



Board Meeting

December 14, 2023

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

9:00 a.m., Thursday, December 14th, 2023

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 November 16th, 2023.
- 4) Financial Statements.
- 5) Report on absences from 2023 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. TxDOT US 181 Exit Ramp to Twigg/Mesquite Intersection
- 8) DISTRICT OPERATIONS:
 - a. Clean Team / Block by Block
- 9) PLACEMAKING:
 - a. Holiday Installations
 - b. Sidewalk Cafes & Parklets – Update
 - c. Wayfinding
- 10) ECONOMIC DEVELOPMENT:
 - a. TIRZ Meeting Updates
 - b. Projects
- 11) PROMOTIONS:
 - a. ArtWalk
 - b. Special Events
 - c. Programming
- 12) ORGANIZATIONAL MANAGEMENT:
 - a. Team Updates
 - b. Motion to Approve FY 2022-2023 Impact Report
 - c. Motion to Approve FY 2022-2023 Annual Audit
 - d. Boundary Expansion Updates
- 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 November 16th, 2023

**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, November 16th, 2023, 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, Gutschow, Kucewicz, Lain, Lomax, Maxwell, Molina, Perez, Richline, Shook, Trevino, & Votzmeyer-Rios. Also present: A. Mason, A. Albin, K. Acock, E. Beardmore, J. Bodwell, D. Campos, A. O'Donnell, V. Villarreal, & P. Wiggins CCDMD, D. Watson, Block by Block, J. Alaniz, & R. Penska, City of Corpus Christi.

Vice-Chair Perez determined a quorum at 9:00 a.m. Item 1 & called meeting to order Item 2.

Vice-Chair Perez 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 C. Votzmeyer-Rios and was passed unanimously.

Vice-Chair Perez moved to Item 6 on the agenda.

6) PUBLIC FORUM:

There were no comments from the public.

Vice-Chair Perez moved to Item 7 on the agenda.

7) CITY & PARTNERING ORGANIZATIONS REPORTS:

- a) The City provided an update on homelessness in the City and introduced R. Penska, the new manager of that department.

Vice-Chair Perez 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) Road Works Updates
A. Mason provided updates on the east/West street repair work by PowerPoint presentation.

Vice-Chair Perez moved to Item 9 on the agenda.

9) PLACEMAKING

- a) Motion to Engage Design Workshop for On Call Architecture & Engineering Services.
Staff sought approval to appoint Design Workshop as provider of Architecture & Engineering Services for specific one time projects for FY 2024 funded through the TIRZ.
A motion was made by C. Shook to approve the appointment, seconded by J. Richline and passed unanimously.
- b) Downtown Parking
The City has re-installed the 2-hour parking limit signs along unmetered sections of Chaparral Street.
Estimates from the City to repave 9 downtown parking lots range from \$7M for asphalt to \$13.4M for concrete. The DMD is working with Public Works to have pervious parking surfaces permitted in order to achieve a cheaper result.
- c) Holiday Installation Schedule

K. Acock advised that Port Holiday Tree in La Retama Park was installed November 1st; Tree lights in La Retama and Artesian parks are also installed and garland added to the lightpoles on Chaparral (Peppermint Lane). Preparations for the HEB tree are ongoing.

d) Lighting Survey

A drone survey of the Marina Arts District and the TIRZ#3 has highlighted improvements which are needed per PowerPoint presentation.

Vice-Chair Perez moved to Item 10 on the agenda.

10) ECONOMIC DEVELOPMENT

a) Projects

J. Bodwell provided updates by PowerPoint presentation.

Vice-Chair Perez moved to Item 11 on the agenda.

11) PROMOTIONS.

a) ArtWalk

b) Special Events

c) Programming

E. Beardmore provided updates and program dates for these items by Powerpoint presentation.

Vice-Chair Perez moved to Item 12 on the agenda.

12) ORGANIZATIONAL MANAGEMENT:

a) Motion to approve December Board Meeting date Change from 21st to 14th

A motion was made by C.Lain to change the December Board date to the 14th, seconded by C. Shook, and passed unanimously.

b) Expansion Schedule and Campaign.

A. Mason provided an update by PowerPoint presentation.

c) International Downtown Association Conference – Chicago

A. Mason reviewed the events and tours undertaken and reiterated the importance of the DMD attending this conference.

Vice-Chair Perez moved to Item 13 on the agenda.

13) Board Requests for Next Meeting

No requests were made.

Vice-Chair Perez moved to Item 14 on the agenda.

14) Adjourn

Meeting adjourned at 9:40a.m.

_____ Glenn Peterson, Chairman.

Corpus Christi Downtown Management District.
Balance Sheet
As of November 30, 2023

Nov 30, 23

ASSETS

Current Assets

Checking/Savings

1000 - Bank Deposits

1100 - Petty Cash 15.56

1150 - PayPal 399.00

1215 - American Bank Operating Account 11,430.78

1223 - American Bank EFT Account 152,511.43

1284 - American Bank Office Account 2,488.86

Total 1000 - Bank Deposits 166,845.63

Total Checking/Savings 166,845.63

Accounts Receivable

11000 - Accounts Receivable 159,008.33

Total Accounts Receivable 159,008.33

Other Current Assets

2000 - Current Assets

2200 - Prepayments 11,597.51

2300 - Inventory Asset 1,372.41

Total 2000 - Current Assets 12,969.92

Total Other Current Assets 12,969.92

Total Current Assets 338,823.88

TOTAL ASSETS 338,823.88

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

20000 - Accounts Payable 117,575.57

Total Accounts Payable 117,575.57

Other Current Liabilities

23100 - Accruals 50,000.00

24000 - Payroll Liabilities

24200 - Retirement Contributions 2,941.64

Total 24000 - Payroll Liabilities 2,941.64

25500 - Sales Tax Payable 13.64

Total Other Current Liabilities 52,955.28

Total Current Liabilities 170,530.85

Total Liabilities 170,530.85

Equity

30000 - Opening Balance Equity 160,983.44

32000 - Unrestricted Net Assets -2,873.04

Net Income 10,182.63

Total Equity 168,293.03

TOTAL LIABILITIES & EQUITY 338,823.88

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

November 2023

	<u>Nov 23</u>	<u>Oct - Nov 23</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income	135,225.02	359,503.26	2,244,536.00	16.02%
Gross Profit	135,225.02	359,503.26	2,244,536.00	16.02%
Expense				
60000 · District Operations	61,794.13	114,230.28	656,366.00	17.4%
62000 · Economic Development	0.00	0.00	21,000.00	0.0%
63000 · Placemaking	3,867.30	35,802.40	142,607.00	25.11%
64000 · Promotions	12,295.75	28,143.86	305,700.00	9.21%
65000 · Organizational Management	79,527.95	171,144.09	1,086,183.00	15.76%
69810 · Transfer to Reserve	0.00	0.00	32,680.00	0.0%
Total Expense	<u>157,485.13</u>	<u>349,320.63</u>	<u>2,244,536.00</u>	<u>15.56%</u>
Net Ordinary Income	<u>-22,260.11</u>	<u>10,182.63</u>	<u>0.00</u>	<u>100.0%</u>
Net Income	<u><u>-22,260.11</u></u>	<u><u>10,182.63</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>



8. District Operations

Clean Team / Block by Block Update



Sidewalk Accessibility

- Accessibility is a key component to a thriving downtown
- Sidewalk between John Sartain and Coopers Alley was completely covered with dirt

Before



After



Clean Team / Block by Block Update



Cigarette Butler Revamp

- Rusty brackets replaced with heavy duty zip ties
- SMART system used to relocate butlers to locations with highest cigarette density
- Butlers each painted uniquely to draw attention and increase vibrancy

Before



After



Retro Arcade Cigarette Butler



Clean Team / Block by Block Update

Cigarette Butler Revamp





9. Placemaking

Holiday Installations

- Completed installation of:
 - Port Holiday Tree in La Retama Park
 - Artesian Park Winter Wonderland presented by Advisory Council
 - Peppermint Lane
 - H-E-B Christmas Tree at Water's Edge Park



Sidewalk Cafes & Parklets - Update

- Finalized application for Old Kress Live Sidewalk Café
- Continuing review of The Bridge Sidewalk Café
- Peoples St. Parklet (OK Hi-Fi) on hold for impending road work



Wayfinding

- Deployed holiday wayfinding featuring DBA members, holiday activations, murals, and other landmarks
- Looking for new signage structures for wayfinding signage





10. Economic Development

TIRZ Meeting Updates

Food/Non- Alcoholic Drink Options Policy



- Bar developers utilizing TIRZ funding will now be required to include a food and non-alcoholic drink option for bar patrons.
- More food options also support local food trucks and give downtown residents/visitors new eating choices.



