



## Preliminary Site Assessment: HQ Hotel & American Bank Center regarding Water Garden Site

**To:** Peter Zanoni, City Manager  
City of Corpus Christi

**From:** Rob Hunden, CEO  
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Hunden Strategic Partners (HSP) has been pleased to begin work on the assessment of the American Bank Center (ABC) and need for a convention headquarters hotel (HQ Hotel).

During the onsite kickoff meetings with numerous stakeholders, it was brought to our attention that there were immediate questions to be addressed surrounding the Water Garden Fountain site (WG Site). Specifically, HSP was asked for our preliminary opinion to understand whether or not the WG Site would be necessary or preferred as a site for a potential HQ Hotel or expansion of the ABC.

Given that there are numerous City-owned sites adjacent to the ABC, our preliminary determination is that the WG Site is not necessary for the development of the HQ Hotel or an ABC expansion. There are constraints and opportunities, costs and benefits for choosing the WG Site or other City-owned sites. These pro's and con's will be assessed during HSP's study, which will conclude in draft form in September of this year.

At this time, we cannot provide a full detailed analysis of costs/benefits of the WG Site for use of a HQ Hotel, ABC expansion or associated parking, but can conclude that the site is not necessary for those elements to be developed on City-owned parcels.

A handwritten signature in black ink, appearing to be "RH", written over a horizontal line.

Signed, Rob Hunden

CEO, Hunden Strategic Partners