



# Board Meeting

June 20, 2024

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

9:00 a.m., Thursday, June 20<sup>th</sup>, 2024  
IBC Bank, 221 S. Shoreline, 2<sup>nd</sup> 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 May 16<sup>th</sup>, 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
- 9) PLACEMAKING:
  - a. Dog Waste Stations
  - b. Mural Fest 2024 Updates
- 10) ECONOMIC DEVELOPMENT:
  - a. Projects Updates
- 11) PROMOTIONS:
  - a. June ArtWalk Report
  - b. ArtWalk Street Closures Updates
  - c. Special Events
    - i. Mural Fest 2024 Updates
  - d. Programming Report
- 12) ORGANIZATIONAL MANAGEMENT:
  - a. Review resolution FY 2023-2024 Jun-01 Marina Master Plan with possible action
  - b. Review resolution FY 2023-2024 Jun-02 Type A Sales Tax Reauthorization DMD Letter of Position with possible action
  - c. Review resolution FY 2023-2024 Jun-03 Healthcare Contract Renewal with possible action
  - d. FY 2024-2025 Preliminary Budget
  - e. Report on Board Appointments, Election, & Possible Action
  - f. ArtWalk Economic Impact Study
- 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, 2<sup>nd</sup> Floor

Minutes, Regular Board of Directors Meeting May 16th, 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, May 16th, 2024, at IBC Bank, 2<sup>nd</sup> 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: Charles, Gignac, Gutschow, Kucewicz, Lain, Lomax, Maxwell, Perez, Peterson, Shook, Trevino & Votzmeyer-Rios. Also present: A. Mason, A. Albin, J. Bodwell, D. Campos, I. Espinosa, A. O'Donnell, G. Rodriguez, V. Villarreal, P. Wiggins & J. Wright, CCDMD, D. Watson, Block by Block, R. Penska, City of Corpus Christi. B. Bailey & J. DeLeon, CBWF.

Chairman Peterson determined a quorum at 9:00 a.m. Item 1 & called meeting to order Item 2. Chairman Peterson 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 E. Gutschow and passed unanimously.

Chairman Peterson moved to Item 6 on the agenda.

**6) PUBLIC FORUM:**

There were no comments from the public.

Chairman Peterson moved to Item 7 on the agenda.

**7) CITY & PARTNERING ORGANIZATIONS REPORTS:**

R. Penska provided an update on homeless resources aimed at funding non-profits

Chairman Peterson 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) Drainage and Trash Issues
  - A Mason provided an update of storm drains and trash dumpsters. Nash Pressure washing has been engaged to clean Starr St.

Chairman Peterson moved to Item 9 on the agenda.

**9) PLACEMAKING**

- a) Mural Fest 2024 Updates
  - A. O'Donnell provided updates by PowerPoint Presentation.

Chairman Peterson moved to Item 10 on the agenda.

**10) ECONOMIC DEVELOPMENT**

- a) Projects
  - J. Bodwell provided updates by PowerPoint Presentation.

Chairman Peterson moved to Item 11 on the agenda.

**11) PROMOTIONS.**

- a) May ArtWalk Report
  - P. Wiggins gave updates on item 11a. by PowerPoint Presentation
- b) ArtWalk Street Closures
  - A. Mason gave updates on item 11b. by PowerPoint Presentation
- c) Special Events
  - I. Pirate Pub Crawl

Mural Fest 2024

Wiggins gave updates on items 11c & c . by PowerPoint Presentation

d) Programming Report

I. Espinosa provided updates on item 11d. by PowerPoint Presentation

Chairman Peterson moved to Item 12 on the agenda.

**12) ORGANIZATIONAL MANAGEMENT:**

- a) Review Resolution FY 2023-2024 May-01 No Smoking Ban in Parks Ordinance with possible action.  
A. Trevino made a motion to approve Resolution FY 2023-2024 May-01. This was seconded by C. Votzmeyer-Rios and passed unanimously.
- b) Review Resolution FY 2023-2024 May-02 Marina Master Plan with possible action.  
Withdrawn by staff.
- c) Discussion of FEMA Flood Map, Museum Flood Wall, & Type A Sales Tax Reauthorization  
A. Mason provided update on item 12c. by PowerPoint Presentation.

Chairman Peterson moved to Item 13 on the agenda.

**13) Board Requests for Next Meeting**

- Letter of DMD position regarding the Type A Sales Tax Reauthorization.

Chairman Peterson moved to Item 14 on the agenda.

**14) Adjourn**

Meeting adjourned at 9:52a.m.

\_\_\_\_\_ Glenn Peterson, Chairman.