TIRZ Meeting Updates

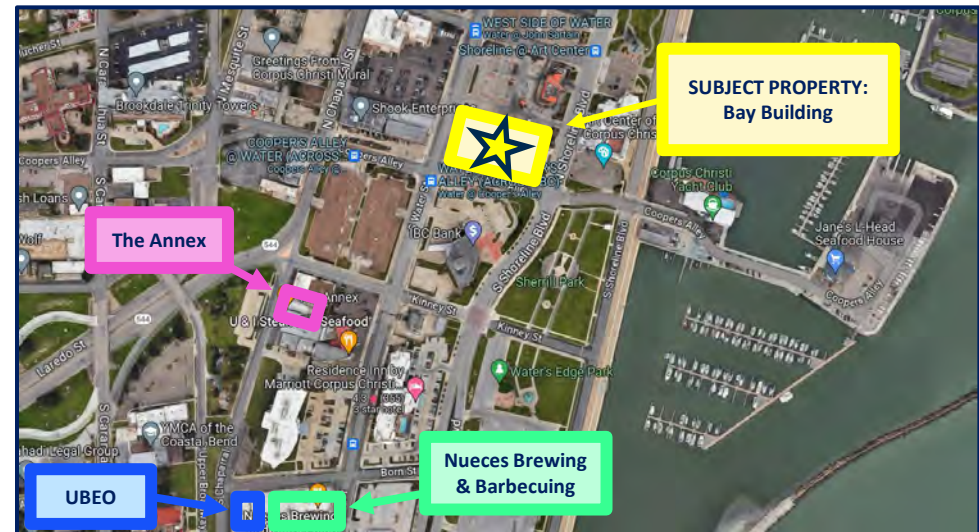
Commercial Finish-Out Program Amendment



Landlord Policy – Due to severe lack of building maintenance, many buildings require significant mechanical, electrical, or plumbing repairs that cannot be funded by a small business tenant. Additionally, wall construction could be required to separate existing spaces into more than one leasable space. Thus, 50% of Mechanical, Electrical, Plumbing, and/or Wall Construction Costs (Up to \$20,000) will be available to the landlord with a new tenant if that landlord provides a 6-month rent waived lease on first-floor, active street use projects. Payout to landlord will occur when the tenant receives a Certificate of Occupancy.

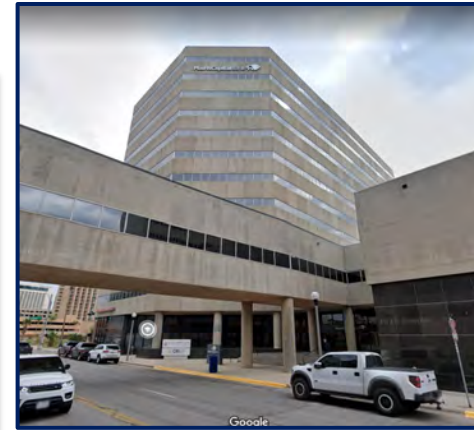
Bay Building (New Project)

Description	<ul style="list-style-type: none"> 101 Shoreline, LTD acquired this property in 2001 and proposes significant improvements to the landscaping around the property. The proposed plan includes the addition of a variety of plants in the flower beds around the property, shade trees along the front of the building facing Shoreline Boulevard, as well as updated security cameras and exterior lighting. This property is located directly on Shoreline Blvd, right across from The Art Center and Sherrill Veterans Memorial Park. The Bay Building provides premium commercial leasing opportunities that directly serve the downtown area.
Project Cost	\$43,655
Incentive Proposed	Streetscape & Safety - \$21,827
Completion Date	September 30, 2024



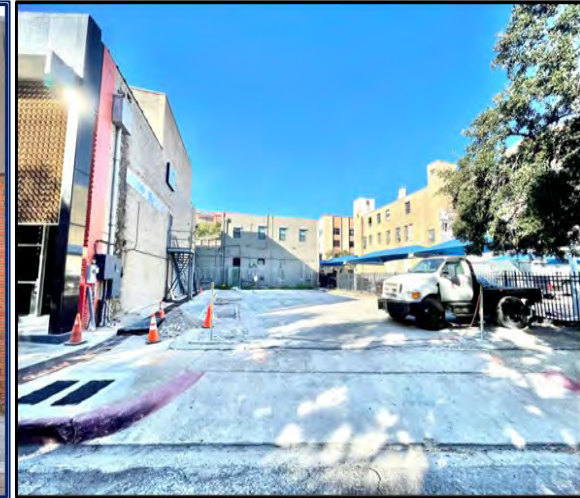
Plains Capital Bank Tower (New Project)

Description	<ul style="list-style-type: none"> 500 Shoreline, LLC acquired this property in 2013 and proposes a massive renovation to the Water Street entrance. The scope of work includes improvements to the seven stucco columns, the exterior porcelain tile pavers, signage, handrails, concrete walkways, canopy lighting, granite capping of planters, and area landscaping. This property is unique with the only sky bridge in Downtown and is also home to multiple businesses. The exterior improvements proposed will significantly enhance the façade of this tower and the visitor experience of using the Water Street entrance.
Project Cost	\$324,893
Incentive Proposed	Streetscape & Safety - \$162,446
Completion Date	September 30, 2024



OK HI-FI (New Project Amendment)

Description	<ul style="list-style-type: none"> The owner proposes significant improvements to the interior and exterior of the property. The electrical panel upgrade will help service the new bar, OK HI-FI, set to open in FY 2024. The proposed exterior improvements include: repaving the existing parking lot, lighting, security cameras, perimeter fencing, and landscaping. These improvements will repair a significantly damaged parking lot and provide new lighting to a currently dark area of downtown. The current Streetscape and Safety agreement, OK HI FI Parklet and Awning, will be amended to reflect the new proposed incentives.
Project Cost	\$270,660
Incentive Proposed	Streetscape & Safety - \$48,075 Commercial Finish Out - \$20,000
Parklet and Awning Incentive	Streetscape & Safety- \$24,093
Completion Date	September 30, 2024





11. Promotions

ArtWalk

December 1, 2023 – Winter Edition – Park Parties



- 20,200 visits in MAD
 - 17,300 in '22
- 120 Businesses involved:
 - 2 Block/Park Curators
 - 107 Vendors & food trucks (42 in '22)
 - 11 Businesses Showcased
- **Entertainment**
 - 2 Outdoor Stages
 - 2 Bands/Performers
- **Traffic Control Plan Notice N/A**
 - Road closures suspended till March 2024

H-E-B PRESENTS ARTWALK
FRIDAY, DECEMBER 1ST | 6 - 10 PM

1 Artesian Park Party | CATS Pop-up Vendor Market | Food Trucks | Live Music by Joey St. Vincent

2 La Retama Park Party | The Port of Corpus Christi's Holiday Tree | Pop-up Vendors | Food Trucks | Live Music by Joe Greene

3 Peace of Mind Massage and Natural Healing | Pop-up Vendors | Live Music

4 The Exchange | Fish & Chip FRYday | Happy Hour 5-8 PM | Pop-up Vendors | Live Music by Justin & Niki @ 6 PM | Palacios Brothers at 10 PM

5 Water Street Market | Pop-Up Vendors | Margaritas & Full Bar

6 La Playa by the Bay | Pop-Up Vendors | Live Music by The Orphanz

7 Art Museum of South Texas (AMST) | First Friday: Presented by Frost Bank | Christmas Tree Forest

8 The Gold Fish Bar | Signature Cocktail Specials | Local Food Truck

9 BUS | Betty & June Trend Show | \$30 | Proceeds going to The Purple Door | Full Bar & Food | \$6 Gin Daisy

10 House of Rock | History Harvest: Holiday Traditions Photo Gallery | The Raul Ayala Band | BOGO Pizza Slices after 11 PM

11 K Space Contemporary | Opening of the "People First, Systems Second" - a TAMUCC Graphic Design Exhibition

12 Old Kress Live | Sing-Along Piano with Louie | Full Bar

13 VNP Gallery | VNP Storewide \$10 Sale | Sounds from DJ CUFFEDGOD

14 Cassidy's Irish Pub | \$4 Beer Specials | Acoustic Music by 18 Hours

15 ArtCastle Printing | Fine Art Prints & Paintings by Local Artists | Postcard to Santa (participants will get a response!)

