



Board Meeting

August 15, 2024

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**CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT
REGULAR BOARD OF DIRECTORS MEETING**

9:00 a.m., Thursday, August 15th, 2024
IBC Bank, 221 S. Shoreline, 2nd Floor
Corpus Christi, TX 78401

- 1) Determination of quorum
- 2) Call to Order

CONSENT AGENDA

(At this point, the Board of Directors will vote on all motions, resolutions not removed for individual consideration)

- 3) Minutes of the Regular Board of Directors Meeting of July 18th, 2024.
- 4) Financial Statements.
- 5) Report on absences from 2024 DMD Regular Board of Directors meetings with possible action.

AGENDA

- 6) PUBLIC FORUM:
Please limit presentations to three (3) minutes. If you plan to address the Board during this time, please sign the designated form giving your name, address and topic.
- 7) City and Partnering Organizations Reports:
 - a. Projects Construction Updates
- 8) DISTRICT OPERATIONS:
 - a. Clean Team / Block by Block Updates
 - b. Safety Team Proposal
- 9) PLACEMAKING:
 - a. Projects Updates
 - i. Artesian Park
 - ii. La Retama Park
 - iii. Agnes / Laredo Gateway
 - iv. Downtown Trash Receptacles
- 10) ECONOMIC DEVELOPMENT:
 - a. Hotel Arya Retail Space
 - b. 715 N Mesquite Parking Lot
- 11) PROMOTIONS:
 - a. August ArtWalk Report
 - b. Special Events
 - i. 2024 Downtown Holiday Series
 - c. Programming Report
 - i. Downtown Business Association
 - ii. Run Club
- 12) ORGANIZATIONAL MANAGEMENT:
 - a. Review Resolution FY 2023-2024 Aug-01 To Approve the CCDMD FY 2024-2025 District Service Plan and Budget with possible action
 - b. Review Resolution FY 2023-2024 Aug-02 To Approve the Certified Tax Roll with possible action
 - c. Review Resolution FY 2023-2024 Aug-03 To Approve the Assessment Levy with possible action
 - d. Audit RFP Update
 - e. Advisory Council Annual Meeting
 - f. Report on Board Appointments, Elections with possible action
- 13) Board Requests for Next Meeting:
- 14) Adjourn.

*** EXECUTIVE SESSION**

Public Notice is given that the DMD Board of Directors may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the Board of Directors specifically expects to go into executive session on the following matters. In the event the Board of Directors elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer.

Posted: County Clerk, Nueces County Courthouse. District Office, 921 N Chaparral STE 100. City Secretary, Corpus Christi City Hall IBC Bank, 221 S. Shoreline, 2nd Floor

Minutes, Regular Board of Directors Meeting July 18th, 2024
**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS FOR THE
CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT**

The meeting of the Board of Directors of the Corpus Christi Downtown Management District was held at 9:00 a.m. on Thursday, July 18th, 2024, at IBC Bank, 2nd Floor, 221 S Shoreline, Corpus Christi, TX 78401 pursuant to call and notice in accord with the Texas Open Meetings Act, District Bylaws, and District policy. The following Directors are present for the meeting: Barrera, Charles, Gignac, Gutschow, Kucewicz, Lain, Molina, Richline, Shook, Trevino & Votzmeyer-Rios. Also present: A. Mason, A. Albin, J. Bodwell, D. Campos, C. Douglas, A. O'Donnell, G. Rodriguez, V. Villarreal, P. Wiggins & J. Wright, CCDMD, D. Watson, Block by Block, R. Penska, & A. Marquez, City of Corpus Christi and Z. Bornstein, Holiday Inn Downtown.

In the absence of both Acting Chair Richline and Vice-Chair Perez, Secretary Richline determined a quorum at 9:00 a.m. Item 1 & called the meeting to order Item 2.

Acting Chair Richline moved to the **CONSENT AGENDA**, Items 3, 4, & 5 on the agenda.

A motion was made by C. Lain to approve the Consent Agenda. This was seconded by B. Molina and passed unanimously.

Acting Chair Richline moved to Item 6 on the agenda.

6) PUBLIC FORUM:

There were no comments from the public.

Acting Chair Richline moved to Item 7 on the agenda.

7) CITY & PARTNERING ORGANIZATIONS REPORTS:

A. Marquez advised that he is getting familiar with City projects.

A. Mason thanked the City for its' support.

There were no updates give.

Acting Chair Richline moved to Item 8 on the agenda.

8) DISTRICT OPERATIONS

a) Clean Team / Block by Block

D. Watson provided an update on monthly operations by PowerPoint Presentation.

b) Hurricane Beryl Debrief.

D. Watson provided on Block by Block preparation by PowerPoint Presentation.

Acting Chair Richline moved to Item 9 on the agenda.

9) PLACEMAKING

a) Professional Development

b) Projects Updates

A. O'Donnell provided updates by PowerPoint Presentation. The Board requested that further research be conducted on the type of material to be used for the fencing in La Retama Park.

Acting Chair Richline moved to Item 10 on the agenda.

10) ECONOMIC DEVELOPMENT

a) Projects

J. Bodwell provided information on 2 new projects and 1 update by PowerPoint Presentation.

Acting Chair Richline moved to Item 11 on the agenda.

11) PROMOTIONS.

a) July ArtWalk Report

b) Special Events

I. Christmas in July

- c) Programming Report
 - I. DBA Renewals
 - J. Wright provided updates by PowerPoint Presentation.

Acting Chair Richline moved to Item 12 on the agenda.

12) ORGANIZATIONAL MANAGEMENT:

- a) New Website Update.
 - D. Campos presented a video displaying the new website features.
- b) Review Resolution FY 2023-2024 Jul-01 Amendment to Bylaws with possible action.
 - A motion to approve Resolution FY 2023-2024 Jul-01 was made by C. Shook, seconded by K. Kucewicz and passed unanimously.
- c) Report on Board Appointments, Elections with possible action.
 - A motion was made by B. Molina to appoint C. Navarro, representing The Exchange, initially to serve the remaining term (to September 2024) of the position vacated by J. Maxwell, seconded by C. Votzmeyer-Rios and passed unanimously.
 - A motion was made by B. Molina to appoint Z. Bornstein, representing The Holiday Inn Downtown and A. Durrill Reny, representing 101 Shoreline LLC to the two new Director positions created by item b, Amendment to Bylaws initially to serve to September 2024, seconded by K. Kucewicz and passed unanimously.

Acting Chair Richline moved to Item 13 on the agenda.

13) Board Requests for Next Meeting

It was requested that we provide a seat at the table for City representative A. Marquez

Acting Chair Richline moved to Item 14 on the agenda.

14) Adjourn

Meeting adjourned at 10:06 a.m.

_____ Glenn Peterson, Chairman.

Corpus Christi Downtown Management District.
Balance Sheet
As of July 31, 2024

Jul 31, 24

ASSETS	
Current Assets	
Checking/Savings	
1000 - Bank Deposits	
1100 - Petty Cash	7.59
1150 - PayPal	12,362.91
1215 - American Bank Operating Account	5,830.52
1223 - American Bank EFT Account	196,540.90
1284 - American Bank Office Account	1,541.76
Total 1000 - Bank Deposits	<u>216,283.68</u>
Total Checking/Savings	216,283.68
Accounts Receivable	
11000 - Accounts Receivable	198,091.01
Total Accounts Receivable	<u>198,091.01</u>
Other Current Assets	
2000 - Current Assets	
2200 - Prepayments	10,531.19
Total 2000 - Current Assets	<u>10,531.19</u>
Total Other Current Assets	<u>10,531.19</u>
Total Current Assets	<u>424,905.88</u>
TOTAL ASSETS	<u><u>424,905.88</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	146,577.17
Total Accounts Payable	<u>146,577.17</u>
Other Current Liabilities	
23100 - Accruals	87,407.91
24000 - Payroll Liabilities	
24200 - Retirement Contributions	3,638.20
Total 24000 - Payroll Liabilities	<u>3,638.20</u>
25500 - Sales Tax Payable	0.10
Total Other Current Liabilities	<u>91,046.21</u>
Total Current Liabilities	<u>237,623.38</u>
Total Liabilities	237,623.38
Equity	187,282.50
TOTAL LIABILITIES & EQUITY	<u><u>424,905.88</u></u>