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

May 31, 24

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Bank Deposits	
1100 · Petty Cash	7.59
1150 · PayPal	5,401.21
1215 · American Bank Operating Account	9,289.85
1223 · American Bank EFT Account	136,533.58
1284 · American Bank Office Account	3,730.39
<b>Total 1000 · Bank Deposits</b>	<u>154,962.62</u>
<b>Total Checking/Savings</b>	154,962.62
<b>Accounts Receivable</b>	
11000 · Accounts Receivable	248,167.14
<b>Total Accounts Receivable</b>	<u>248,167.14</u>
<b>Other Current Assets</b>	
2000 · Current Assets	
2200 · Prepayments	13,432.99
<b>Total 2000 · Current Assets</b>	<u>13,432.99</u>
<b>Total Other Current Assets</b>	<u>13,432.99</u>
<b>Total Current Assets</b>	<u>416,562.75</u>
<b>TOTAL ASSETS</b>	<u><u>416,562.75</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	82,231.41
<b>Total Accounts Payable</b>	<u>82,231.41</u>
<b>Other Current Liabilities</b>	
23100 · Accruals	24,580.60
24000 · Payroll Liabilities	
24200 · Retirement Contributions	3,455.83
<b>Total 24000 · Payroll Liabilities</b>	<u>3,455.83</u>
25500 · Sales Tax Payable	0.10
<b>Total Other Current Liabilities</b>	<u>28,036.53</u>
<b>Total Current Liabilities</b>	<u>110,267.94</u>
<b>Total Liabilities</b>	110,267.94
<b>Equity</b>	306,294.81
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>416,562.75</u></u>

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

	<u>May 24</u>	<u>May 23</u>	<u>% Change</u>	<u>Oct '23 - May 24</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>	178,781.46	159,706.33	11.94%	1,564,124.01	2,367,536.00
<b>Gross Profit</b>	178,781.46	159,706.33	11.94%	1,564,124.01	2,367,536.00
<b>Expense</b>					
60000 · District Operations	61,243.36	50,595.93	21.04%	439,764.29	660,684.00
62000 · Economic Development	750.00	8,200.00	-90.85%	10,509.78	23,475.00
63000 · Placemaking	14,403.42	800.00	1,700.43%	109,682.73	190,000.00
64000 · Promotions	17,954.38	38,394.23	-53.24%	219,383.86	395,950.00
65000 · Organizational Management	82,315.10	64,355.73	27.91%	635,953.94	1,078,714.00
<b>Total Expense</b>	176,666.26	162,345.89	8.82%	1,415,294.60	2,348,823.00
<b>Net Ordinary Income</b>	2,115.20	-2,639.56	180.14%	148,829.41	18,713.00
<b>Net Income</b>	<u>2,115.20</u>	<u>-2,639.56</u>	<u>180.14%</u>	<u>148,829.41</u>	<u>18,713.00</u>







# 8. District Operations

# Clean Team / Block by Block Update



## Mural Fest Preparation

- Received lifts two days before artists arrived
- Pressure washed mural walls to ensure a clean painting surface
- Used lifts to perform quick maintenance on other previously unreachable areas

Before



After



## Tree Maintenance



# Clean Team / Block by Block Update



## Mural Fest Preparation

- Cleared mural locations of trash, building debris, weeds
- Used Kubota's hydraulic lift to transport heavy material
- Completed before artist arrival to secure a clean and safe working area

## Debris Disposal



**Before**



**After**

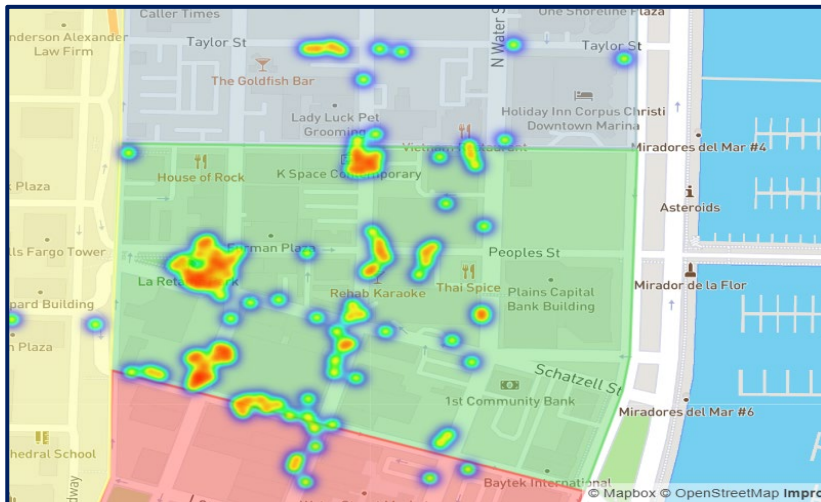




# 9. Placemaking


# Dog Waste Stations


- Clean Team produced heat map showing dog waste hot spots in District
- Installed 4 dog waste stations w/custom signs
  - Cosmopolitan Apartments (front & back)
  - Nueces Lofts
  - Lady Luck / Tidy paws Pet Grooming