16 RETRO | Full Menu & Bar | Arcade | Letters to Santa | Santa Selfie Station | Live Music by the John Cortez Band

17 Visit Corpus Christi Info Center | CCTX | Holiday Merch | Whitecap Watch Co. Pop-up

18 Art Center of CC | Opening Exhibit Reception 5 - 9 PM | Live Music | Art Activity

19 The Annex | Live Music by Matt Hole & The Hot Rod Gang | Food Truck | Holiday Drink Specials | Christmas Tree Lighting

MERRIEST
DOWNTOWN DECOR CONTEST
Follow us on social media to see how you can vote for your favorite business decor!

Powered by AEP Foundation
#downtowncorpuschristi

ARTESIAN PARK PARTY
LA RETAMA PARK PARTY
EXCHANGE POP-UP PARTY
WATER ST. POP-UP PARTY
LA PLAYA POP-UP PARTY
CHRISTMAS TREE
SATURDAY, DEC. 2
WATER'S EDGE PARK
4-9 PM | Lighting @ 6:30

ILLUMINATED BOAT PARADE
SATURDAY, DEC. 2
6 - 9 PM | Parade @ 7:30

Live Music
Free Parking
Paid Parking
Ride Share Drop-off

ArtWalk

Holiday Series Kick Off - November 3, 2023

Event Stats	Sep. 2023	Oct. 2023	Nov. 2023	Dec. 2023	Dec. 2022
ArtWalk Attendance	26,000	29,700 (Record)	22,800	20,200	17,300
# of Vendors	213	164	153	95	42
# of Food Trucks	27	20	20	12	5
# of Block Parties/Park Parties	10/2	11/2	11/2	3 Pop-Up Locations/2	2 Pop-Up Locations /2
# of Block/Park Curators	10	12	11	2	2
# of Outdoor Stages	8	8	9	2	2
Business Partners	25	14	16	11	8
Special Features	MusicWalk	TAMUCC Parents Weekend & Pride	The Port of CC Holiday Tree	Mayor's Merriest Décor Contest	Mayor's Merriest Décor Contest

**Reporting is based on the number of visits within the Mariana Arts District during the entire ArtWalk day.*

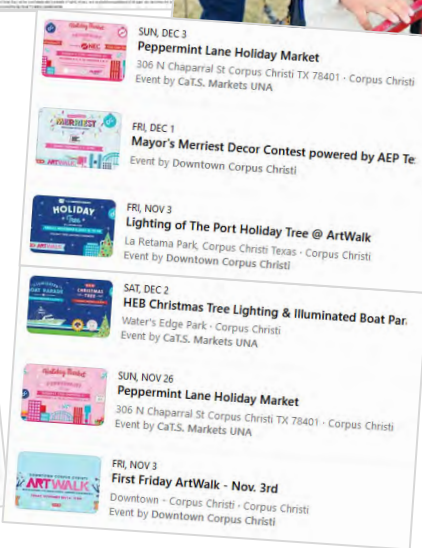
Pop-Up Parties (hosted Vendors)

Special Events

Holiday Marketing



- **Radio Partner & Ads**
 - ICA Broadcasting: 102.3 Planet, The Bull, The Eagle
 - Sponsor Live Liners
 - Radio Ads
 - Boat Parade Soundtrack (Joe Browning)
- **TV Partner & Ads**
 - KRIS & Coastal Living
 - 4 Coastal Living Segments
 - 92 TV Spots | 551,000 Impressions
- **Media Coverage**
 - 4 Press Releases & 4 Media Alerts
 - Interviews by KIII, KRIS, Univision/Telemundo, Caller Times, ICA Radio, Blake Farenthold Radio
- **Partner Cross-promotion**
 - Visit Corpus Christi, Influencers, KRIS, etc.
- **DMD Marketing**
 - 11 Facebook Events
 - 35+ Facebook Posts
 - 35+ Instagram Posts
 - 398+ Social Media Stories
 - 4 YouTube Videos
 - *The Downtowner* newsletter



Special Events

Mayor's Merriest Décor Contest, Fri. Dec. 1

- 20,200 Visits in the M.A.D.
 - 17,300 in '22
- Sponsorship
 - Presenting - **AEP Foundation** - \$15,000
- 36 Participating Business (33 in '22)
 - Coordinated by Daniela Campos
- 11 Judges
- Awards (Cash Prizes)
 - Best Use of Lights
 - Best Window Display
 - Best Window Décor
 - Best Exterior
 - Best Interiors
 - Holiday Champion
 - People's Choice – **VOTE THRU DEC. 25**
 - *Best Interiors (online)



Special Events

H-E-B Tree Lighting, Sat. Dec. 2 | 4 – 9 PM



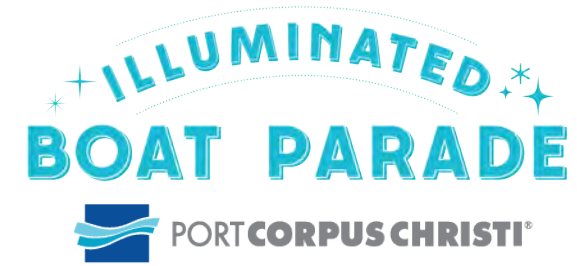
CHRISTMAS TREE



- **26,100 Visits in M.A.D. (16,700 in '22)**
 - 13,900 Visits at Water's Edge (8,500 in '22)
- **Sponsorships & Partnerships**
 - Presenting - **H-E-B** - \$35,000
 - Beer Garden - **Andrew's** - \$3,500
- **180+ Businesses involved:**
 - 163 Vendors
 - 17 Business Partners & Co-Producers
 - CL Presents, CATS, Clean Team, CC Dog Mama, ICA, Lazy Beach, FSG, GST, KSP, etc.
- **Entertainment**
 - 2 Stages
 - 6+ Bands/Performers



Special Events



ILLUMINATED Boat Parade , Sat. Dec. 2/ 6 – 9 PM

- **26,100** Visits in M.A.D. (**20,200** in '22)
 - 9,200 Visits at the CC Marina (**4,400** in '22)
- **Sponsorship & Partnerships**
 - Presenting Sponsor – The Port – \$15,000
 - Co-Producer – The Marina
- **18 Participating Boats (15 in '22)**
 - Spearheaded by Patience Wiggins
 - Captain's Meeting @ CC Yacht Club – J. RICHLINE
- **7 Judges**
- **13 Vendors**
- **Entertainment**
 - KRIS Emcees
 - US Coast Guard Flyover & Santa drop
 - Chick-fil-A Cows
 - The Eagle Live Remote & Parade Soundtrack
- **Award Ceremony @ Nueces Brewing**
 - Powerboat - *La Patrona* - \$500
 - Sailboat - *Tiny Dancer* - \$500
 - Commercial Boat - *Japonica* - \$500
 - Best of Boat Worlds - *Sea Ya* - \$1,000

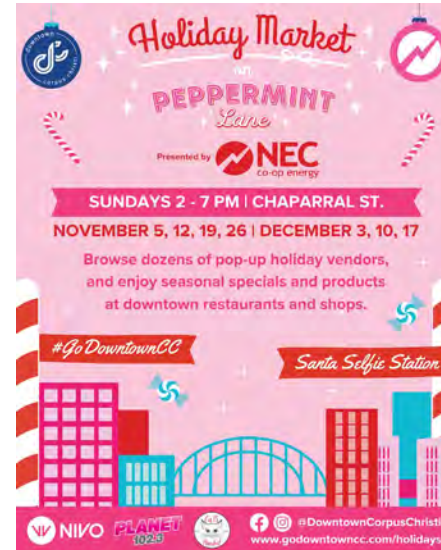


Special Events

Holiday Market on Peppermint Lane
Sundays, Nov. 5, 12, 19, 26
Dec. 3, 10, 17 | 2 – 7 PM



- 7,200 – 12,100 Visits in the M.A.D.
- 50-66 Vendors per week
- **Sponsorships & Partnerships**
 - Presenting - **NEC Co-op Energy** \$5,000
 - Letters to Santa – **RETRO** \$2,500
 - Santa Selfie Station – **NIVO Solar** \$800
 - Co-Producer – **CaTs Market**



Event Stats	Week 1	Week 2	Week 3	Week 4	Week 5
Attendance	10.9K	7.2K Inclement Weather	12.1K	7.9K	11.4K
# of 10x10 Vendors	51	44	51	54	60
# of Mobile Boutiques	5	6	4	5	5
# of Food Trucks	1	0	1	1	1

**Reporting is based on the number of visits within the Mariana Arts District during the entire event day.*

Programming

Downtown Business Association

- 35 DBA Members '23-'24
- 11/15 November Mixer
 - @ La Playa by the Bay
 - Sign on for Mayor's Merriest
- 12/14 December Mixer
 - Downtown Holiday Party @ RETRO



Downtown Run Club

- Partnerships
 - Fleet Feet – Presenting Sponsor
 - AEP Texas – Ambassador & Merch
 - The Gold Fish – November After Party
 - Cassidy's – December After Party
 - CC Run Club After Dark – Co-producer
- Run Club Stats - November
 - 549 total members (25 new!)
 - 285 runners in October
 - 228 runners in November





12. Organizational Management

Team Updates





2022-2023 IMPACT REPORT



Message from the Chairman and Executive Director

2023 was another year of evolution and progress for the DMD as we continued to welcome new faces, encourage new ideas, and embrace the future! Through overwhelming support from our board and community stakeholders, we were renewed for another ten years – aligning our next steps forward with our stated vision to create the most vibrant downtown on the Gulf of Mexico.

