



AGENDA MEMORANDUM

Corpus Christi Tax Increment Reinvestment Zone #3 Meeting June 17, 2025

DATE: June 17, 2025

TO: Peter Zanoni, City Manager

FROM: Arlene Medrano, Interim Executive Director, CCDMD
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<p>Approval of 1st Amendment to TIRZ #3 Downtown Development Reimbursement Agreement with Elevate QOF, LLC at 402 Lomax Street for Homewood Suites</p>

CAPTION:

Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Elevate QOF, LLC for the property located at 402 Lomax Street, to provide a year project extension from June 30, 2025 to June 30, 2026, effective upon signature by the City Manager or designee from the TIRZ #3 Project Specific Development Program to begin pay out in FY2027.

SUMMARY:

This motion authorizes the developer with a year extension to the project from June 30, 2025, to June 30, 2026.

BACKGROUND AND FINDINGS:

On March 28, 2023, an original agreement was approved by the TIRZ #3 Board and included an incentive of \$1,550,000 from the Project Specific Development Program. The developer envisioned the complete construction of a 5-story, 126-room Homewood Suites Hotel. The Hotel occupies multiple parcels along Mesquite Street and N Chaparral Street. The parcels that were demolished for this project were 301, 305, 309, 315 N Chaparral Street and 302, 310, 314 Mesquite Street.

The developer is requesting a one-year extension due to supply chain delays and weather-related delays. Improvements completed to date are as follows: demolition of previous structures, site utilities and city connections, site concrete, portion of mechanical, electrical, and plumbing rough-ins, window installation for all the rooms, a new roof and all structural components of the 5-story hotel. The remaining improvements include: remaining mechanical, electrical and plumbing work, sheet rock, exterior stucco, new landscaping, a repaved parking lot with covered/noncovered parking spots, 8,500 sq feet retail/ restaurant build-out, and new fencing.

ALTERNATIVES:

The Board could not approve this amendment or alternately alter the extensions date.

FINANCIAL IMPACT:

This amendment has no financial impact on the incentive funding as previously approved.

Funding Detail:

Fund: 1112 – TIF #3
Organization/Activity: 10279 – Project Specific Development Program
Mission Element: 57 – Economic Development
Project # **(CIP Only)**: N/A
Account: 540450 – Reimbursement to Developers

RECOMMENDATION:

Staff recommends approving the amendment to the Agreement to extend the completion date for this project from June 30, 2025 to June 30, 2026. Once completed, the Homewood Suites hotel will increase tourism, entertainment and retail/ dining options for locals and visitors to the city of Corpus Christi and Downtown.

LIST OF SUPPORTING DOCUMENTS:

TIRZ #3 Presentation – 1st Amendment to Homewood Suites
TIRZ #3 Reimbursement Agreement – 1st Amendment to Homewood Suites
Letter Requesting 1st Extension – Homewood Suites