# Mural Fest 2024

DOWNTOWN CORPUS CHRISTI



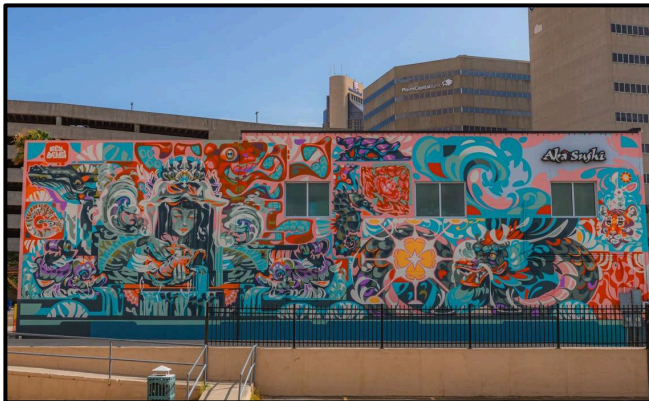
PRESENTED BY  Corpus Christi Medical Center



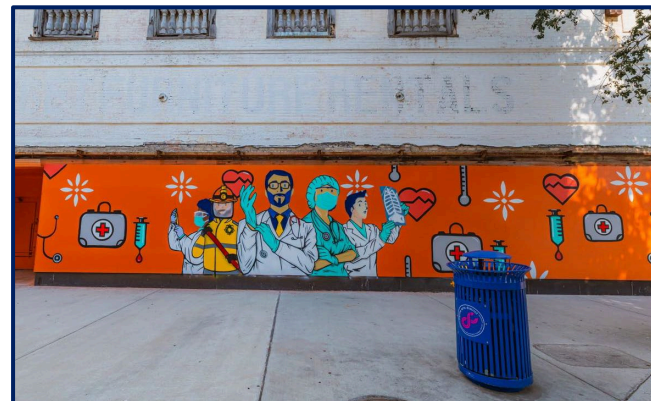
**MAREA** – SM Sanz



**Temporal Tides** – Anthony Brooks



**Aquatic Enchantress**– Key Detail



**Caring for the Community** –  
Cre8ive Culture



**Wanderer** – Sonny Sundancer



# 10. Economic Development

# 416 Flats (New Project)

<b>Address</b>	<ul style="list-style-type: none"> <li>416 N Chaparral Street</li> </ul>
<b>Description</b>	<ul style="list-style-type: none"> <li>416 N Chaparral St, LLC acquired this property in 2019 and proposes a massive renovation to the entire 10-story building. The building will include 102 units of apartments, townhomes, penthouses, and two street level retail spaces. Rent for the units will range from \$900 - \$2,300 and the building will be called 416 Flats.</li> <li>Interior improvements will include: new elevators, new mini-split/PTAC/HVAC units, MEP repairs and upgrades, a reconfiguration of the common areas to include a seating area and new bathrooms, a reconfiguration of the retail spaces, sheetrock repairs, new vinyl flooring, fresh paint, new cabinets and countertops for the living units, and new doors.</li> <li>Exterior improvements will include: repairs to brick facade, a new entrance, new windows, fresh paint, repaving and restriping the parking lot, parking lot fencing, new lighting, security cameras, awnings, and landscaping.</li> </ul>
<b>Project Cost</b>	<ul style="list-style-type: none"> <li>\$ 14,983,130</li> </ul>
<b>Incentive Proposed</b>	<ul style="list-style-type: none"> <li>Downtown Living Initiative Program - \$3,060,000</li> </ul>
<b>Completion Date</b>	<ul style="list-style-type: none"> <li>August 30, 2027</li> </ul>