**Corpus Christi Downtown Management District.
Condensed Profit & Loss Budget Performance
July 2024**

	<u>Jul 24</u>	<u>Jul 23</u>	<u>% Change</u>	<u>Oct '23 - Jul 24</u>	<u>Budget</u>
Ordinary Income/Expense					
Income	162,534.72	194,929.73	-16.62%	1,898,801.75	2,367,536.00
Gross Profit	162,534.72	194,929.73	-16.62%	1,898,801.75	2,367,536.00
Expense					
60000 · District Operations	60,849.31	50,624.01	20.2%	563,209.31	660,684.00
62000 · Economic Development	2,724.75	0.00	100.0%	13,559.28	23,475.00
63000 · Placemaking	13,134.99	18,246.48	-28.01%	168,734.80	190,000.00
64000 · Promotions	29,849.08	12,209.73	144.47%	323,860.44	395,950.00
65000 · Organizational Management	81,667.14	77,816.19	4.95%	799,620.82	1,078,714.00
Total Expense	188,225.27	158,896.41	18.46%	1,868,984.65	2,348,823.00
Net Ordinary Income	-25,690.55	36,033.32	-171.3%	29,817.10	18,713.00
Net Income	<u>-25,690.55</u>	<u>36,033.32</u>	<u>-171.3%</u>	<u>29,817.10</u>	<u>18,713.00</u>

In accordance with the BYLAWS of the CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT, Section 3.2.

"After 3 unexcused absences or 5 total absences in a calendar year for any reason at regularly called Board of Directors meetings, a Board member's resignation will be required.

An excused absence is one of the following: (1) Illness or death in the family; (2) Out of town; (3) Unavoidable family, personal or business related emergencies. Any other absence is (4) unexcused."

Directors should advise Staff by email in advance of any anticipated absence quoting one of the reasons listed above.

#	Directors - 2024 - attendance	Appt	Exp	Bond	Cell#	1/18	2/15	3/21	4/11	4/18	5/16	6/20	7/18	8/15	Absences
1	Barrera, Jaime. N	4/3/20	9/30/26	1/23	361-563-5083	v	v	v	X	1	1	v	v		2
2	Bornstein, Zachary	7/18/24	9/30/24												
3	Charles, Robert	12/8/15	9/30/26	1/23	361-815-8199	v	v	v	X	v	v	v	v		0
4	Durrill-Reny, Avery	7/18/24	9/30/24												
5	Gignac, Raymond	8/21/01	9/30/24	1/23	361-442-4345	v	v	v	v	v	v	v	v		0
6	Gutschow, Eric	9/12/17	9/30/26	1/23	361-510-4899	v	v	v	X	v	v	v	v		0
7	Kucewicz, Krystof	5/21/20	9/30/24	1/23	505-570-0685	1	v	v	v	v	v	v	v		1
8	Lain, Casey	6/8/10	9/30/26	1/23	361-510-9863	v	1	v	v	v	v	v	v		1
9	Lomax, Lesley	10/17/19	9/30/24	1/23	361-215-0858	v	1	v	v	v	v	v	1		2
	Maxwell, Janet [Treasurer 9/22-9/24]* resigned 6/20/24	12/18/12	9/30/24	1/23	361-739-8442	v	v	1	v	1	v				2
10	Molina, Ben	12/15/22	9/30/26	1/23	361-774-0525	v	v	v	v	v	1	v	v		1
11	Navarro, Chris (replaces J. Maxwell)	7/18/24	9/30/24												
12	Perez, Dee Dee [Vice-Chair 2/22-9/24]*	6/8/10	9/30/26	1/23	361-673-2800	1	v	v	X	1	v	v	1		3
13	Peterson, Glenn [Chair 2/22-9/24] *	6/8/10	9/30/26	1/23	361-765-7117	v	v	v	v	v	v	v	1		1
14	Richline, Josh [Secretary 2/22-9/24] *	10/17/19	9/30/26	1/23	361-510-0561	1	v	v	v	v	1	1	v		3
15	Shook, Caitlin	4/10/18	9/30/26	1/23	361-774-6724	v	v	v	X	v	v	1	v		1
16	Trevino, Adrienne	1/19/23	9/30/24	1/23	361-946-9541	v	v	v	v	v	v	v	v		0
17	Votzmeyer-Rios, Cheryl	4/9/19	9/30/24	1/23	361-728-7041	1	v	v	v	v	v	v	v		1
Number in attendance						11	13	14	10	12	12	12	11		85
Percentage of attending Directors		Total	17			73.3%	86.7%	93.3%	N/A	80.0%	80.0%	80.0%	73.3%	0.0%	44.7%
Jan thru July total Directors = 15			Term to 9/30/26	[9]											
Aug thru Dec ytotal Directors = 17			Term to 9/30/24	[8]											
			Special Meeting												
v - In Attendance			* indicates Officer												

August 2024 - voting	Present	Consent.			
Barrera, Jaime. N					
Bornstein, Zachary					
Charles, Robert					
Durrill-Reny, Avery					
Gignac, Raymond					
Gutschow, Eric					
Kucewicz, Krystof					
Lain, Casey					
Lomax, Lesley					
Molina, Ben (replaces Lomax, B)					
Navarro, Chris (replaces J Maxwell)					
Perez, Dee Dee [Vice-Chair 2/21-9/22]* (9:06a.m.)					
Peterson, Glenn [Chair 2/21-9/22] *					
Richline, Josh [Secretary 2/21-9/22] *					
Shook, Caitlin					
Trevino, Adrienne (replaces Boyd, C)					
Votzmeyer-Rios, Cheryl					



8. District Operations

Clean Team / Block by Block Update



Hurricane Beryl – Flood Preparation

- Swept as much dirt from curb lines as possible
- Removed trash plastic and paper trash from drain areas
- Relocated over 40 scooters from streets and adjacent sidewalks

Before



After



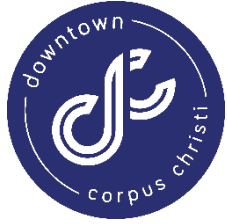
Before



After



Clean Team / Block by Block Update



Hurricane Beryl – Wind Preparation

- Removed all place making A-Frames and directional signage
- Pulled down all seasonal banners from street poles
- Shut off Illuminando to prevent damage and potential electrical fires

A-Frame Storage



Banner Removal



Electrical Shut-Off



Clean Team / Block by Block Update



Post-Storm Tasks

- Replaced all banners and A-Frames throughout district
- Pushed standing water in curb-lines down adjacent drains
- Post Tropical Storm Alberto: removed over 400 palm fronds and branches from district

Before



After



Palm Frond "Shedding"



Current Safety Program



	2022 - 2023	2024 YTD
Hours	1,528	1,524
Calls for Service	143	166
Contacts*	6,566	15,458
Homeless Contacts	300	288
Garages & Parking Lots Patrolled	1,352	2,023
Business Contacts	429	511

Quality of Life Team

- Litter Collection
- Pressure Washing
- Weed Removal
- Fixture Maintenance
- Landscaping

- Uniformed Visible Crime Deterrent
- Incident Reporting & Recording
- Collaboration with CCPD
- Hospitality



Downtown Austin Alliance
6,150 followers
7h • 🌐

We expanded our ambassador services to add a Safety Team to address non-emergency, quality of life issues. Safety Team members conduct early morning patrols around all downtown hotels. They request voluntary compliance from those violating city ordinances and provide connections to resources as needed. The program includes bike patrols and overnight security in Republic Square. The Safety Team can be identified with a distinctive fluorescent yellow and black uniform.

In the first month of the program, the Safety Team had 601 interactions with people violating ordinances. These interactions had an 81% voluntary compliance rate – meaning 490 interactions resulted in people complying with the Safety Team's requests.



Quality of Life Team



- Flat Tires, Battery Jumps, etc.