To increase self-sufficiency, our Clean Team took ownership and now oversees in-house landscaping, including the procurement, maintenance, and planting of nearly four thousand flowers and plants. We also gained TIRZ #3 authorization to improve three historically significant parks including Spohn Park, Norma Urban Park, and Sherril Park, expanding our impact in the downtown area.

We brought more color and vibrancy to the heart of our city while simultaneously honoring Corpus Christi icons this year by hosting the second annual Mural Fest presented by Valero and activating Norma Urban Park. Designed and painted by four national artists, our new murals pay homage to hometown icon Farrah Fawcett, our “Birdiest City” title, the aquatic life, and the impending “Music Friendly City” designation. We also celebrated the life of Norma Urban, who led the DMD from 1995 until 2008 and made strides to create a better downtown. We accomplished this by partnering with Better Block, Visit Corpus Christi, the Chamber of Commerce, and the community to transform the park and honor her battle with breast cancer by painting pink ribbons within the ground mural.

After celebrating First Friday ArtWalk’s 13th birthday, we launched our new footprint expansion at a special edition “MusicWalk” in partnership with the Film & Music Commission where Corpus Christi was officially designated as a “Music Friendly City” by the Texas State Office. This year alone, we saw a total visits of 4.7 million in our district.

We saw great progress this year with the opening of 18 new businesses and over 90 meetings with potential new businesses. We also introduced our new TIRZ #3 Rooftop Activation Program which opens the door for businesses to utilize their rooftops to create unique experiences and showcase dynamic views of our beautiful waterfront.

Our organization also evolved internally as we strategically and empathetically identified and refined our individual skills, strengths, and goals. We created and funded new positions to increase our organizational capacity to continue our mission and were grateful to gain new dynamic and passionate team members to assist in taking our organization to new heights! But this is only a fraction of all we’ve done this year. This Annual Impact Report highlights key benchmarks our team has achieved and the strides we continue to make.

Please join us in celebrating these accomplishments as we look forward to even more progress in 2024!



Alyssa Barrera Mason
Executive Director



Glenn Peterson
Chairman of the Board



WHO WE ARE

The Corpus Christi Downtown Management District (DMD), established in 1993, is a professional Downtown Management District representing property owners and stakeholders within the area bounded by Kinney Street to I-37, and Lower Broadway to the Corpus Christi Marina L and T-Heads. In 2023, the property owners voted to renew the district through 2033. In 2015, the DMD led stakeholders through a branding process to name the Marina Arts District while retaining DMD to refer to the organization and the programs and services we provide.

Vision & Mission Statement

The vision of the CCDMD 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, and accessible waterfront;



Developing a robust, sustainable, and desirable neighborhood;



Promoting remarkable, prismatic cultural experiences;



Growing our team, team mentality, and local capacity to accomplish the vision.

Values

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

DEPENDABLE

We want you to know you can count on us!

OPTIMISTIC

We have a realistic and positive outlook on the future of downtown!

CREATIVE

We value outside the box thinking, new solutions, and new perspectives!

PASSIONATE

We are resolved to accomplishing our vision!

COLLABORATIVE

We make an impact with partnerships!

INCLUSIVE

We believe Downtown is a place for everyone!

FY '23 DMD TEAM

Alyssa Barrera Mason
Executive Director

Alan Albin
Finance & Administration
Manager

Dylan Watson
District Operations Manager

Jenny Bodwell
Economic Development
Manager

Emily Beardmore
Marketing & Events Manager

Patience Wiggins
Marketing & Events Coordinator

Victoria Villarreal
Executive Assistant

Daniela Campos
Communications & Public
Relations Coordinator

Kristen Acock
Placemaking Manager

Aalec O'Donnell
Placemaking & Economic
Development Assistant

Christian Douglas
Graphic Design Intern

FY '23 DMD Board

Glenn R Peterson, Chairman
Realty Exchange Group

Dee Dee Perez, Vice Chair
Hotel Aria

Janet Maxwell, Treasurer
Cooper Maxwell Properties

Josh Richline, Secretary
Richline Technical Services

Casey Lain, Past Chair
House of Rock

Cheryl Votzmeyer-Rios
Clower Management

Eric Gutzchow
Rockit's Whiskey Bar & Saloon

Adrienne Trevino
Water Street Restaurants

Robert Charles
IBC Bank

Krystof Kucewicz
Omni Hotel (TRT Holdings)

Raymond Gignac
Gignac & Associates

Caitlin Shook
Shook Enterprises

Jaime Nodarse Barrera
Texas A&M University -
Corpus Christi

Lesley Lomax
Bar Under the Sun

Ben Molina
Americano Properties

DISTRICT OPERATIONS

Instituting a clean, safe, and beautiful environment;



FY '23 Strategies

- Improve cleanliness and perceptions of cleanliness by 5% annually.
- Elevate standard of care for landscaping and right of way fixtures to create best looking appearance.
- Create a consistent sense of security for all downtown users at all times.
- Collaborate with the community to mitigate adverse environmental and safety perception impacts of homelessness.
- Install and maintain lighting throughout downtown to increase safety at night.

Clean Team Benchmarks

Fiscal Year	FY '21	FY '22	FY '23
Trash Can Cleanings	4,537	7,656	17,349
Block Faces Swept	55,592	63,067	54,504
Biohazard Removal	4,537	3,512	2,763
Bags & Debris Collected	39,998	41,252	30,653
Graffiti Remediated	695	1,445	1,071
Street Team Hours	16,971	15,711	15,589



Homeless Assessment

In November 2022, Block By Block's Homeless Outreach Specialist, Chico Lockhart, conducted an assessment of the current homeless situation in Downtown.

Assessment Findings:

- Very few panhandlers, all of which were not aggressive. Not necessary at this time to implement outreach ambassadors in the Marina Arts District.
- The district was very clean and felt safe.
- Most of the unhoused found in our district were at Artesian Park to charge their cell phones. There were no camps set up and they seemed to be just passing through.

High Activity Areas:

- Upper Broadway
- Shoreline Miradors
- McGee Beach

Downtown Fun Fact

The 2018 Planter Project has been successful and has earned us the nickname "Downtown with flowers on every corner".





Light Maintenance

After the success of Mayor Paulette Guajardo's *illuminando!* Downtown Initiative presented by Corpus Christi Medical Center in 2021, the DMD continues the maintenance, as well as monthly reports on streetlight outages.

684

Feet of Light Strands Replaced

257

Streetlights Reported to AEP

Landscaping Strategies

\$180,612

Invested in Beautifying Downtown Parks



- Secured TIRZ #3 authorization for historically significant parks: Norma Urban Park, Sherrill Park, and Spohn Park.
- Installed foliage and mulch to tree wells to beautify Artesian Park.

15,196
Planter Upkeeps

4,215
Flowers Planted

17,349

Trash Can Cleanings

- Reinvigorated exterior park furnishings with new paint applied to park benches and Artesian Park gazebo.
- Sanded down, power washed, and repainted a bus stop canopy on Water St.



Improve Cleanliness

15,589

Hours Spent Servicing the District
by an 8-Person Clean Team

1,071

Graffiti and Sticker
Removals Completed

1,396

Cigarette Buttlers
Emptied

30,653

Bags of Debris Collected

54,504

Block Faces Swept

In House Landscaping

In 2023, the Clean Team took charge of in-house landscaping in Downtown. Formerly outsourced, the flower procurement, maintenance, and planting are now seamlessly managed internally by the team, enhancing the city's aesthetic appeal through vibrant nature.



