



San Marcos Embassy Suites Hotel® and Conference Center

Project Milestones

- ❖ October 2003: Mr. John Q. Hammons begins talks with City of San Marcos regarding the development of a hotel/conference center originally to be located at 15-acre site above Spring Lake
- ❖ October 2003 – June 2004: City Council discusses proposed project and researches other Hammons properties in U.S.
- ❖ June – July 2004: Series of public stakeholder meetings and public discussions at Council meetings held on project
- ❖ December 2004: City Council and Mr. Hammons sign Memorandum of Understanding demonstrating interest in partnership
- ❖ March 2005: City Council and Mr. Hammons announce decision to move location to 15-acre site at McCarty Lane and I-35
- ❖ July 2005: City Council approves Economic Development 380 agreement offering loan and grant to assist in land purchase
- ❖ March 2006: City Council approves Master Development Agreement detailing project scope and responsibilities
- ❖ March 2006: City Council creates Tax Increment Reinvestment Zone (TIRZ) pledging property tax and other revenues from the project to repay debt for construction of Conference Center
- ❖ March 2006: City Council hires Broaddus & Associates as Project Manager
- ❖ April 2006: Lohmeyer-Russell Architects hired for project
- ❖ June – August 2006: Design development packages issued
- ❖ September 2006: Flintco hired as Design-Build General Contractor for project
- ❖ September 2006 – January 2007: Bid Negotiations, design revisions, value engineering
- ❖ November 2006: Hays County Agrees to participate in the TIRZ #3
- ❖ January 2007: Guaranteed Maximum Price approved
- ❖ Jan. 24, 2007: City sells \$23 million in combination tax and revenue certificates of obligation for the Conference Center
- ❖ Jan. 31, 2007: City of San Marcos and Mr. Hammons break ground on project
- ❖ Feb. 1, 2007: Construction begins
- ❖ October 2008: Embassy Suites Hotel and San Marcos Conference Center expected to be completed