- Panhandling
- Camping/Sleeping
- Park Curfew; Trespassing
- Vandalism




Quality of Life Team



Technology- SMART record keeping



< Back View POI Edit



Top 10-20: **NO**
Disposition: **Incarcerated**
Entered By: **CCDMD Dylan Watson**
Date Entered: **2024-06-03 12:13PM**
Last Modified: **2024-06-03 12:13PM**

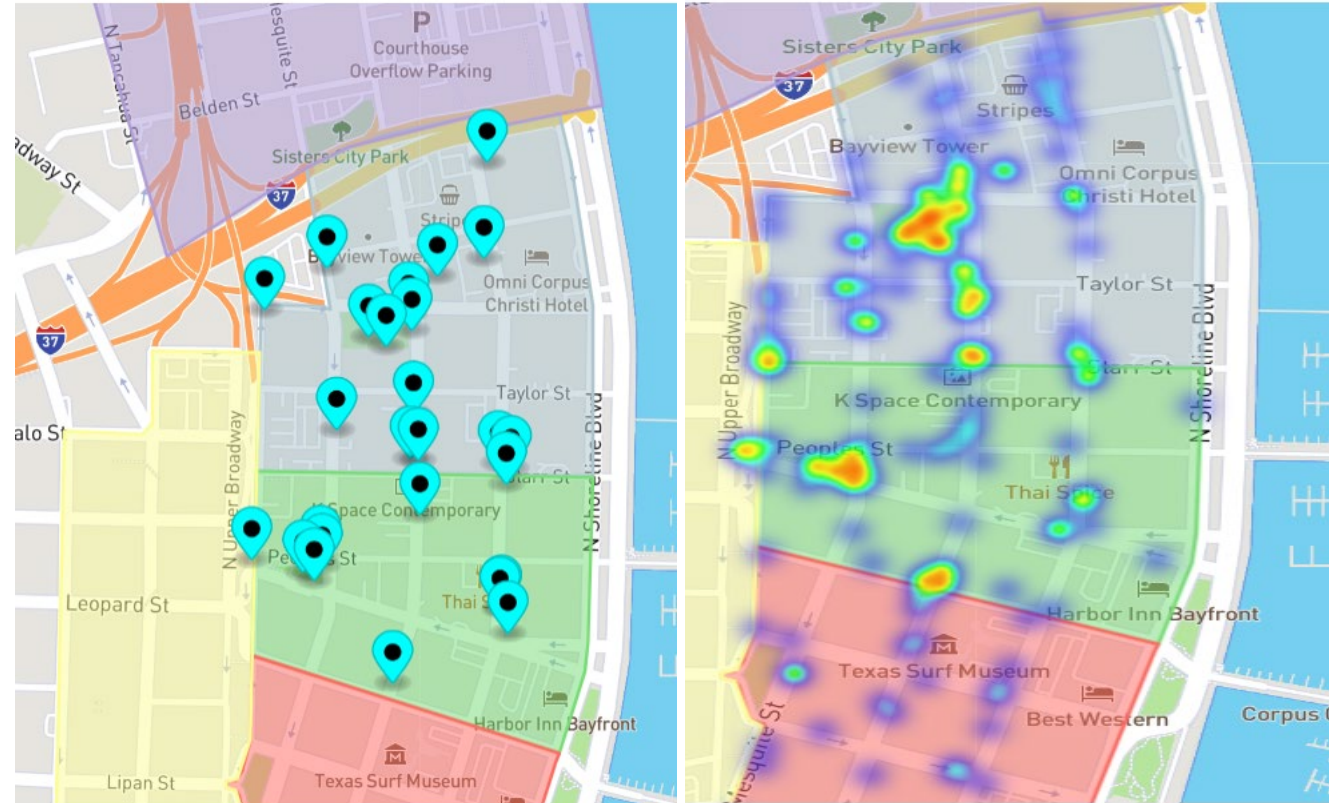
Gender: **Male**
Age: **31 to 35**
Race: **Caucasian**
Height: **6'1"**
Weight: **176 to 200**

Description:

White Male, 6ft with slim build. Large neck tattoos (numerals) with small face tattoos. Blue eyes, very light facial hair with short dirty blonde hair on head. Some face scabbing, potential sign of amphetamine usage.



Quality of Life Team



Options



	Off Duty Expansion	QoL Ambassadors
Positions	Shifts	2 Ambassadors & 2 Team Leads
Annual Hours	3,580 @ \$65 per hour	8,320 @ \$27 per hour
Benefits	Uniformed Police Presence	Will Free Up PD
Challenges	Filling the Schedule Not in Chain of Command	Not Official Law Enforcement
Notes		Also Hire Homeless Services Coordinator from City

- Ft. Worth has seen 80% compliance
- BBB safety programs have been running for 2+ years



Proposed Structure

- Hybrid Model – Based on Council & PD Feedback
- \$235,000 in Budget + Financing Vehicles

- Increase Off Duty Hours
- Add In House Homeless Services Manager
- Add 2 Person Quality of Life Team

- Everyone Uses Block by Block Smart System

Current



	Off Duty Expansion 2 Per Shift*	QoL Ambassadors	Homeless Services Coordinator
Monday			
Tuesday			
Wednesday	4PM-8PM		
Thursday			
Friday	7PM-11PM*		
Saturday	7PM-11PM		
Sunday			
Costs	\$100,000		

*1st Friday requires 16 officers

Safety Program Proposal



	Off Duty Expansion	QoL Ambassadors	Homeless Services Manager
Monday			8AM-5PM
Tuesday		3PM-12AM	8AM-5PM
Wednesday	4PM-8PM	3PM-12AM	8AM-5PM
Thursday		3PM-12AM	8AM-5PM
Friday	7PM-11PM	3PM-12AM	8AM-5PM
Saturday	7PM-11PM	3PM-12AM	
Sunday	8AM-12PM 4PM-8PM		
Costs*	\$175,000	\$130,000	\$90,000

- Total cost of \$395,000
- Can be absorbed in FY 25 Budget, when vehicles are amortized versus purchased outright
- *Includes all salary, insurance, benefit and employment costs.



Recommendation

- Launch program October 1st
- Monthly meetings between all parties
- Assess scheduling based off SMART statistics, adjust as necessary



9. Placemaking

Artesian Park

Fencing Update

- Installing 868 feet of 6-foot-tall Black Aluminum Fencing around Artesian Park, w/o gates (**\$44,750.10**)
- Expenditure **Approved** by City
- Pending Approval from Parks & Rec
- Predicted Installation: **September End**



Gazebo Update

- Multiple Points of Damage & Destruction
- Gazebo Demolished 07/15/24
- Researching Options for Replacement Structure



La Retama Park

Fencing Update

- Received Bid from D&C Fence Co. for Wood Fence (**\$10,845**)
- Going Through with This Proposal
- Fence will be Painted White
- Projected Installation: **September End**



Agnes / Laredo Gateway

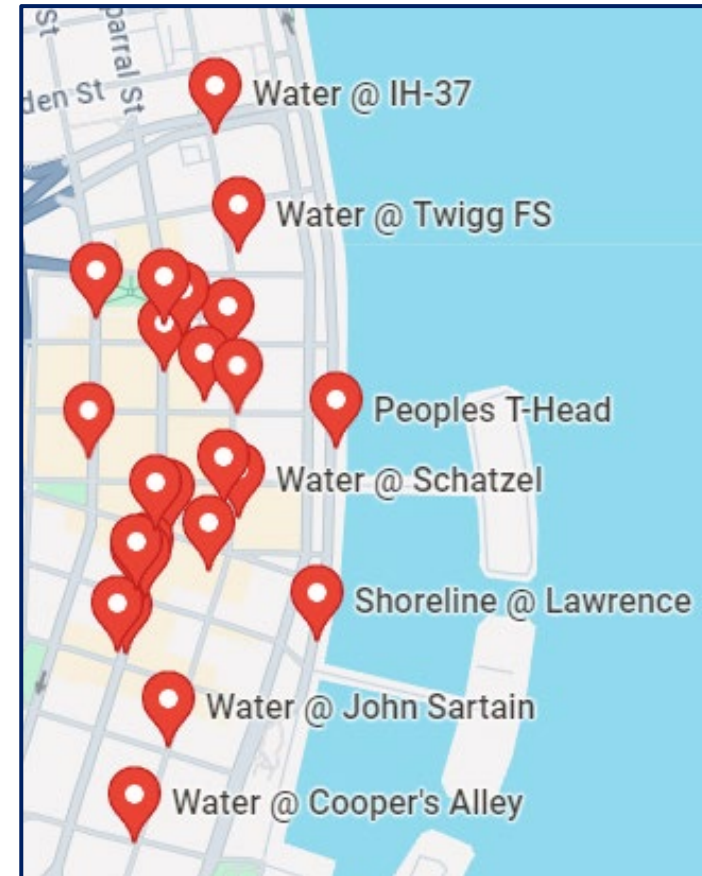
DESIGN WORKSHOP

- Working with DW to Reconfigure last 1-Way section of Chaparral St between Cooper's Alley & Kinney St
- DW Currently Creating Maps & Diagrams
- **August 28:** Site Visit & Stakeholder Meeting
- Predicted Proposal Completion: **September End**