PLACEMAKING →

Creating a welcoming, well-designed, and accessible waterfront;

FY '23 Strategies

- Advocate for and support implementation of catalytic infrastructure improvements – especially on the waterfront.
- Create beautiful streetscapes and interactive public spaces through urban design.
- Ensure all downtown users have a connected, convenient, and safe route to and through downtown.
- Enhance the parking system so that public and private parking is available for diverse users when needed.
- Implement family and tourist oriented placemaking initiatives that make parks and places inviting for all ages through design.

2023 Norma Urban Park Summer Activation

The Norma Urban Park Summer Activation revitalized a once vibrant community space with the help of the DMD, Better Block, Visit Corpus Christi, the Chamber of Commerce, and community volunteers. We transformed the park for the summer season, honoring Norma Urban's legacy.

Park Enhancements:

14,400 Sq. Ft. Ground Mural
20' X 8' Sq. Ft. Renovated Shipping Container "Better Block in a Box"

Community Support:

100+ Local Volunteers
\$95,000 Contributed by Partners

Project Partners:



ADA Accessibility

In April 2023, the first ever audit of downtown streets & sidewalks for mobile, stroller, and pedestrian accessibility was conducted.

50
Locations in Need of Accessibility Improvement

Identified the need for:

46 Ramps to Add
11 Crosswalks to Add

11 Sidewalks to Widen
3 Sidewalks to Add

10 Sidewalks to Repair
13 Top Curbs to Make Flush with Driveway



WHERE MUSIC MEETS THE BAY



201 S. Chaparral St.

Eric Karbeling - Honolulu, HI

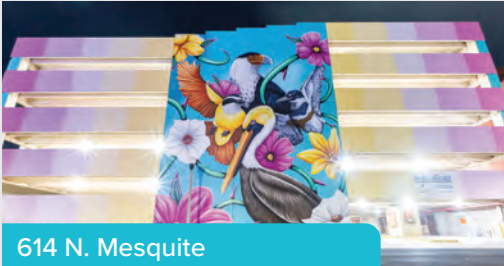
SWEET FARRAH



601 N. Water St.

Krystal Cooke - Flint, MI

FEATHERS UPON THE SHORE



614 N. Mesquite

Ivan Roque - Miami, FL

THE OPALESCENT OCTOPUS



300 N. Shoreline Blvd

Kiptoe - Los Angeles, CA

Mural Fest 2023

The DMD produced the 2nd annual Mural Festival in June 2023, featuring four large-scale commissioned murals by four national artists.

SPONSORED BY Valero

9,000

Sq. Ft. Painted

4

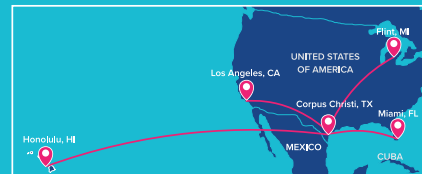
New Murals

8,000

Miles Traveled by Artists to Corpus Christi

100+

Colors Used



Mural Fest Sponsors

- Valero
- United Rentals
- Nueces County
- Union Pacific
- Representative Todd Hunter
- Visit Corpus Christi
- The City of Corpus Christi
- United Chamber
- Global Stage Techs
- Vacasa
- Stonewater Properties
- Harrison's Landing
- Mariner
- BUS
- IBC Bank
- The Port of CC
- CCDRA

Featured Businesses & Artist Host

- Water Street Oyster Bar
- BUS Tasty bites
- Blue Shore Pedal Lounge
- K Space Contemporary
- The Mariner (pop-up bar)
- Art Center of Corpus Christi
- Harrison's Landing
- House of Rock
- Nueces Brewing Co.
- Texas Tease
- Elizabeth's

Small Business Wayfinding

In October 2022, small-business seasonal wayfinding was launched to drive people to downtown businesses and attractions.

4

Rounds of Signage

40+

Businesses, Murals, Attractions and Activations Promoted

56

Signs Total Throughout the Year



Holiday Installations

6,500+

Ornaments Installed Downtown



580

Ornaments Were Replaced on the H-E-B Christmas Tree

31

Trees Wrapped with Multicolored Lights in Downtown Parks

Coopers Alley Sidewalk

Through the Wednesday night Downtown Run Club, the DMD identified the need for a sidewalk to be installed along Coopers Alley adjacent to the Art Center. The DMD championed this project and the City installed the sidewalk in 2023.



BEFORE



AFTER

ECONOMIC DEVELOPMENT

Developing a robust, sustainable, and desirable neighborhood;

FY '23 Strategies

- Increase the supply, density, and variety of residential options.
- Develop a robust food & beverage ecosystem with diverse offerings.
- Recruit an attractive and authentic retail mix for resident and tourist audiences.
- Leverage adaptive reuse and proactive marketing strategies (DowntownTx.org) to activate vacant properties and land parcels.
- 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.

Attract New Business Strategies

Committed for Future Developments

\$115,406,232

93

Meetings held with Potential New Businesses

Awarded & Paid to Downtown Businesses Through TIRZ #3

\$930,405

18

New Businesses Opened

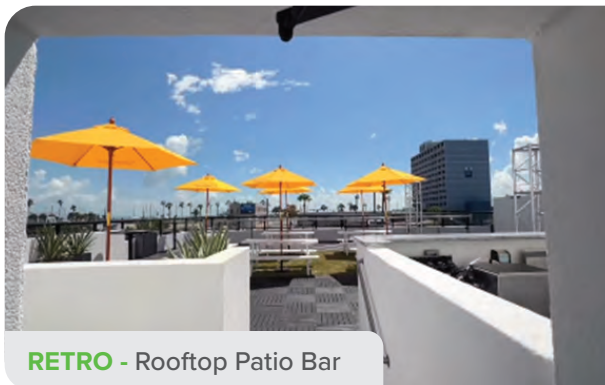
10

Projects in Pre-Construction

30

Applications Received

NOW OPEN



RETRO - Rooftop Patio Bar

NEW! Rooftop Activation Program

In September 2023, the DMD introduced the Rooftop Activation Program to support businesses who want to utilize their rooftops to create unique experiences that highlight views of downtown. In this program, TIRZ #3 will agree to reimburse an approved preexisting or new business' rooftop patio improvement, as well as rooftop access.

Street Level Vibrancy Benchmarks

Benchmark	FY '21	FY '22	FY '23
Vacant Storefront	24	21	7
Entirely Vacant Buildings	20	21	14
Vacant Square Footage	173,974 sq. ft.	214,140 sq. ft.	*295,130 sq. ft.

*Increase due to one 84,000 sq. ft. officially closing

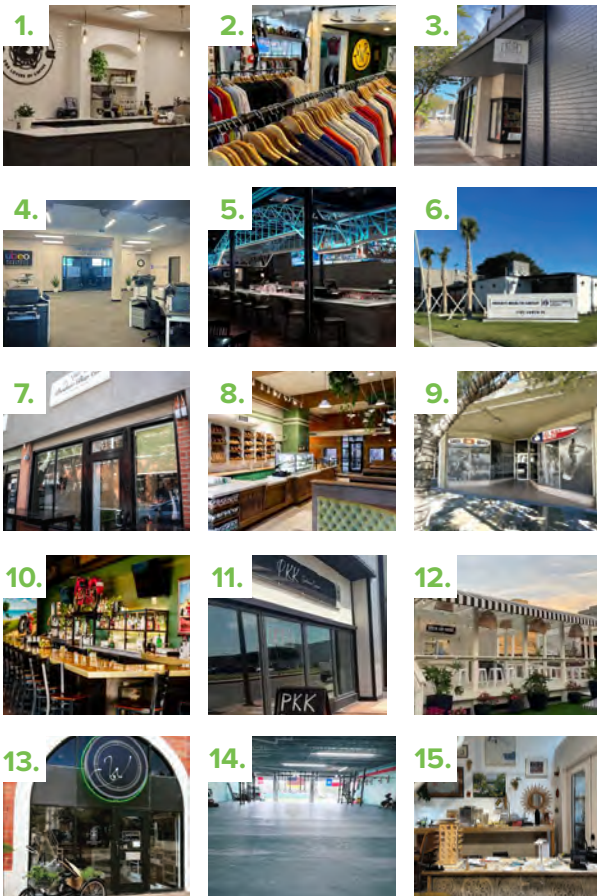
Future Residential Developments



Address: 600 Leopard St
Number of Units: 131
Anticipated Completion Year: June 30, 2025.