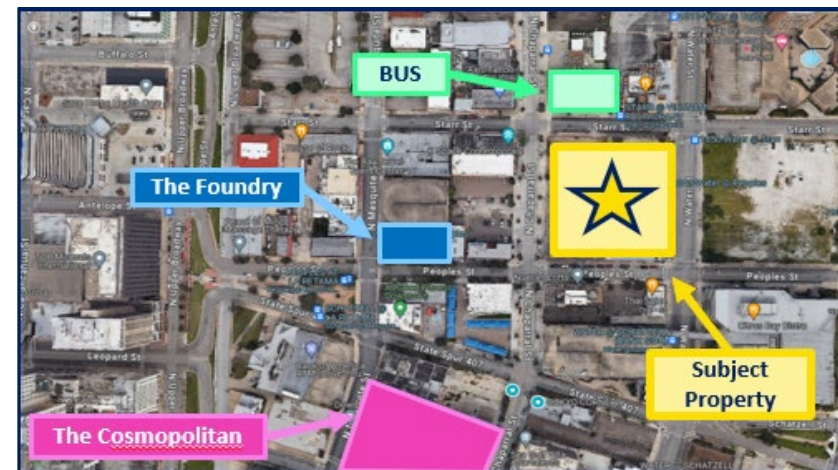
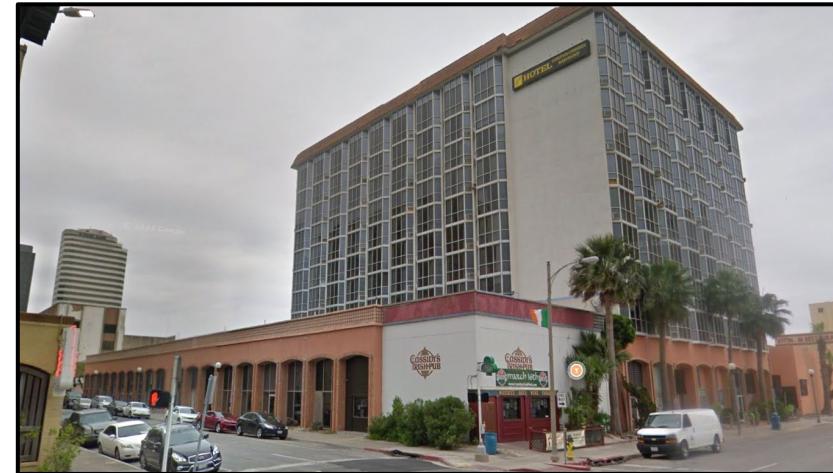






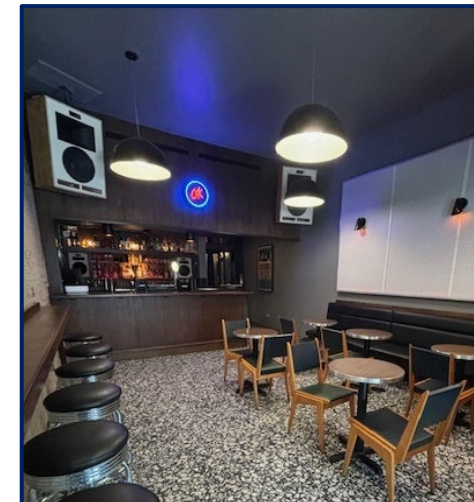
# Hotel Arya (New Project)

<b>Address</b>	<ul style="list-style-type: none"><li>601 N Water Street</li></ul>
<b>Description</b>	<ul style="list-style-type: none"><li>YC Texas Hotel, LLC plans to completely transform the former Bayfront Hotel at 601 N Water Street into a new 200-room hotel, <i>The Hotel Arya</i>.</li><li>Interior construction is already underway. Improvements to the exterior as well as the elevators were approved.</li><li>Improvements will include resurfacing of the roof, new paint, stucco repairs, new doors, enhancements to the entry ways, upgraded lighting, new security cameras, new signage, parking lot repaving, new landscaping, and upgrading the existing elevators.</li></ul>
<b>Project Cost</b>	<ul style="list-style-type: none"><li>\$24,309,962</li></ul>
<b>Incentive Proposed</b>	<ul style="list-style-type: none"><li>Streetscape &amp; Safety Program: \$1,383,500</li><li>Targeted Vacant Building Improvement Program: \$775,000</li></ul>
<b>Completion Date</b>	<ul style="list-style-type: none"><li>May 30, 2025</li></ul>



# OK HI-FI (Update)

<b>Address</b>	<ul style="list-style-type: none"> <li>• 415 D Peoples Street</li> </ul>
<b>Description</b>	<ul style="list-style-type: none"> <li>• OK HI-FI held their soft opening this past May. They are currently open Thursday and Friday from 6pm - 1am and Saturday from 8pm-1am. A range of various alcoholic beverages and signature cocktails are offered. Some of the names of their signature cocktails are the Strawberry Fresca, Mango Warrior, and Dragon Juice.</li> <li>• Parking lot construction is currently underway.</li> <li>• Grand opening will be held in July 2024.</li> </ul>
<b>Project Cost</b>	<ul style="list-style-type: none"> <li>• \$270,660</li> </ul>
<b>Incentive Proposed</b>	<ul style="list-style-type: none"> <li>• Streetscape &amp; Safety - \$48,075</li> <li>• Commercial Finish Out - \$20,000</li> </ul>
<b>Completion Date</b>	<ul style="list-style-type: none"> <li>• September 30, 2024</li> </ul>





