Center Complex (the “**Convention Center Complex**”), formerly known as American Bank Center presently the Hilliard Center, being a single, integrated building that includes the Convention Center, the Selena Auditorium, and the Arena, and creating Project Finance Zone Number One as the area of the City within a three-mile radius of the Qualified Project (the “**Zone**”); and

WHEREAS, on December 23, 2024, the City notified the Texas Comptroller of Public Accounts (the “**Comptroller**”) of the City’s adoption of the ordinance and on December 31, 2024, the City received from the Comptroller a letter of acknowledgement that established the separate account for the incremental funds, with 2024 as the baseline year; and

WHEREAS, the original three-mile radius authorized by Section 351.1015 of the Texas Tax Code extends into coastal waters (see **Exhibit A**); and

WHEREAS, no hotels exist in the water-based portion of the Zone, and those areas have no financial benefit to the City; and

WHEREAS, in 2025, the Legislature amended Section 351.1015, Texas Tax Code, to authorize the City to amend the Zone in order to designate the Amended Zone as a continuous geographic area that contains the Qualified Project and the total area of which is total less than or equal to the existing three-mile radius contained in the Project Finance Zone Number One as originally designated; and

WHEREAS, the Convention Center Complex, a single, integrated building which includes the Convention Center, the Selena Auditorium, and the Arena, and related infrastructure such as parking and water/sewer facilities has been designated a “qualified project” under Section 351.1015(a)(5) and Section 351.1015(a)(6), Texas Tax Code (the “**Qualified Project**”); and

WHEREAS, the Qualified Project is an eligible project and is located in a municipality described by Section 151.1015(b)(2); and

WHEREAS, the City Council wishes to amend the boundaries of Project Finance Zone Number One in accordance with the provisions of HB 2313 of the 89th Texas Legislature, Regular Session to include that area of the City as identified herein in order to assist in the financing of costs associated with the payment of bonds or other obligations issued or incurred to acquire, lease, construct, improve, expand, enlarge, renovate, modernize, equip, operate, and maintain the Qualified Project (collectively, “**Qualified Project Activities**”); and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Amendment of Project Finance Zone Number One; Expiration.

That the City Council hereby amends the boundaries of Project Finance Zone Number One to reflect the area depicted in the map attached hereto as **Exhibit “B”**, which is hereby made a part of this Ordinance for all purposes. This amended project financing zone shall be known as “Project Financing Zone Number One As Amended, City of Corpus Christi, Texas” (the “**Amended Zone**”). The Amended Zone shall expire on the thirtieth (30th) anniversary of the effective date of Ordinance 033547. A Shapefile depicting the exact GIS boundaries of the Amended Zone depicted in Exhibit B is also hereby submitted to the Comptroller.

SECTION 2. Findings.

That after reviewing all information before it regarding the establishment of the Amended Zone, the City Council hereby makes the following determinations and findings of fact:

- (a) The statements and facts set forth in the recitals of this Ordinance are true and correct.
- (b) The City is an “eligible central municipality”, as such term is defined in Section 351.001(7)(B), as:
 - (i) The City has a population of 250,000 or more;
 - (ii) The City is located wholly or partly on a barrier island that borders the Gulf of Mexico;
 - (iii) The County has a population of 300,000 or more; and
 - (iv) The City has adopted a capital improvement plan to expand the Qualified Project.

(c) The Qualified Project constitutes a “qualified project,” as such term is defined in Section 351.1015(a)(5) and Section 351.1015(a)(6), Texas Tax Code.

(d) The latitude and longitude of the Qualified Project is 27°48'30.3"N, 97°23'38.1"W known as 27.808407,-97.393908.

(e) Pursuant to Section 351.1015 (4)(B)(ii), the boundaries of the Amended Zone encompass an area that is a continuous geographic area the total area of which is less than or equal to the three-mile radius established in Ordinance 033547 and contains the Qualified Project.

SECTION 3. Notifications to Comptroller.

That the City Council hereby directs the City Manager, or their designee, to: (i) notify the Texas Comptroller of Public Accounts (the “**Comptroller**”) of the passage of the ordinance amending the Zone within thirty (30) calendar days of the date of passage of this Ordinance and request acknowledgement of the amendment, and (ii) to cooperate with the Comptroller to provide the GIS, shapefile, or any other requisite material to establish the boundaries of the Amended Zone. In addition, the City Manager, or their designee, is hereby directed to notify the Comptroller in the event that Qualified Project Activities are abandoned or not commenced within five (5) years of the date of the Comptroller’s first deposit to the Suspense Account.