Downtown Trash Receptacles

- 2014 Bond Specified these Blue Trash Receptacles
- Perceptions of Cleanliness Have Increased
- 2023 DMD Audit Identified 25 Locations in Need of a Trash Receptacle
- 25 Blue Trash Receptacles from Victor Stanley = **\$76,495**
- Sole Source Project: Same Receptacles as Specified by 2014 Bond to Match District
- Agenda Item **APPROVED** on August 13 City Council Meeting
- 10-12 Week Production Time
- Predicted Installation: **Mid-November**

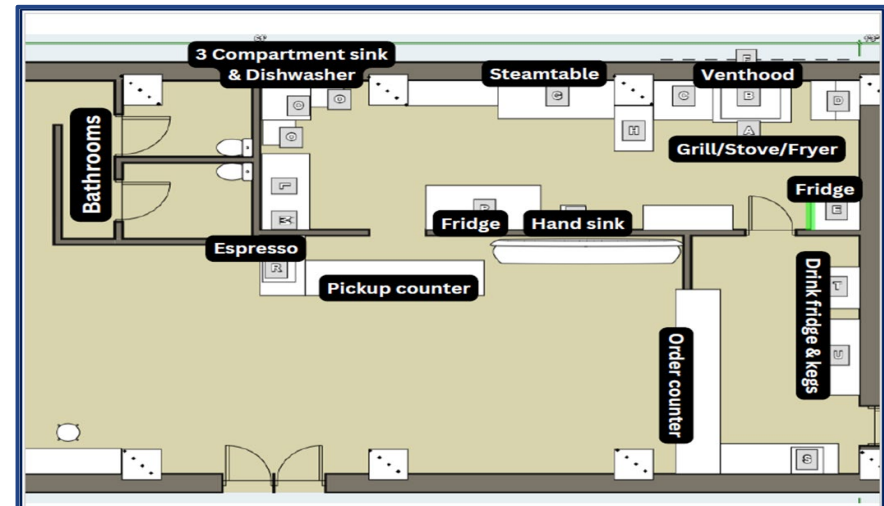
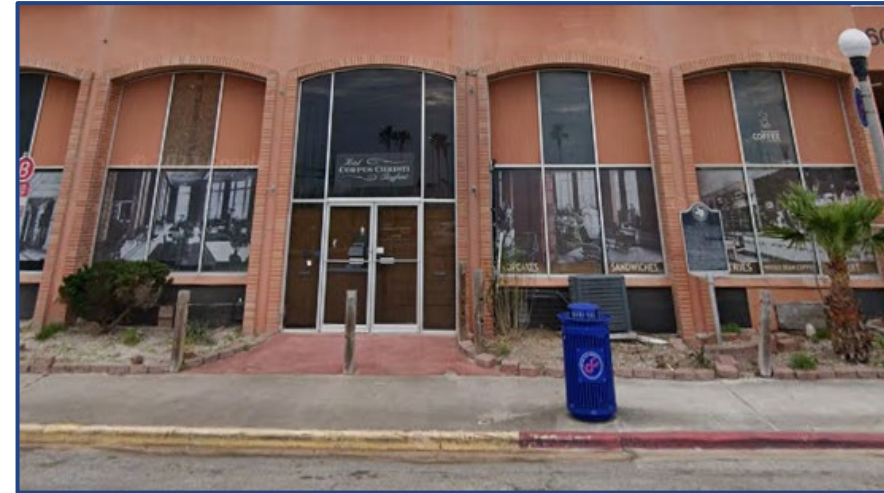




10. Economic Development

Hotel Arya Retail Space (New Project)

Address	<ul style="list-style-type: none"> 601 N Water Street
Description	<ul style="list-style-type: none"> YC Texas Hotel, LLC acquired this property in 2019. The hotel retail space is in need of extensive repair for future tenant. Work will include new mechanical, electrical and plumbing installation as well as a new HVAC system.
Project Cost	<ul style="list-style-type: none"> \$ 176,308
Incentive Proposed	<ul style="list-style-type: none"> Commercial Finish Out (Landlord) Program -\$20,000
Completion Date	<ul style="list-style-type: none"> July 30, 2025



715 N Mesquite Parking Lot (New Project)

Address	<ul style="list-style-type: none"> 715 N Mesquite Street
Description	<ul style="list-style-type: none"> ZJZ Properties QOF, LLC acquired this property in 2024 and proposes an upgrade to the parking lot. The exterior improvements include resealing and restriping the parking lot surface, lighting, security cameras, removal of the perimeter fence, and landscaping.
Project Cost	<ul style="list-style-type: none"> \$ 92,977
Incentive Proposed	<ul style="list-style-type: none"> Streetscape and Safety Program - \$46,489
Completion Date	<ul style="list-style-type: none"> July 30, 2025





11. Promotions

August ArtWalk Report

August 2, 2024



*Shine Light Blonde Stage @ La Playa *DMD Info Booth on Chaparral St facing North

- **19,100 visits to ArtWalk**
 - 12,400 in '23
 - 2,500 visits from Out of Towners (50+ miles)
- **202 Businesses involved:**
 - 12 ArtWalk Curators
 - 165 Vendors & Food Trucks
 - 25 of Featured Businesses
- **Entertainment**
 - 8 Block Parties + 5 Performance Areas
 - 4 Outdoor Stages\Parties (Sponsored by Andrew's)
 - 10 Stages in Venues & Businesses
- **Special Features**
 - ArtWalk's 14th Birthday
 - CC Mazda & CC Mistu. Partnership – FREE Community Parking & Art Booth
 - CCRTA Shuttle
 - 3rd Coast Slingers



*KSPACE facing Artesian Park

*Community Art Booth

Special Events

2024 Downtown Holiday Series



- **November - December**
- **Holiday Tree in La Retama Park**
 - Sponsored by the Port of Corpus Christi
 - Friday, November 1st in La Retama Park
- **Artesian Park Winter Wonderland**
 - Sponsored by CCDMD Advisory Council
 - November - December in Artesian Park
- **Deck Downtown**
 - Sponsorship opportunity available
 - November 9th in Downtown Corpus Christi
- **Holiday Market on Peppermint Lane**
 - Sponsored by NEC Co-op Energy
 - Every Sunday Nov. 3rd – Dec. 22nd
- **Mayor's Merriest Décor Contest**
 - Sponsored by AEP Texas
 - December 6th
- **Christmas Tree in Water's Edge Park**
 - Sponsored by H-E-B
 - Saturday, December 7th
- **Illuminated Boat Parade**
 - Sponsored by The Port of Corpus Christi
 - Saturday, December 7th