Address: 1001 N. Water St.
Number of Units: 58
Anticipated Completion Year: December 31, 2024



Business Openings FY '23

- | | |
|---|--|
| 1. Coffee Waves
802 N. Carancahua St. | 10. The Annex*
312 S. Chaparral St. |
| 2. VNP Gallery
427 Peoples St. | 11. PKK
213 S. Chaparral St. |
| 3. Art Castle Printing*
317 Schatzell St. | 12. BUS - Tasty Bites*
702 N. Chaparral St. |
| 4. UBEO*
402 S. Chaparral St., STE D | 13. Wildflowers Emporium
309 N. Water St., STE C |
| 5. RETRO*
326 N. Chaparral St. | 14. Neptune Fitness*
1001 2nd St. |
| 6. Private Wealth Group*
1102 Santa Fe St. | 15. Lavender + Lee
309 N. Water St. |
| 7. Produce Bar Co
419 Peoples St. | 16. Old Kress Live*
619 N. Chaparral St. |
| 8. Central Kitchen*
320 Lomax St. | 17. Produce Goods
415 Peoples St. |
| 9. Lazy Beach Tap Room*
312 N. Chaparral St., B | 18. The Mariner
108 Peoples St. T-Head |

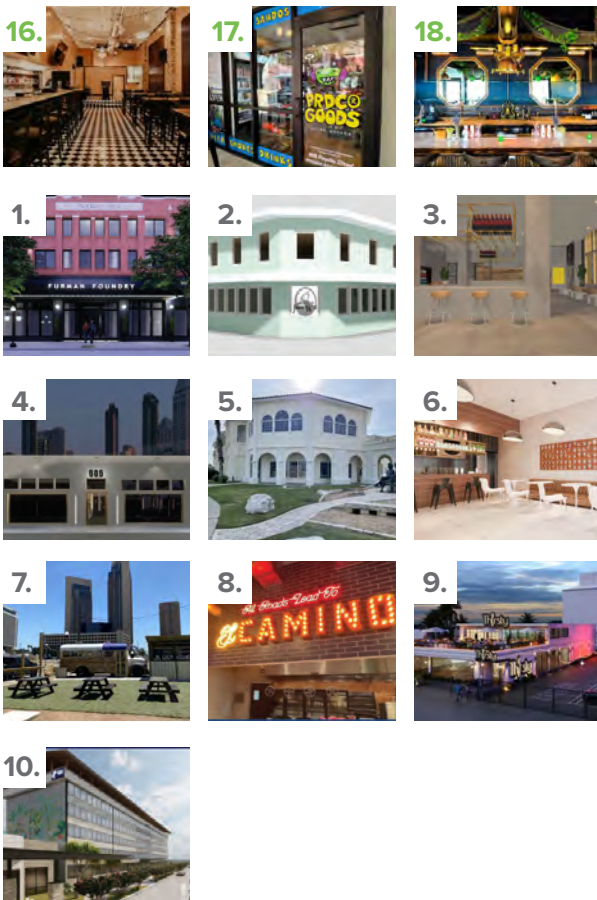
*TIRZ #3 Incentive Projects



Interested in Opening a Business Downtown?

Become a part of our growing community and learn more by contacting our office.

361-882-2363 Jenny@cctexasdmd.com



New Businesses and Projects Announced in FY '23

- | | |
|--|---|
| 1. The Foundry
418 Peoples St. | 6. OK Hi-Fi
415 Peoples St. |
| 2. Law Office of Jason Wolf
226 Tancahua St. | 7. Full Send Barbecue
411 Taylor St. |
| 3. Community Grocery
317 Peoples St. | 8. El Camino
314 N. Chaparral St. |
| 4. 605 Elite
605 Mesquite St. | 9. Thirsty
1002 N. Chaparral St. |
| 5. Gallery 41
100 N. Shoreline Blvd. | 10. Holiday Inn Express
1102 S. Shoreline Blvd. |

COMING SOON



PROMOTIONS



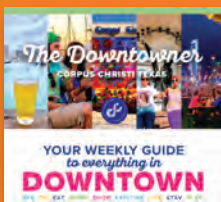
Promoting remarkable and prismatic cultural experiences;

FY '23 Strategies

- Strengthen communication channels to educate the public on Downtown's unique offerings.
- Elevate Downtown's market position by proactively defining the brand through proactive narrative development using a psychographic strategy.
- Facilitate micro-communities (like Business Association, Neighborhood Association, Downtown Run Club) of downtown interest groups to maximize collaboration amongst co-creators and businesses.
- Program and support signature experiences that amplify our unique culture and assets.
- Foster opportunities for the creative class to shine.

Newsletter

The *Downtowner* is a weekly email subscription that sends important updates, business announcements, event and live music schedules.



126,219
Newsletter Opens
29% increase since FY '22

6,276
Subscribers
3% increase since FY '22

Website

Our website GoDowntownCC.com is a central hub for promoting downtown businesses, restaurants, events and festivals.



285,328
Website Visits
34% increase since FY '22

101,416
Unique Visitors
52% increase since FY '22

Social Media

Get social and stay up to date with posts, reels, highlights, and live feed posted daily from Downtown Corpus Christi and its supporters.



37,905
Facebook Followers
6% increase since FY '22

28,493
Instagram Followers
14% increase since FY '22

1,322
LinkedIn Followers
24% increase since FY '22

1,082,900
Total Social Media Reach Across
all Downtown Accounts

@downtowncorpuschristi @downtowncorpuschristi

Downtown Programming

Every Wednesday, DMD and CC Run Club After Dark hosted Downtown Run Club sponsored by AEP Texas, featuring a 2-mile and 5k route. Runners checked in each week to receive prizes and merchandise sponsored by AEP Texas.



513 **227**
Members in FY '23 Average Runners
212 in FY '22 (Monthly Average)

2,034
Facebook Group Members
1,753 in FY '22

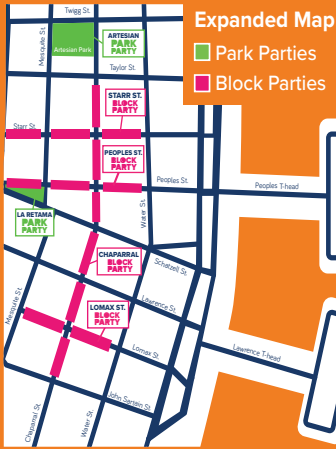
DMD hosted Run Club after parties, meetings, mixers, pub crawls, and promotions throughout the year to draw traffic to downtown restaurants and bars.

First Friday ArtWalk

First Friday ArtWalk is when downtown comes to life! In its 13th year, the monthly event expanded its footprint, partnerships, entertainment, and number of pop-up vendors and food trucks.

ARTWALK

SPONSORED BY
H-E-B
Helping Here



Expanded Map
■ Park Parties
■ Block Parties

➔ **241,500**

Total Visits in District
202,400 in FY '22
19% increase in FY '23

20,100

Average Visits per Month
16,900 in FY '22

12+ **14**

Block & Event
Park Parties Co-producers
4 in FY '22 6 in FY '22



Downtown Mural Festival

The 2nd annual Mural Festival expanded to a 2-day event featuring MuralWalk and the Summer Kick-off Party at Norma Urban Park. DMD also hosted a VIP Mural Mixer and a week of artist hospitality activities for the muralists.



MuralWalk:
25,500

Visits in District
22,900 in FY '22

Summer Kick-off Party:
4,600

Visits at Norma Urban Park
3,100 in FY '22



MusicWalk

The Film & Music Commission formally announced the designation of Corpus Christi as a "Music Friendly City" at September's ArtWalk (MusicWalk)!

MUSICWALK

26,000

Visits in District
17,300 in FY '22



Downtown Holiday Series

The winter season lit up downtown with a business decor contest, holiday features at parks, shops, musical performances, holiday markets, a boat parade, and more.

+ DOWNTOWN CORPUS CHRISTI + HOLIDAY SERIES

➔ **144,100**

Total Visits at Holiday Events
135,400 visits in FY '22
6% increase in FY '23



Holiday Market
on
PEPPERMINT
Lane

74,600

Visits in District (7 Sundays)
407 vendors in FY '23



CHRISTMAS
TREE

9,200

Visits to Water's Edge Park
2,200 Visits in FY '22



HOLIDAY

* Free *

IN LA RETAMA PARK

15,300

Visits in District
16,500 visits in FY '22



MAYOR GUJARDO 2

MERRIEST
DOWNTOWN DECOR CONTEST

17,300

Visits in District
16,700 in FY '22



ILLUMINATED
BOAT PARADE

5,900

Visits to Downtown Marina
6,000 Visits in FY '22



Downtown Events & Festivals

In FY '23, Downtown hosted a variety of events and festivals. DMD co-promoted/produced events recorded.

