



# CITY OF CORPUS CHRISTI

## AGENDA MEMORANDUM

Action Item for the City Council Meeting August 18, 2026

**DATE:** August 6, 2026

**TO:** Peter Zaroni, City Manager

**FROM:** Jennifer Buxton, Interim Director of Planning and Economic Development  
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### 1525 N. Shoreline Boulevard Property Acquisition Program Project

#### **CAPTION:**

Resolution authorizing the 1525 N. Shoreline Blvd. property acquisition program project of the Corpus Christi B Corporation for economic development of tourism, convention, concession, public events, and/or parking facility; approving \$646,875.00 to purchase the property, and up to \$10,500.00 for closing costs, totaling \$657,375.00 for the program project to enhance economic development as an extension to the Hilliard Center.

#### **SUMMARY:**

This resolution authorizes the 1525 N. Shoreline Boulevard Property Acquisition Program Project, and approves funding for the property acquisition.

#### **BACKGROUND AND FINDINGS:**

On June 8, 2026, the Corpus Christi B Corporation authorized City staff to begin deliberations and negotiations for the purchase of the property located at 1525 N. Shoreline Boulevard, Corpus Christi, Texas.

Following deliberations and negotiations, on July 13, 2026, the Corpus Christi B Corporation approved the Real Estate Purchase Contract between Shoreline Diversifications LLC and the Corpus Christi B Corporation for the acquisition of the property in the amount of \$646,875.00, with the purchase to be completed through a cash transaction.

On August 10, 2026, Corpus Christi B Corporation held a required Public Hearing and Resolution for the 1525 N. Shoreline Blvd Property Acquisition Program Project and approved reasonable closing costs associated with the acquisition.

The acquisition is authorized under Texas Local Government Code Section 505.152, which permits Type B corporations to acquire land, buildings, facilities, and related improvements for projects supporting tourism, convention, entertainment, recreational, concession, public events, and related parking purposes. The statute specifically authorizes projects involving convention facilities, concession facilities, public event venues, automobile parking facilities, and other related improvements that enhance tourism and economic development.

The property is strategically located adjacent to the Hilliard Center and presents a unique opportunity to develop a project that complements and enhances the Hilliard Center complex while expanding its functionality, marketability, and long-term economic impact. The project will support one or more of the following authorized purposes identified in Chapter 505 of the Texas Local Government Code: tourism, convention, concession, public events, and related parking facilities.

As part of the project evaluation, City staff is working collaboratively with Visit Corpus Christi (VCC) and the OVG management team to develop a project that complements and enhances the Hilliard Center complex while supporting future tourism, convention, and public event activities.

Consistent with the authorized purposes identified in Chapter 505 of the Texas Local Government Code, the project will continue to be refined to support one or more of the following uses:

- Flexible event and meeting facilities.
- Indoor and outdoor hospitality and concession areas.
- Visitor amenities and supporting facilities that enhance the functionality and utilization of the Hilliard Center complex.
- Related parking facilities

### **ALTERNATIVES:**

The City Council could choose not to approve the resolution.

### **FISCAL IMPACT:**

The fiscal impact associated with this item is \$657,375.00 for the acquisition of the property, including closing costs, surveying, and inspections.

### **Funding Detail:**

|                        |                                           |
|------------------------|-------------------------------------------|
| Fund:                  | 1146 Type B Economic Development          |
| Organization/Activity: | 11220 Property Acquisition & Improvements |
| Department:            | 57 Economic Development                   |
| Project # (CIP Only):  | N/A                                       |
| Account:               | 530000 Professional Services              |
| Amount:                | \$657,375.00                              |

### **RECOMMENDATION:**

Staff recommends approval of the Resolution authorizing the 1525 N. Shoreline Blvd. property acquisition program project of the Corpus Christi B Corporation for economic development of tourism, convention, concession, public events, and/or parking facility; approving \$646,875.00 to purchase the property, and not to exceed \$10,500.00 for closing costs, totaling \$657,375.00 for the program project to enhance economic development as an extension to the Hilliard Center.

### **LIST OF SUPPORTING DOCUMENTS:**

Resolution  
Real Estate Sales Contract  
Presentation