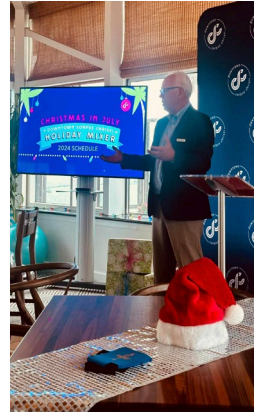
CHRISTMAS IN JULY + DOWNTOWN CORPUS CHRISTI + HOLIDAY MIXER			
2024 SCHEDULE			
EVENT NAME	PRESENTING SPONSOR	DATES & LOCATION	DESCRIPTION
HOLIDAY Tree * * * LA RETAMA PARK	PORT CORPUS CHRISTI	November 1 La Retama Park	The Holiday Tree lights up in early November for family photos and donation drives
ARTESIAN PARK * * * Winter Wonderland	DOWNTOWN CORPUS CHRISTI Advisory COUNCIL	November 1 Artesian Park	Immerse yourself in a bright, colorful Winter Wonderland in Artesian Park
DECK Downtown		November 9 Downtown Streets	Volunteer to decorate and help bring holiday cheer to our downtown community
DOWNTOWN CORPUS CHRISTI PEPPERMINT Lane	NEC co-op energy	November 17, 24 December 1, 8, 15, 22 Chaparral Street	Take a stroll down Peppermint Lane filled with lights, decor, and Holiday Markets on Sundays
MAYOR CHALLENGE MERRIEST DOWNTOWN DECOR CONTEST	AEP TEXAS An AEP Company	Decor Due November 29 Downtown Businesses	Come see Downtown light up this holiday season and vote for your favorite decorated businesses.
CHRISTMAS TREE	H-E-B Helping Here	December 7 Water's Edge Park	Take in the beautiful view of the H-E-B Christmas Tree light up, shop vendors, food trucks and enjoy live music!
ILLUMINATED BOAT PARADE	PORT CORPUS CHRISTI	December 7 Downtown Seawall	See the Downtown Marina come alive with a holiday themed boat parade and after party!



Programming Report

Downtown Business Association

- Christmas in July Mixer
- 07/24 – July Meeting
- **Location:** The Omni Corpus Christi
- **42 Attendees**
- **Speakers:**
 - Alyssa-Downtown Holiday Series
 - Michael Islava (The Omni) - Hotel offerings
- **Details:**
 - Christmas-themed food and cocktails
 - DBA Info. Table & Renewals



- **Renewing DBA Memberships for 24'-25'**
- **08/14 - August Meeting**
 - Held at Lazy Beach Brewing
 - **Agenda Items:** Guest Speaker on Safety, DBA Renewals, business promotions/events for Fall & ArtWalk Logistics.



Programming Report



Downtown Run Club

- **Sponsors & Partners**
 - **Fleet Feet** – Presenting Sponsor
 - **AEP Texas** – Ambassador & Merch
 - **CC Run Club After Dark** - Co-producer
- **Start & After Party**
 - **BUS & Executive Surf Club**
- **Run Club Stats**
 - **929** total registrations from inception
 - **425** total runners in July (131 NEW runners)





12. Organizational Management

Memo

To: DMD Board of Directors

From: Alyssa Barrera Mason, Executive Director

Date: August 15, 2024

Subject: Resolution FY 2023-2024-Aug-01 CCDMD FY 2024-2025 District Service Plan & Budget



Action Requested

Motion to approve Resolution FY 2023-2024-Aug-01 CCDMD FY 2024-2025 District Service Plan & Budget.

Overview

Staff prepared a Service Plan and Budget for implementation in FY 2024-2025.

Attachments

- FY 2024-2025 District Service Plan
- FY 2024-2025 Proposed Budget
- Resolution FY 2023-2024-Aug-01

**RESOLUTION FY 2023-2024-Aug-01
TO APPROVE THE CCDMD FY 2024-2025 DISTRICT SERVICE PLAN AND BUDGET**

WHEREAS, CCDMD Board has reviewed the FY 2024-2025 District Service Plan and Budget;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD accepts and approves the FY 2024-2025 District Service Plan and Budget working document attached to this resolution and authorizes staff to develop a brochure format for public distribution.

The above resolution statements were approved and declared adopted on this the 15th day of August 2024.

Glenn Peterson,
Chairman

Alyssa Barrera Mason,
Executive Director

Corpus Christi Downtown Management District & TIRZ #3 Integrated Service Plan FY 2024 - 2025

I. About the DMD

The CCDMD is a professional municipal management district, established in 1992, representing property owners in the Downtown Corpus Christi neighborhood known as the Marina Arts District. Through interlocal relationship with the City of Corpus Christi and Downtown Tax Increment Reinvestment Zone, we facilitate development through the Greater Downtown Area. With the support of our corporate partners on the Downtown Advisory Council and our 501 (C)3 the Downtown Revitalization Alliance, we move revitalization further forward with a focus on economic development, arts and culture.

A. Vision & Mission Statement

The vision of the Corpus Christi Downtown Management District is to create the most vibrant downtown on the Gulf of Mexico by instituting a clean, safe and beautiful environment; creating a welcoming, well-designed, accessible waterfront; developing a robust, sustainable, desirable neighborhood; promoting remarkable, prismatic cultural experiences; and growing our team, team mentality, and local capacity to accomplish the vision.

B. Values

Values define what an organization stands for. The following values communicate how we function as an organization.

1. Dependable – We want you to know you can count on us!
2. Optimistic – We have a realistic and positive outlook on the future of downtown!
3. Creative – We value outside the box thinking, new solutions, new perspectives!
4. Passionate – We consider more than a job, but a calling!
5. Collaborative – We make an impact with partnerships!
6. Inclusive – We believe Downtown is a place for everyone!

II. About this Service Plan

This document is an annual statement of work, supplemental to the Downtown Corpus Christi 5 Year Strategic Plan. It is reviewed and approved by the DMD Board, TIRZ Board, City Council & Staff. TIRZ Related Items are indicated with a *. TIRZ Funds are expended only as allowed by state law.

Item	What is it?	What does it look like?	Where is it?
Goal	Mission Element	Develop robust, sustainable neighborhood.	5 Year Strategic Plan
Strategy	Approach to a accomplishing a goal	Activate vacant properties and land parcels with adaptive reuse.	5 Year Strategic Plan
Objective (Programs & Projects)	Measurable, short term step to achieve strategy.	Facilitate rehabilitation process for three vacant properties in partnership with willing property owners.	Annual Service Plans

District Operations - Instituting a clean, safe, beautiful environment.

A. Improve cleanliness and perceptions of cleanliness by 5% annually.

- Provide an 9-member Clean Team to maintain the expansion area at a consistently high level of cleanliness (track personnel, duties and hours).*
- Conduct audit of service levels to identify additional capacity and resource needs for FY 26 and district expansion.
- Implement plan for expanding trash receptacles across Downtown Marina Arts District & Seawall. *

B. Elevate standard of care for landscaping and right of way fixtures to create best looking appearance.

- Conduct three planter change outs & two seasonal park change outs per year. *
- Foster partnership with Botanical Garden, Native Plant Society & Master Gardner Society for garden approach to Artesian Park. *
- Maintain in-house skillset and landscaping capacity with Master Gardner Program certification. *
- Establish schedule for regular curb painting to present best face in high volume season. *

C. Create a consistent sense of security for all downtown users at all times.

- Work with Police Department to launch a Downtown Safety Program with visible, round the clock presence on key corridors and public spaces.

D. Collaborate with the community to mitigate adverse environmental and safety perception impacts of homelessness.

- Evaluate and establish internal homeless services coordinator position. Connect City Staff with downtown business and property owners in Business Association monthly.
- Support plans for low barrier drop in shelter for homeless.

E. Install and maintain lighting throughout downtown to increase safety at night.

- Continue monthly streetlight, bluff lights, and park lights audit and expand to include other lighting fixtures. *
- Identify additional locations to deploy lights throughout the district, on buildings, alleys, etc.*
- Standardize lighting levels along right of way to the Illuminating Engineering Society standards in the City's Streetscape Overlay Ordinance. *
- Continue to maintain "guerilla" lighting features, replace Illuminando Tree Lights, and complete feasibility for Police Department Headquarters. *

Placemaking - Creating a welcoming, well-designed, accessible waterfront.