# 11. Promotions

# ArtWalk Report

June 7th, 2024



- **16,500 visits to ArtWalk**
  - 8,200 in '23
  - 2,000 visits from Out of Towners (50+ miles)
- **210 Businesses involved:**
  - 12 ArtWalk Curators
  - 172 Vendors & Food Trucks
  - 26 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**
  - Mural Fest 2024 – Mural Dedications
  - CC Mazda & CC Mistu. Partnership – FREE Community Parking & Art Booth
  - Lowrider Car Display by Leal Bro. Custom Paint & Body
  - Pilot of CCRTA Shuttle





# Special Events

## 2024 Mural Fest – June 1st – June 8th



- **Artist Hospitality Offerings**

- **May 31st:** Welcome Dinner for Artists at Brewster St. Icehouse
- **June 1st:** Lunch & Harrison's Landing & Cruise on the Texas Tease.
- **June 2nd:** Lunch at Elizabeth's and Docent Tour of The Art Museum of South Texas.
- **June 3rd:** Lunch at Water Street Oyster Bar
- **June 4th:** Hooks Baseball Game in Visit CC Suite
- **June 5th:** DT Farmer's Market Meet & Greet and dinner at Gallery 41.
- **June 6th:** Dinner at Frida's Mexican Restaurant
- **June 7th:** Lunch at House of Rock
- **June 8th:** Lunch at Aka + Retro

The poster for the Downtown Corpus Christi Mural Fest 2024 features a colorful banner at the top with the text 'DOWNTOWN CORPUS CHRISTI MURAL FEST 2024'. Below the banner, it says 'PRESENTED BY Corpus Christi Medical Center'. A green bar reads 'OFFICIAL ARTIST LINEUP'. The lineup includes: Anthony Brooks (a man with a beard and a blue plaid shirt), SM Sanz (Stephanie Sanz, a woman with dark hair), and Sonny Sundancer (Sonny Behan, a man with long hair). Below them are Key Detail (Andrey Kravtsov, a man with short hair) and Creative Culture Art Collective (Jeremy Flores, Adrian Sandoval, Isabella Carrasco, Ralph Mirable, Jennifer Seymour, Lisa Quintanilla). The event is on Friday, June 7th, from 6-10 PM. It is a free event with vendors, live music, food trucks, and more. The poster also lists mural fest partners (Nueces County, Visit CC, etc.) and sponsors (Vacasa, Valero, etc.).

# Special Events

## 2024 Mural Fest – Education Day, June 6th

- Headed by Jason Tetlak with National Mural Awards
- 34 in attendance at TAMUCC Artist Talk
- 73 in attendance at the Artist Summit
- Sponsorships & Partnerships
  - Valero - \$5,000
  - Andrews Distributing - \$250
  - Kspace Contemporary - Location
  - Nothing Bundt Cakes - Refreshment
  - Donations
  - Frida's Mexican Restaurant - Artist Dinner

# ARTIST SUMMIT

PRESENTED BY 



# Special Events

## 2024 Mural Fest – V.I.P. Wrap-Up Party & National Mural Awards, June 8th

- 115 in attendance
- Sponsorships & Partnerships:
  - Sponsored by Vacasa - \$5,000
  - Rockit's Whiskey Bar & Saloon - Host
  - National Mural Awards/Jason Tetlak
- National Mural Awards (In Attendance):
  - Community Award Winners:
    - Uvalde Love Project - Uvalde Mosaic Mural
  - National Gold: Key Detail, New York, NY
  - Region 1 Gold: Key Detail, New York, NY
  - Region 2 Gold: Sonny Behan, Miami, FL
  - Region 3 Bronze: Ivan Roque, Miami FL
  - Region 5 Gold: Eric Karbeling, Honolulu HI

# V.I.P. WRAP-UP PARTY



PRESENTED BY  vacasa





# Programming Report



## *Downtown Business Association*

- 54 DBA Members 23'-24'
- 06/19 - June Meeting
  - Held virtually
  - **Agenda Items:** Hurricane Preparedness (Guest Speaker), Mural Fest Recap, DBA Renewals, business promotions for July.



*Photo from May's DBA Meeting ft. Yvonne, The Social Butterfly - Media Consulting.*

## *Downtown Run Club*

- Sponsors & Partners
  - Fleet Feet – Presenting Sponsor
  - AEP Texas – Ambassador & Merch
  - CC Run Club After Dark - Co-producer
- Start & After Party
  - BUS & Lucy's Snackbar
- Run Club Stats
  - 886 total registrations from inception
  - 593 total runners in May (130 NEW runners)
- Themed Runs
  - June 5th: Paint-Themed run to recognize Mural Fest and Global Running Day, 250 runners participated.





