



## AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting June 27, 2023

**DATE:** May 23, 2023

**TO:** Peter Zanoni, City Manager

**FROM:** Alyssa Barrera Mason, Executive Director, CCDMD  
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**Approval of TIRZ #3 Project Specific Reimbursement Agreement for Elevate QOF LLC at 301, 305, 309, 315 N Chapparral Street and 302, 310, 314 Mesquite Street.**

**CAPTION:**

Motion to authorize a downtown reimbursement agreement with Elevate QOF LLC, for the project located at 301, 305, 309, 315 N Chapparral Street and 302, 310, 314 Mesquite Street, under the Project Specific Development Agreement program for a total incentive amount not to exceed \$1,550,000.

**SUMMARY:**

This motion authorizes a Reimbursement Agreement for Elevate QOF LLC in the amount of \$1,550,000. The developers will be building a brand-new hotel, Homewood Suites.

**BACKGROUND AND FINDINGS:**

The Incentive Programs adopted by the TIRZ #3 Board in the Project and Financing Plan are specially structured to encourage specific types of development, the key to our community's long-term goal of Downtown Revitalization. On March 28, 2023 the TIRZ #3 Board approved an incentive package for a Homewood Suites Hotel. The proposed Homewood Suites will be a 5-story, 126-room dual hotel. The three existing buildings will be demolished, and a new L-shaped building will be constructed where the current buildings reside at 301, 305, 309, 315 N Chapparral Street and 302, 310, 314 Mesquite Street, as well as multiple parcels along Mesquite Street. Demolition and construction will be staged onsite and street closures will not be requested.

The exterior finishes will include coastal-friendly cladding colored in white, seafoam, and teal. The perimeter will include new landscaping, a repaved parking lot with covered and noncovered parking spots, and new fencing. The ground level will have a Lomax Street entrance to the lobby, a rear patio, and 8,500 sq feet for retail or a restaurant facing Chaparral Street. Hotel amenities will include gaming rooms, a gym, a rooftop bar, and a full buffet available for guests.

**ALTERNATIVES:**

The Board could not approve this agreement or limit the incentive amount.

**FINANCIAL IMPACT:**

The funding source for this project is the TIRZ #3 Project Specific Program. This project will consist of a total of \$1,550,000 amortized annually till 2033.

**Funding Detail:**

Fund: 1112 – TIF #3  
Organization/Activity: 10286 – Project Specific  
Mission Element: 707 – Economic Development  
Project # (CIP Only): N/A  
Account: 540450 – Reimbursement to Developers

**RECOMMENDATION:**

Staff recommends approving this agreement. This new development will replace three buildings that have sat vacant for many years. Homewood Suites will increase tourism, entertainment, and dining options for those visiting Downtown Corpus Christi. The addition of three new commercial spaces for lease will also provide new retail options for Downtown.

**LIST OF SUPPORTING DOCUMENTS:**

TIRZ #3 Reimbursement Agreement – Elevate QOF LLC