F. Advocate for and support implementation of catalytic infrastructure improvements – especially on the waterfront.

- Work with City to implement the pedestrian improvements along Shoreline at John Sartain. *
- Coordinate with City for design of Lower, Middle and Upper Broadway Bluff Rehabilitation to ensure connectivity between districts and historic features. *
- Coordinate with City to design Water Street Reimagined with streetscape features with funding of construction identified for Bond 2024. *
- Develop connectivity options for Agnes Laredo entryway. *

G. Create beautiful streetscapes and interactive public spaces through urban design.

- Continue implementations of parklets and sidewalk cafes. *
- Assess current Urban Design Standards and analyze proposed UDC Amendments. *
- Leverage TIRZ #3 Streetscape and Safety funding to produce façade upgrades. *
- Collaborate with city staff on the Wayfinding Plan to ensure brand alignment. Manage seasonal Small Business Wayfinding programs. *

H. Ensure all downtown users have a connected, convenient, and safe route to and through downtown.

- Develop relationship with RTA, identifying bus stop upgrades and partnering to implement upgrades. *
- Advocate and coordinate with City for reconfiguration of the Chaparral, Kinney, Agnes intersection to extend pedestrian connectivity across Chaparral Street. *
- Partner with the City for implementation of the ADA Accessibility Report (Scooter Fund and Grants). *

I. Enhance the parking system so that public and private parking is available for diverse users when needed.

- Continue to advocate for implementation of Parking Action Plan. *
- Work with City to move forward with Parking Meter Updates. *
- Work with City to move forward with off-street lot improvements for privately owned blighted lots that support operating businesses and pilot pervious parking surfaces. *

J. Implement family and tourist oriented placemaking initiatives that make parks and places inviting for all ages through design.

- Develop and deploy high quality holiday installations throughout the Marina Arts District and into Waters Edge, focusing on right of way and park activations. *
- Develop a plan for dog-friendly spaces in downtown. *
- Support the development of public art murals throughout downtown to expand the Downtown Public Art Program. *
- Deploy park improvements and develop plans for special use parks. *

Economic Development - Developing a robust, sustainable, desirable neighborhood.

K. Increase the supply, density, and variety of residential options.

- Support 110-units (416 Flats) to begin construction in FY 25. *
- Actively seek to get 150-units (Office Building Conversions) committed for development in FY 25. *
- Foster partnerships with 3 local bank institutions to activate institutional investment for development. *
- Conduct Annual Multifamily Occupancy Survey.*

L. Develop a robust food & beverage ecosystem with diverse offerings.

- Develop targeted incentives for chef-led or proven operator's secondary locations. *
- Develop strategy to attract locally owned establishments to downtown. *
- Increase mixed beverage sales tax collection by 5% over previous FY.
- Develop trash mitigation and management plan for associated waste from increased food and beverage establishments.*

M. Recruit an attractive and authentic retail mix for resident and tourist audiences.

- Recruit targeted retail, local brands with strong online followings or existing operations to vacant bricks & mortar locations. *
- Continue development and implementation of multi-phased Retail Incubation Strategy, with specific sites targeted for activation. *

N. Leverage adaptive reuse and proactive marketing strategies (DowntownTx.org) to activate vacant properties and land parcels.

- Partner with CCAR and Commercial Brokers, host annual training workshop. *
- Facilitate the rehabilitation process for key historic properties, like the Ritz Theater, Ward Building, 222 N Chaparral, and Hotel Arya. *
- Conduct monthly updates to DowntownTX.org with available properties. *
- Continue to administer TIRZ #3 incentives to activate vacant properties throughout the zone, streamlining online submittal process. *
- Facilitate communications during the development process to support existing businesses.*
- Support City update of the Downtown Vacant Building Ordinance. *
- Provide mitigation services for adverse business impacts during redevelopment.
- Showcase successful projects and provide materials on website.

O. Increase economic strength of the "South Texas Diamond" by leveraging our competitive assets of affordable, existing, waterfront real estate with knowledge and technology economy (Lonestar UAS Center of Excellence and Innovation, Port of Corpus Christi), and entrepreneurship.

- Build regional coalition with institutional and entrepreneurial ecosystem leaders, conduct feasibility study and secure programming and physical expansion plans. *
- Partner with City to fund and launch a Co-Working Space. *
- Establish grant program in partnership with Mayor, CCREDC and City's Type B Program for qualified companies relocating to Downtown Corpus Christi.
- Create strategic communications campaign for LinkedIn.*

Promotions - Promoting remarkable and prismatic cultural experiences.

P. Strengthen communication channels to educate the public on downtown's unique offerings.

- Continue post quality content daily, growing Instagram and Facebook by 100 followers per month.
- Prepare and distribute 52 e-newsletters and maintain 35% open rate.
- Conduct monthly updates to website, with three priorities, establishing lifestyle content, sharing information on development projects* and promoting businesses.
- Continue to produce original video content, to upload to YouTube and social media quarterly and create an Annual Report video.

Q. Elevate downtown's market position by proactively defining the brand through proactive narrative development using a psychographic strategy.

- Proactively prepare press releases for story development to increase exposure with one or more story per month on local media channels.
- Complete Bi-Annual Perception Survey, utilize results to craft recruitment, communications and marketing strategies.
- Identify Downtown's market position as a weekend destination and establish strategy for growing specific psychographic segments.
- Continue momentum created at State of Downtown into ongoing marketing campaign, including annual report "Road Show."

R. Facilitate micro-communities (like Business Association, Downtown Run Club, and residents) of downtown interest groups to maximize collaboration amongst co-creators and businesses.

- Maintain Business Association meeting participation of 25 attendees, increase engagement on seasonal promotions, establish on seasonal promotions, improve access to business support resources.
- Continue to grow Run Club as a health focused programming activation, expand fitness and health.

S. Program and support signature experiences that amplify our unique culture and assets.

- Support 21 signature cultural events as sponsor, co-promoter or co-producer and track attendance utilizing PlacerAI.*
- Increase ArtWalk attendance by 5% over previous year, curate partnership opportunities that enhance programming, secure sponsorships to fund growth.
- Continue to improve and expand holiday event series to generate activity and business in the months of November and December.
- Partner with corporations and media groups to establish coordinated communications strategies or sponsorships.

T. Foster opportunities for the creative class to shine.

- Produce 3rd Annual Mural Fest, providing artist hospitality and collaboration opportunities for selected national and local artists.
- Maintain Cultural District designation and seek financial support for music- and art-related programming.
- Submit two Texas Commission for the Arts applications to gain funding for the creative class installations throughout the district.

- Continue and expand plan for performance art and live music promotion throughout the district.

Organizational Management - Growing our team's capacity to accomplish the vision.

U. Provide effective administration of complex governance structure while optimizing entities and programs.

- Continue monthly Board Management, daily financial operations, annual reporting and annual service plan development.
- Complete implementation of Phase 1 Expansion, Begin planning Phase 2 of Expansion
- Conduct request for proposals for banking services.

V. Collaborate with partners to diversify funding and foster "teamwork" mentality towards revitalization.

- Manage interlocal agreements, provide clear value to TIRZ #3 for service contact. *
- Continue to grow and expand funding partners through Downtown Advisory Council, identify opportunities to partner in additional manners.
- Expand recognition for stakeholders, businesses and volunteers to extend "team" mentality beyond the office.

W. Recruit, retain and develop motivated, dedicated staff to implement vision and expand organizational capacity.

- Continue pursuit of professional certifications as needed to increase team's capacity by requiring one professional development milestone for each team member.
- Maintain and expand membership with professional and industry trade organizations, (Main Street America, International Downtown Association, Texas Downtown Association, and International Economic Development Council). *

X. Evolve software, technology, and facilities to provide professional best in class working environment.

- Continue to seek a permanent office location, considering future expansions. *
- Upgrade hardware and software as needed to conduct business and manage information. *

Y. Establish a culture in which information is readily shared.

- Respond within one business day to email requests.
- Serve as one-stop resource for information pertaining to current and prospective businesses, property owners, developer, and other stakeholders.