# 12. Organizational Management

**Memo**

**To:** DMD Board of Directors  
**From:** Alyssa Barrera Mason, Executive Director  
**Date:** June 20, 2024  
**Subject:** Marina Master Plan



**Action Requested**

Discussion to approve Marina Master Plan.

**Overview**

J. Atwood has presented an action plan for the Marina Master Plan for final discussion by the Board. The Board is to review the action plan and discuss approval of the Marina Master Plan.

**Attachments:**

1. Marina Master Plan – Action Plan
2. Resolution FY 2023-2024 Jun-01 Marina Master Plan

**RESOLUTION FY 2023-2024-Jun-01  
TO SUPPORT THE MARINA MASTER PLAN**

WHEREAS, the CCDMD board was provided with a presentation on the Marina Master Plan at their April 18th meeting;

WHEREAS, CCDMD Board has reviewed the presentation handout;

WHEREAS, the Marina is contained within the Marina Arts District

WHEREAS, improvements to the Marina will enhance the entire Marina Arts District

NOW, THEREFORE, BE IT RESOLVED that the CCDMD approves Resolution FY 2023-2024-Jun-01 in support of the Marina Master Plan.

The above resolution statements were approved and declared adopted on this 20<sup>th</sup> day of June 2024.

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Glenn Peterson  
Chairman

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Josh Richline  
Secretary



## Introduction

The following action plan is the implementation guide for the Marina Master Plan completed by EDSA in March 2024. It is the intent of this document to provide strategic direction to the City of Corpus Christi for the development of the city marina over the next 10 years.

## Background

In February 2023, an RFP was sent out by the City of Corpus Christi seeking a consultant with experience creating master plans for marinas and waterfront developments. In July 2023, the City initiated a contract with EDSA to develop a master plan for the city marina. The intent of this master plan is to create a vision for the future of the marina that will guide the city to continue improvement and further development for the next 10 years. Following the completion of the marina master plan document in March 2024, the recommendations were presented to city staff for review and further discussion.

## Findings

EDSA started the development of the Marina Master Plan after studying the Corpus Christi Marina during a site visit in September 2023 and holding a series of stakeholder meetings with City Council Members, Marina Advisory Committee Members, City Executive staff, Parks and Recreation leadership, and the Marina Manager.

At the completion of the stakeholder meetings, feedback was summarized with four common themes that included, marina related concerns, parking, development concepts, and general.

1. Marina Related Concerns
  - a. Concerns about breakwater height and the infrequency of maintenance dredging, which puts dockage at risk of damage.
  - b. Silting at docks due to ship movements in the channel.
  - c. Consider the use and management of dredge material. Challenges related to occupancy rates, derelict boats, and slip rates.
  - d. Importance of sailing, regattas, and fishing activities.
  - e. Improvements suggested included boat repair facilities, bait stands, fuel stations, and boat ramps.
  - f. Considerations for storm preparedness, accommodation of transient boaters.
2. Parking
  - a. Parking is an issue during peak times and special events. Suggestions for shuttle services and revisiting past parking plans.
  - b. Alternative transportation methods and reducing reliance on private vehicles considered as potential solutions.
  - c. Desire to maintain north bound traffic at seawall.

# Action Plan - Corpus Christi Marina Master Plan



## 3. Development Concepts

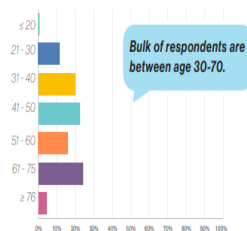
- a. Enhancement ideas include floating buildings, environmental demonstration areas, and concepts for a fisherman's village.
- b. Discussions centered around cultural identity, outdoor activities, and attracting both locals and tourists to the area.
- c. The need for public facilities, retail spaces, food trucks, and movable retail options was emphasized.
- d. Responsible, feasible, and phased development was stressed, addressing challenges such as parking, FEMA requirements, and public accessibility.
- e. Plans for new marina offices at Coopers L Head.

## 4. General

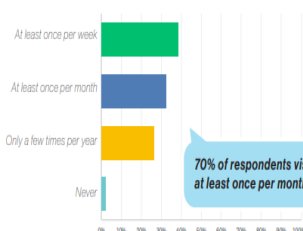
- a. Mention of local events and attractions, such as air shows, and festivals as important community aspects.
- b. Downtown challenges highlighted, including underutilized land, the lack of residential, and the need for more mixed-use activities.
- c. Lack of shade is a big issue.
- d. Pedestrian connectivity is lacking safety.

Additional stakeholder outreach included a public survey that was conducted online November 2023 and received 602 respondents.

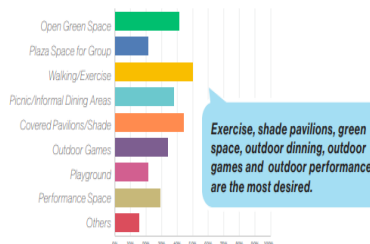
HOW OLD ARE YOU?