➔ **759,800** **19,482**

Total Recorded
Event Visits

Avg. Visits per Event Day
51% above Avg. Day

Top Recorded Events

Visits in District

Buc Days (11 days)	181,300
Día de los Muertos Festival	50,200
Jazz Festival (3 days)	43,300
Mayor's Big Bang Celebration	31,200
St. Patty's Day Festival	27,500
Beach to Bay Relay	22,400

*Visits recorded span entire event day

*21 recorded events in district

ORGANIZATIONAL MANAGEMENT

Growing our team, team mentality, and local capacity to accomplish the vision.

FY '23 Strategies

- Provide effective administration of complex governance structure while optimizing entities and programs.
- Collaborate with partners to diversify funding and foster a “teamwork” mentality towards revitalization.
- Recruit, retain and develop motivated, dedicated staff to implement vision and expand organizational capacity.
- Evolve software, technology, and facilities to provide professional best in class working environment.
- Establish a culture in which information is readily shared.

AUDITED FINANCIALS

Revenue

City/Public Support	
City Interlocal Agreements	\$366,584
TIRZ #3	\$801,647
Total	\$1,168,231

Private Sector Support

Assessment Income	\$259,153
Advisory Council	\$165,000
Downtown Business Association	\$29,474
Sponsorships/Grants	\$217,908
Events	\$90,547
Total	\$762,082

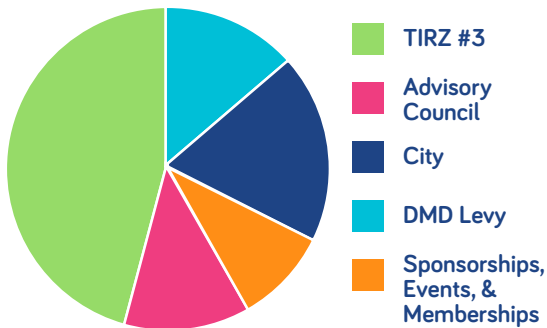
Deficit	\$24,953
Total Revenue	\$1,955,266

Expenses

District Operations	\$612,258
Economic Development	\$10,800
Placemaking	\$247,157
Promotions	\$277,502
Organizational Management	\$807,549
Total Expenses	\$1,955,266

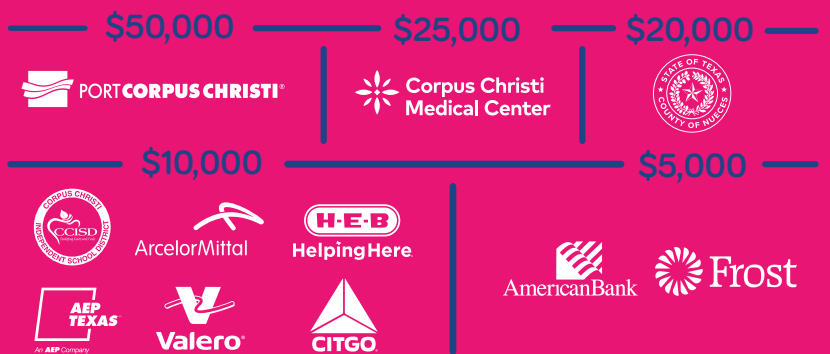


Revenue by Sources



Downtown Advisory Council 2022-2023

DMD developed bold partnerships with the City of Corpus Christi, Corpus Christi Regional Transportation Authority and muralists to make the District and the Greater Downtown Area more accessible and beautiful, leading to big results!



Event Sponsors 2022-2023

- | | | |
|-----------------------------|------------------------|----------------------------|
| The Port of Corpus Christi | Visit Corpus Christi | Fleet Feet Corpus Christi |
| H-E-B | Vacasa | Corpus Christi Tourism PID |
| AEP Texas | Stonewater Properties | Valero |
| NEC Co-op Energy | Harrison's Landing | United Rentals |
| Valero | Mariner | Nueces County |
| The City of Corpus Christi | BUS | Union Pacific |
| United Chamber | CCDRA | Representative Todd Hunter |
| Global Stage Techs | Chic-Fil-A | IBC Bank |
| Andrew's Distribution | Corpus Christi Marina | |
| The Point of Corpus Christi | Social Butterfly Media | |

Thank You!

Municipal Management District Administration & Governance

- ➔ Created Renewal Website.
- ➔ Prepared information packets and sent by certified mail to over 100 property owners.
- ➔ Secured 64% of Property Owner Signatures, five months before target deadline.
- ➔ Finalized and Adopted 10 Year Service Plan.
- ➔ Completed Decade Downtown Documentary to tell the story of Downtown 2013 - 2023.



Rockit's Whiskey Bar & Saloon
Decade Downtown Documentary Viewing

Partner Collaboration & Recognition



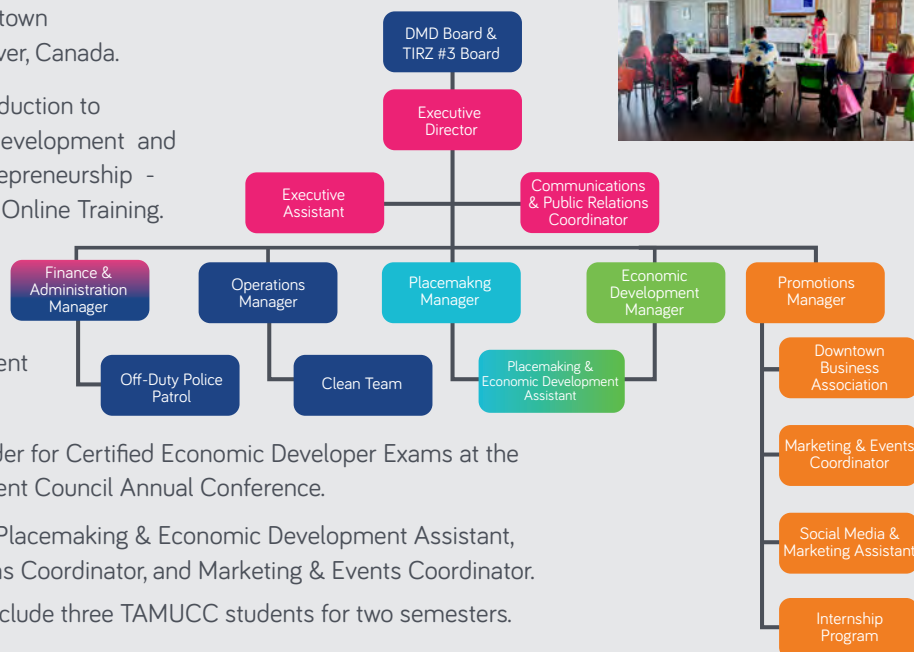
State of Downtown - Founded the Downtowner Awards - partnering award categories with sponsorships by key organizations to recognize:

- **Downtowner of the Year, City of Corpus Christi** - Richard Lomax, Water Street Restaurants
- **Best New Business, United Chamber of Commerce** - Carlos Cooper, Hybrid Records
- **Social Butterfly of Downtown, Social Butterfly Media** - Sierra Lara, Executive Surf Club
- **Artistic Influence of the Year, Global Stage Techs** - El Dusty, Produce®
- **Best Downtown Event, Knightstorm Productions** - Michelle Smythe, Día de los Muertos Festival
- **Host of the Gulf Coast, Visit Corpus Christi** - Casey Ortiz, Bar Under the Sun
- **Good Vibes Award, The Port of Corpus Christi** - Clay Reuter, Art Museum of South Texas

Established Partnership with United CC Chamber - CB to DC, CB to ATX, and joining the Coastal Bend WWII Heritage Designation Committee.

Organizational and Team Capacity

- ➔ Team attended International Downtown Association Conference in Vancouver, Canada.
- ➔ Executive Director completed Introduction to Entrepreneurship-Led Economic Development and Accelerating Growth Through Entrepreneurship - Led Economic Development IEDC Online Training.
- ➔ Executive Director served as a grader for Certified Economic Developer Exams at the International Economic Development Council Annual Conference.
- ➔ Executive Director served as a grader for Certified Economic Developer Exams at the International Economic Development Council Annual Conference.
- ➔ Realigned and filled 3 positions - Placemaking & Economic Development Assistant, Communications & Public Relations Coordinator, and Marketing & Events Coordinator.
- ➔ Expanded internship program to include three TAMUCC students for two semesters.