	DMD Levy	City Interlocal	Fundraising	Total DMD	TIRZ Interlocal	Proposed FY 25	
Ordinary Income/Expense							
INCOME:							
42100 Advisory Council			\$ 225,000	\$ 225,000		\$ 225,000	
43405 Current Year Assessment Income	\$ 338,803			\$ 338,803		\$ 338,803	Certified Levy per Appraisal District City match on the increased amount
44810 City Interlocal Agreement		\$ 338,803		\$ 338,803		\$ 338,803	
44820 Bike Patrol		\$ 100,000		\$ 100,000		\$ 100,000	
44830 TIRZ 3 Right of Way					\$ 50,000	\$ 50,000	
44855 Park Projects					\$ 50,000	\$ 50,000	
44850 TIRZ#3					\$ 1,210,000	\$ 1,210,000	Plus 235K Safety Team, 50 for office, 50 for illuminando replacement Line 60115 Safety Line 65204 Office Line 63320 Illuminando
Water St Project							
44965 ArtWalk			\$ 55,000	\$ 55,000		\$ 55,000	
45100 Fundraising							
Fundraising			\$ 375,000	\$ 375,000		\$ 375,000	
45300 Sponsorships							
45400 Weekend Beat							
45500 Grants and Fundraising			\$ 26,000	\$ 26,000		\$ 26,000	ERF & Arts Commission
47230 Membership Dues			\$ 15,000	\$ 15,000		\$ 15,000	
47240 DRA Contributions							
Total Income	\$ 338,803	\$ 438,803	\$ 696,000	\$ 1,473,606	\$ 1,310,000	\$ 2,783,606	
EXPENSES:							
60320 Off Duty Bike Patrol - Pay		\$ 100,000		\$ 100,000		\$ 100,000	
60110 Clean Team		\$ 325,000	\$ 6,928	\$ 331,928	\$ 277,813	\$ 609,741	Inc 5% & DMD \$55K Expansion Offset by line 44850 increase
60115 Safety Team					\$ 235,000	\$ 235,000	
60125 Rent and Fees			\$ 22,200	\$ 22,200		\$ 22,200	
60150 Supplies and Equipment	\$ 25,000	\$ 25,000		\$ 50,000	\$ 1,500	\$ 51,500	New vehicles
60160 Utilities	\$ 6,500			\$ 6,500	\$ 5,000	\$ 11,500	
61100 Volunteer costs			\$ 1,000	\$ 1,000		\$ 1,000	
Total - DISTRICT OPERATIONS	\$ 31,500	\$ 450,000	\$ 30,128	\$ 511,628	\$ 519,313	\$ 1,030,941	
62200 Recruitment							
62225 Consultants & Studies					\$ -	\$ -	
62230 Construction Mitigation					\$ 10,500	\$ 10,500	
62250 Main St. Texas Downtown					\$ 10,000	\$ 10,000	
Total 62000 - ECONOMIC DEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ 23,500	\$ 23,500	
63320 Maintenance - Right of Way					\$ 100,000	\$ 100,000	adding illuminando replacement
63325 Parking Garage Study							
63327 Water Street Streetscape					\$ 50,000	\$ 50,000	
63350 Parks Projects							
63370 Cultural District							
63372 Holiday Installations			\$ 40,000	\$ 40,000	\$ 20,000	\$ 60,000	
63375 Murals			\$ 30,000	\$ 30,000		\$ 30,000	

		DMD Levy	City Interlocal	Fundraising	Total DMD	TIRZ Interlocal	Proposed FY 25
45	Total 63000 - PLACEMAKING	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ 170,000	\$ 240,000
46	64155 MDR Retainer			\$ -	\$ -	\$ -	
47	64157 Website Hosting	\$ 5,000			\$ 5,000	\$ 5,000	\$ 10,000
48	64165 Email and Social Media	\$ 3,500			\$ 3,500	\$ 1,500	\$ 5,000
49	64163 Advertising, Promo & Marketing			\$ 10,000	\$ 10,000		\$ 10,000
50	64164 Run Club			\$ 15,000	\$ 15,000		\$ 15,000
51	64167 Branding			\$ 5,000	\$ 5,000		\$ 5,000
52	64169 Video Production			\$ 5,000	\$ 5,000		\$ 5,000
53				\$ 125,000	\$ 125,000		\$ 125,000
54	64223 ArtWalk			\$ 50,000	\$ 50,000		\$ 50,000
55	64225 Holiday Events			\$ 4,500	\$ 4,500		\$ 4,500
56	64227 Food & Beverage Event			\$ 6,000	\$ 6,000		\$ 6,000
57	64229 Monthly Mixers			\$ 33,500	\$ 33,500		\$ 33,500
58	64231 Mural Festival			\$ 35,000	\$ 35,000		\$ 35,000
59	64245 State of Downtown			\$ 20,000	\$ 20,000		\$ 20,000
60	64300 - Sponsorships			\$ 8,000	\$ 8,000		\$ 8,000
640	64500 Table Sponsorships	\$ 8,000			\$ 8,000		\$ 8,000
740	Total 64000 - PROMOTIONS	\$ 16,500	\$ -	\$ 309,000	\$ 325,500	\$ 6,500	\$ 332,000
755							
760	65100 Insurance	\$ 6,000			\$ 6,000	\$ 6,000	\$ 12,000
765	65203 Internet	\$ 1,050			\$ 1,050	\$ 1,050	\$ 2,100
785	65204 Office Build Out	\$ 2,500			\$ 2,500	\$ 50,000	\$ 52,500
795	65205 Office Cleaning	\$ -			\$ -	\$ -	\$ -
800	65209 Office Supplies	\$ 3,500			\$ 3,500	\$ 3,500	\$ 7,000
815	65211 Postage	\$ 500			\$ 500	\$ 500	\$ 1,000
820	65207 Technology - Software & Support	\$ 10,000			\$ 10,000	\$ 25,000	\$ 35,000
835	65215 Technology - Copier Lease	\$ 1,250			\$ 1,250	\$ 1,250	\$ 2,500
845	65220 Technology - Hardware				\$ -	\$ 5,000	\$ 5,000
855	65217 Telephone	\$ 1,800			\$ 1,800	\$ 1,800	\$ 3,600
1055	66100 Total Payroll	\$ 245,220	\$ -	\$ 253,437	\$ 498,657	\$ 451,587	\$ 950,244
1065	66410 Audit	\$ 7,500			\$ 7,500		\$ 7,500
1070	66415 Bank	\$ 1,000			\$ 1,000		\$ 1,000
1075	66420 Legal	\$ 5,430			\$ 5,430		\$ 5,430
1080	66430 Levy	\$ 1,000			\$ 1,000		\$ 1,000
1085	66440 Payroll	\$ 1,500			\$ 1,500	\$ 1,500	\$ 3,000
1105	66450 Property Appraisals	\$ 2,000			\$ 2,000		\$ 2,000
1110	66510 Office Space	\$ 6,500		\$ 6,500	\$ 13,000	\$ 13,000	\$ 26,000
112	66520 Storage Space	\$ -			\$ -		\$ -
113	66610 Accommodation	\$ 1,000			\$ 1,000	\$ 4,000	\$ 5,000
114	66620 Conference Fees	\$ 1,000			\$ 1,000	\$ 4,000	\$ 5,000
115	66630 Meals	\$ 1,000			\$ 1,000	\$ 6,500	\$ 7,500
116	66640 Travel	\$ 1,000			\$ 1,000	\$ 4,000	\$ 5,000
117	66650 Professional Development					\$ 10,000	\$ 10,000
118	66740 IEDC					\$ 500	\$ 500
119	66735 TDA	\$ 250			\$ 250	\$ 250	\$ 500
120	66725 IDA					\$ 1,500	\$ 1,500
121	66710 Miscellaneous	\$ 1,000			\$ 1,000	\$ 1,500	\$ 1,000
122	Transfer to Reserve/Contingency			\$ 4,541	\$ 4,541		\$ 4,541
123	Total 65000 - ORGANIZATIONAL MANAGEMENT	\$ 302,000	\$ -	\$ 264,478	\$ 566,478	\$ 590,687	\$ 1,157,165
124	Total Income	\$ 338,803	\$ 438,803	\$ 696,000	\$ 1,473,606	\$ 1,310,000	\$ 2,783,606
125	Total Expenses	\$ 350,000	\$ 450,000	\$ 673,606	\$ 1,473,606	\$ 1,310,000	\$ 2,783,606
126	Net Income - NET SURPLUS / (DEFICIT)	\$ (11,197)	\$ (11,197)	\$ 22,394	\$ 0	\$ (0)	\$ (0)
127							

Geocentric ongoing cost

\$17K FY22-23

up \$2K

inc for iPhones

inc 2.5% CoL plus anticipated steps

up \$2K

inc for expansion

Memo

To: DMD Board of Directors
From: Alyssa Barrera Mason, Executive Director
Date: August 15, 2024
Subject: Resolution FY 2023-2024-Aug-02 Adoption of 2024 Certified Tax Roll
Resolution FY 2023-2024-Aug-03 Assessment Levy



Action Requested

1. Motion to approve Resolution FY 2023-2024-Aug-02 Adopting Certified 2024 Tax Roll.
2. Motion to approve Resolution FY 2023-2024-Aug-03 Assessment Levy.