HOW OFTEN DO YOU GO TO THE MARINA?



WHICH TYPES OF PROGRAMS AND SPACES WOULD YOU MOST LIKELY UTILIZE?

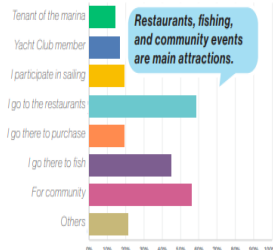


## RESULTS OF PUBLIC SURVEY

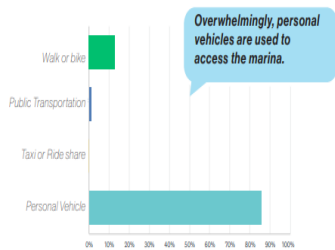
(Approximately 600 Respondents)

The planning team worked closely with the City to prepare a survey of marina related questions for public input and comment. This survey was posted on the City of Corpus Christi website for a period of six weeks. A summary of the questions posed and resulting responses are noted here.

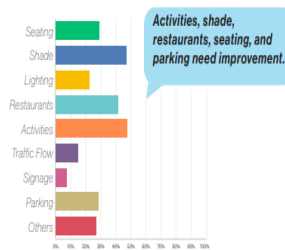
WHY DO YOU GO TO THE MARINA?



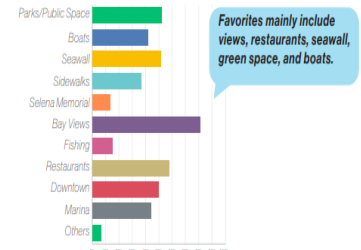
WHAT MODE DO YOU USE TO ACCESS THE MARINA?



WHAT IS ONE THING THAT COULD BE MOST IMPROVED AT THE MARINA?

















WHAT IS YOUR FAVORITE THING ABOUT THE MARINA AND GENERAL SURROUNDINGS?



Upon reviewing the comments from the stakeholders and the results of the public survey, EDSA created a list of guiding principles to help shape the marina master plan.

# Action Plan - Corpus Christi Marina Master Plan



 <b>MARINA PRIORITY</b> Maintain the marina to serve as a safe, convenient, functional and attractive hub for boaters while also making it a desirable destination for residents and tourists.	 <b>CULTURE</b> Celebrate Corpus Christi's culture and create sense of place through design character and public art installations in the marina and on the waterfront.
 <b>BALANCE USES</b> Balance public access with the need for financial sustainability of the marina operations, including the role of restaurants and retail operations such as bait and seafood and the ongoing maintenance of public spaces.	 <b>RESILIENCE</b> Address resilience enhancements to the breakwater due to the impacts of climate change, rising sea levels, storm surge and mitigation of siltation.
 <b>PROGRAM ACTIVITIES</b> Design and program public areas for community activities and for visitors to enjoy waterfront views and engage in recreational activity, including seating, fishing, water sports, picnicking, Wednesday night sailing, family celebrations, etc.	 <b>ENVIRONMENTAL ENHANCEMENT</b> Enhance natural systems within the marina by considering a natural shoreline against the breakwater.
 <b>INCLUSIVITY</b> Incorporate universal design principles to make the space welcoming and accessible to people of all ages, abilities, and backgrounds.	 <b>SUSTAINABILITY</b> Incorporate sustainable materials and low-impact development techniques such as rain gardens and permeable surfaces to enhance water quality.
 <b>TRAFFIC &amp; PARKING</b> Address parking, access and traffic control, not only for the marina islands, but also for Shoreline boulevard. Incorporate public transit.	 <b>FLEXIBILITY</b> Provide infrastructure for adaptable and flexible public spaces on the islands and along the seawall. Include elements such as power supply, movable furniture and modular design elements to accommodate various activities and events.
 <b>CONNECTIVITY</b> Enhance pedestrian and visual connectivity to the islands and with the urban fabric of Downtown, including biking, public transit and shade along walking routes.	 <b>URBAN DESTINATION</b> Create a varied and engaging seawall and shoreline boulevard promenade with features such as seating, kiosks, shelters, lighting and hardscape design.
 <b>REGULATORY COMPLIANCE</b> Consider the impacts of FEMA regulations for any proposed enhancements.	 <b>ACCOMMODATE EVENTS</b> Consider emergency services and public safety for daily activity and for large events.

## GUIDING PRINCIPLES

The Corpus Christi Municipal Marina and Waterfront is the crown jewel of the city. As such, this community asset should enhance the quality of life and contribute to the overall well-being of the city, its residents, visiting tourists and the boaters who use the marina facilities on a regular basis.