SECTION 4. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 6. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 7. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 8. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 9. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2026.

PASSED AND APPROVED on second reading, this the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

APPROVED THIS _____ DAY OF _____ 2026:

Miles Risley, City Attorney

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EXHIBIT A

Map of Project Finance Zone One

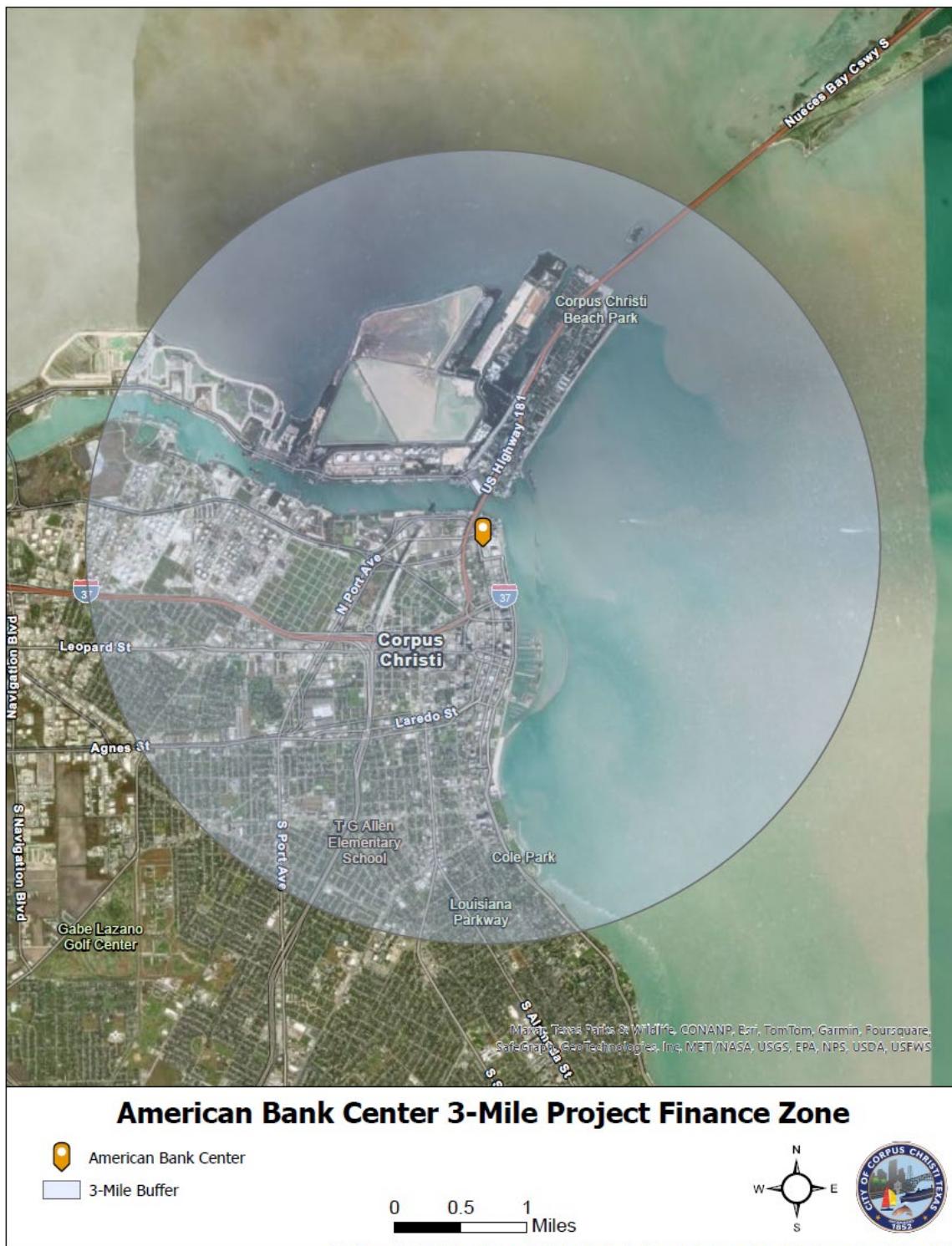


EXHIBIT B
Map of Amended Zone
Please see Shapefile submitted by the City for the GIS boundaries of the Amended Zone