Overview

The Nueces County Appraisal District has provided the DMD with Certification of the 2024 Total Net Taxable Value for its Jurisdiction per the attached documents. Each year the DMD Board adopts the Certified Tax Roll by Resolution and sets the Levy by Resolution.

Comparison Table

Taxable Values	Land	Improvements	TOTAL
Certified 2024	\$57,324,411	\$272,471,921	\$329,796,332
Certified 2023	\$40,230,867	\$216,688,677	\$256,919,544
Net (Decrease) Increase	17,093,544	55,783,244	\$72,876,788

Levy Income	Land @ 40c per \$100	Impr @ 5c per \$100	TOTAL
Estimated 2024	229,298	136,236	\$365,534
Levy Income 2023	160,923	108,344	\$269,268
Variance	68,374	27,892	\$96,266

Attachments

1. Resolution FY 2023-2024-Aug-02 Adoption of 2024 Certified Tax Roll
 - o Certification of 2024 Appraisal Roll – Land
 - o Certification of 2024 Appraisal Roll – Improvements
2. Resolution FY 2023-2024-Aug-03 Assessment Levy.

Resolution FY 2023-2024 Aug-02: Adopting 2024 Certified Tax Roll

FROM THE CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT RECEIVING AND ADOPTING THE 2024 TAX ASSESSMENT ROLL AS CERTIFIED BY THE NUECES COUNTY TAX APPRAISAL DISTRICT FOR PROPERTIES LOCATED WITHIN THE DISTRICT

WHEREAS, the Nueces County Tax Appraisal District has submitted to the Corpus Christi Downtown Management District the 2024 Certified Tax Roll for the District; and,

WHEREAS, assessments of the Corpus Christi Downtown Management District are calculated on the basis of the latest certified tax roll; and,

WHEREAS, THE 2024 Certified Roll for the District has been examined and is ready for adoption,

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Corpus Christi Downtown Management District acknowledges receipt of and adopts the 2024 Certified Tax Roll of the District as certified by the Nueces County Tax Appraisal District in accordance with the roll attached and made a part hereof by their reference.

The above resolution statements were approved and declared adopted on this the 15th day of August, 2024.

Glenn Peterson,
Chairman

Alyssa Barrera Mason,
Executive Director

RESOLUTION FY 2023-2024-Aug-03: ADOPTING ASSESSMENT LEVY

FROM THE CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT LEVYING ASSESSMENTS AS SPECIAL ASSESSMENTS ON THE PROPERTY IN ACCORDANCE WITH ASSESSMENT ROLL AND ANY MODIFICATION PURSUANT TO OBJECTION; SPECIFYING THE METHOD OF PAYMENT OF THE ASSESSMENTS; PROVISION OF PERIODIC INSTALLMENTS INCLUDING INTEREST, IF ANY, AND PROVISION OF INTEREST CHARGES AND PENALTIES FOR FAILURE TO MAKE TIMELY PAYMENTS

WHEREAS, the Corpus Christi Downtown Management District Board of Directors has adopted Resolution FY 2023-2024-Aug-02, Receiving and Adopting the 2024 Tax Roll as Certified by the Nueces County Tax Appraisal District; and,

WHEREAS, the Corpus Christi Downtown Management District has adopted Resolution 2023-2024-Aug-02, Adopting the Assessment Roll on Individual Properties and Overall Assessment as Certified by the Nueces County Tax Appraisal District;

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Corpus Christi Downtown Management District hereby impose the Downtown Management District assessment upon the assessed value of all taxable property within the Corpus Christi Downtown Management District for Fiscal Year 2024-2025 as follows:

- (1) At the rate of \$0.40 Per \$100 of assessed value for land; and,
- (2) At the rate of \$0.05 Per \$100 of assessed value for improvements; and,

BE IT FURTHER RESOLVED, that the Board of Directors of the Corpus Christi Downtown Management District Levy Assessments as Special Assessments on the property in accordance with Assessment Roll and any modification pursuant to objection; specifying the method of payment of the assessments; provision of periodic installments including interest, if any, and provision of interest charges or penalties for failure to make timely payment.

The above resolution statements were approved and declared adopted on this the 15th day of August 2024.

Glenn Peterson,
Chairman

Alyssa Barrera Mason,
Executive Director



*Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503*

Ramiro "Ronnie" Canales
Nueces County Chief Appraiser

*Direct: (361) 879-0766
Cell: (361) 765-1190
Fax: (361) 887-6138
rcanales@nuecescad.net*

DOWNTOWN MGT DIST-LAND

CERTIFICATION OF 2024 APPRAISAL ROLL

Pursuant to Section 26.01(a) and (c) of the Texas Property Tax Code, I, Ramiro "Ronnie" Canales, Chief Appraiser for the Nueces County Appraisal District, Nueces County, Texas, do hereby CERTIFY the values listed below, as the net taxable value of all taxable property within your jurisdiction.

- | | |
|--|---------------|
| A. Value of all taxable property NOT Under Protest for 2024 | \$ 54,155,472 |
| B. Estimated taxable value of property Under Protest for 2024 | \$ 3,168,939 |

2024 TOTAL NET TAXABLE VALUE FOR YOUR JURISDICTION \$ 57,324,411

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

Ramiro "Ronnie" Canales, RPA, CTA
Chief Appraiser

07/25/2024
Date



Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503

Ramiro "Ronnie" Canales
Nueces County Chief Appraiser

Direct: (361) 879-0766
Cell: (361) 765-1190
Fax: (361) 887-6138
rcanales@muecescad.net

DOWNTOWN MGT DIST-IMPROVEMENTS

CERTIFICATION OF 2024 APPRAISAL ROLL

Pursuant to Section 26.01(a) and (c) of the Texas Property Tax Code, I, Ramiro "Ronnie" Canales, Chief Appraiser for the Nueces County Appraisal District, Nueces County, Texas, do hereby CERTIFY the values listed below, as the net taxable value of all taxable property within your jurisdiction.

- | | |
|--|----------------|
| A. Value of all taxable property NOT Under Protest for 2024 | \$ 218,686,447 |
| B. Estimated taxable value of property Under Protest for 2024 | \$ 53,785,474 |

2024 TOTAL NET TAXABLE VALUE FOR YOUR JURISDICTION \$ 272,471,921

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

Ramiro "Ronnie" Canales, RPA, CTA
Chief Appraiser

07/25/2024
Date

Audit RFP Update



- Issued: June 28
- Specialized Type of Audit
- 2 Responses
- Moving forward with P. Andrew Hall



Advisory Council Annual Meeting

- Meeting was held on July 24 at the Omni
- Reviewed progress of 2024 Service Plan
- 7 attendees
 - AEP Texas
 - Arcelor Mittal
 - Education Service Center
 - Corpus Christi Regional Transportation Authority
 - Corpus Christi Independent School District
 - Frost Bank
 - American Bank
- Positive feedback received



Report on Board Appointments, Election, with possible action



- I. Seeking nominations for Treasurer of DMD Board of Directors

- II. New Board of Director positions to go before Council on September 3



13. Board Requests for Next Meeting



14. Adjourn