DOWNTOWN PARTNERSHIPS

Downtown Advisory Council



Our Downtown Advisory Council is made up of visionary leaders across industry sectors that play a unique role in the growth and development of our neighborhood. With your support, Downtown will be positioned to make significant strides into the future.



Thank you to the FY '22-23 DAC Members!



Downtown Business Association

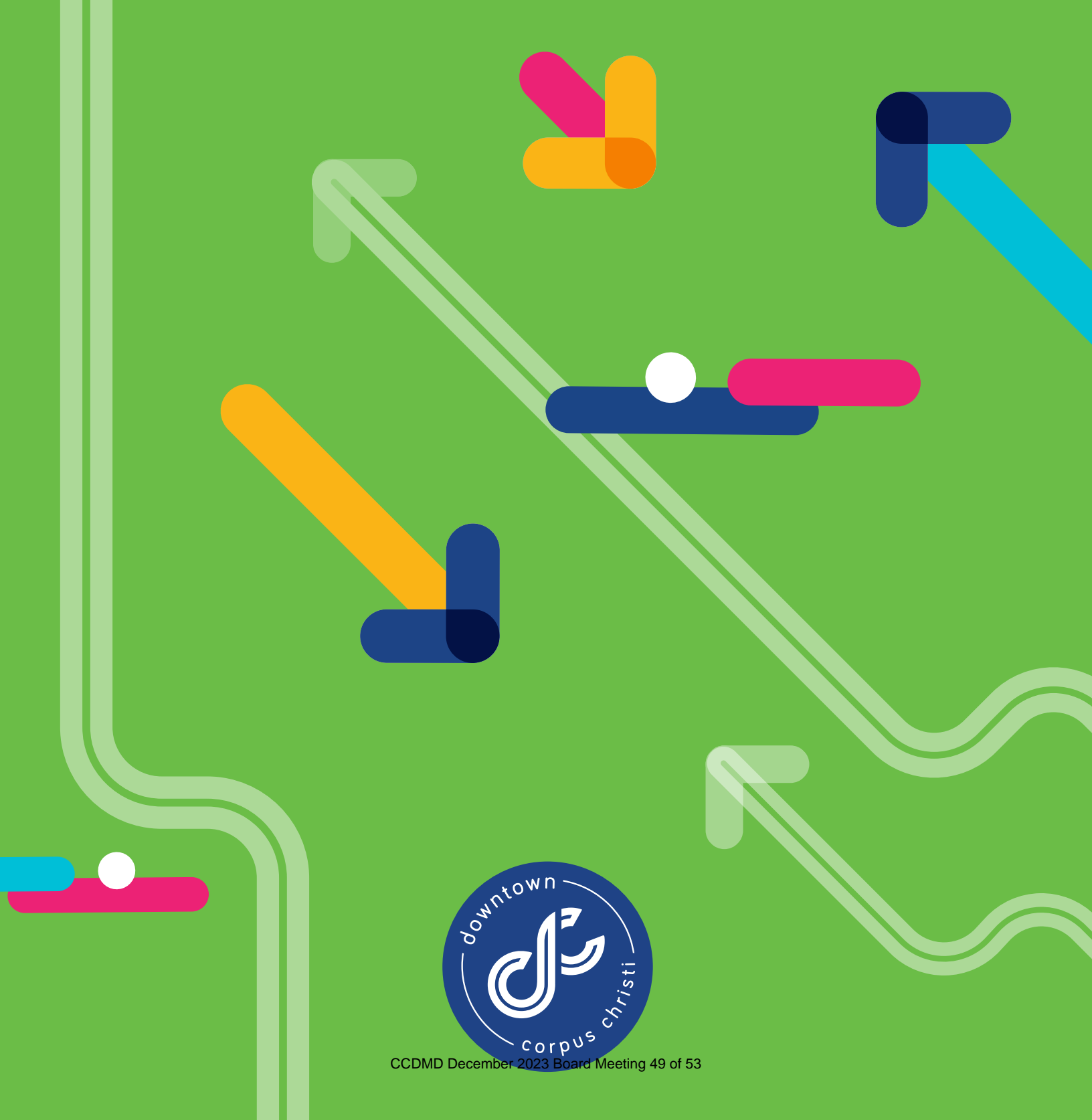


The Downtown Business Association, locally known as the DBA, is a collective of over 30 downtown shops, restaurants, entertainment venues, and partners who work to keep our community vibrant and lively. The purpose of the DBA is to connect, engage, and promote downtown businesses, its amenities, seasonal specials, and events.



Thank you to the FY '22-23 DBA Members!

- | | | |
|------------------------------|-----------------------------------|----------------------|
| 20/20 Vintage | Lazy Beach Brewing | The Mariner |
| Art Castle Printing | Mulligan's | RETRO |
| Art Center of Corpus Christi | Museum of Science & History | The Ritz Theatre |
| Art Museum of South Texas | National Charter Bus | Vietnam Restaurant |
| Bella Luna Downtown | Neptune Fitness | Visit Corpus Christi |
| Blue Shore Pedal Lounge | Nueces Brewing Co. | HYPEBYKE |
| BUS | Peace of Mind | Water Street Market |
| Cafe Calypso | Portis Country Kitchen | Old Kress Live |
| Cassidy's Irish Pub | Produce Bar Co. | Axis Tattoo |
| Central Kitchen | Produce Gallery | |
| Cravey Real Estate Services | Rebel Toad Brewing | |
| Dokyo Dauntaun | The Port of Corpus Christi | |
| Executive Surf Club | Richline Technologies | |
| Flanagan's + Graffitis | Rocket's Whiskey Bar & Saloon | |
| Global Stage Techs | Skeleton Key Curios | |
| Grow Local Farmer's Market | Social Butterfly Media Consulting | |
| Harrison's Landing | Somos Yoga | |
| House of Rock | Sports Commission | |
| Hybrid Records | Taylor Cravey Photography | |
| The Annex | Water Dog Yoga, SUP & Barre | |
| Impact Marketing | The Bay Jewel | |
| K Space Contemporary | The Exchange | |
| La Playa by the Bay | The Gold Fish | |



FY 23 Annual Audit



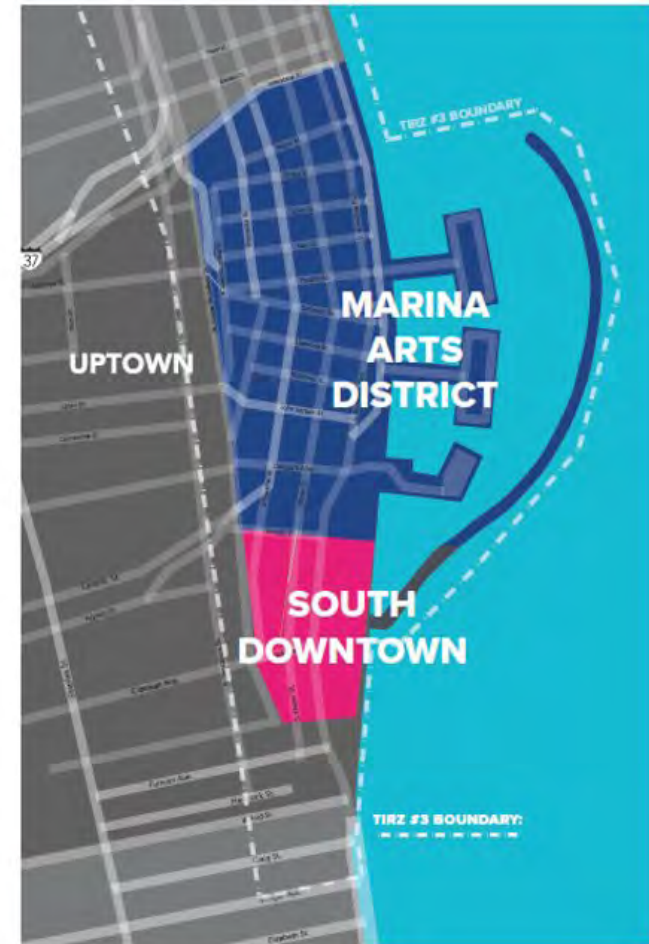
Copy of FY 23 Annal Audit to be presented at Board Meeting

Boundary Expansion Updates

- Currently have 47.6% of South Downtown Boundary

Frost Bank	39.5%
Agnes Water – 401 Water Street	3.6%
Shoreline Terrace	4.5%
Total	47.6%

2024-2033





13. Board Requests for Next Meeting



14. Adjourn