The established Guiding Principles serve to direct the planning process and shape a vision for the future. These principles articulate the fundamental values, aspirations, and priorities that guide decision-making throughout the planning and implementation stages. They also serve to provide stakeholders and the community at large a shared understanding of overarching goals and desired outcomes for the Marina Master Plan.



## Plan Organization and Action

During the planning process the marina master plan was separated into 4 areas of focus that include the major components of the marina.

- Marina slips and Basins
- T-Heads and L-Head
- Causeways
- Seawall / Shoreline Blvd.

Within each of these areas, EDSA has provided development opportunities and enhancements that will improve the overall function and aesthetics of the marina.

This action plan will categorize the projects in these main areas of focus and break them down into a recommended order for completion. Project completion timelines will be dependent on funding, design, permitting, and contract approval. Design and construction of projects 1-3 can be planned for completion in 5 years. Design and construction of items 4-7 can be planned for an additional 5 years with completion of all projects over a timeline of 10 years.

1. Breakwater	2025-2027
2. Community Sailing Center and Events Venue	2026-2028
3. Seawall/Shoreline Blvd.	2025-2030
4. Peoples T Head	2030-2034
5. Lawrence T Head	2030-2034
6. Causeways	2032-2034
7. Pedestrian Bridge	2033-2035

## 1. Breakwater

Timeline: 0-5 Years

Action: Repair and raise breakwater.

The existing rock breakwater was intended to provide essential protection to the Corpus Christi Marina facility, including the landforms, buildings, and marina infrastructure (docks, utilities, etc.). In its current condition, the breakwater has a relatively low average crest(top) elevation compared to storm water level elevations in the area. This low height contributes significantly to the wave and flooding hazards that impact the facility as the breakwater is overtopped during storm events.

The porous nature and narrow width of the breakwater crest also decreases its level of protection under storm event water levels. Sea level rise and frequent tropical systems that impact the Gulf Coast/Corpus Christi area will only increase these risk exposures into the future. Improvements to the existing rock breakwater structure are a critical requirement to ensure the long-term resilience of the existing facility and proposed master plan improvements. Incorporation of a nature-based solution (NBS) such as a living shoreline, beneficial use of dredged material, or similar elements, in combination with structural improvements, will increase the overall performance and resiliency of the breakwater. Added benefits of this approach may include improved aesthetics, habitat creation, water quality benefits, efficient dredge operations, and funding support, among others. As outlined in the master plan document, there are numerous grant/funding programs targeted toward resiliency and nature-based solution projects that could help offset the cost for breakwater and nature-based improvements at the Corpus Christi Marina.





## 2. Community Sailing Center and Events Venue

Timeline: 0-5 Years

Action: Build a community sailing center and events venue.

At the south end of the marina basin, where the breakwater meets McGee Beach, siltation drift has slowly created a living shoreline condition. This zone represents an opportunity for an activity that supports the overall function and mission of the marina. Several involved and interested in the marina and its operations have suggested to establish a Sailing Center at this location. The existing pavilion at this location can be upgraded as a Sailing Center clubhouse, giving access to docks for rowing and sailing as well as access to the breakwater, the beach, and the park spaces immediately to the west. Nearby parking is plentiful in the context of the park. This facility can also serve the needs of beach volleyball tournaments and other community events hosted on McGee Beach.



## 3. Seawall/Shoreline Blvd.

Timeline: 0-5 Years

Action: Shift Shoreline Blvd. drive lanes, improve pedestrian safety, add landscaping along the seawall and shoreline Blvd., and add mixed-use nodes on the seawall at the entrance to Peoples and Lawrence T Heads.

To bring the Shoreline Boulevard promenade to life, the design team suggests considering Mixed-Use Nodes of activity where each causeway meets the seawall. Each node would provide some level of commercial offering, which could be a restaurant, small food and beverage outlet, or a retail shop. This concept would attract more foot traffic to these locations, with a continuation of the pedestrian facilities onto each causeway leading to the T-Heads. Each location can take on the feel of a small village scale collection of structures that have the ability to engage with both the seawall and promenade at the street level, as well as the marina basin below. New buildings at promenade level also resolve FEMA requirements to meet flood elevations for new construction.



## 4. Peoples T Head

Timeline: 5-10 Years

Action: Reorganize Peoples T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Peoples T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Identify opportunity sites for restaurant/mixed-use development
- Provide a central gathering space and stage to host community events
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks or lite commercial structures/kiosks
- Maintain existing Boaters Facility
- Pay homage to the existing Norma Urban Park



## 5. Lawrence T Head

Timeline: 5-10 Years

Action: Reorganize Lawrence T head by improving the use of space to be better utilized for parking, a waterfront promenade, mixed use spaces, and adding additional development sites.

The team generated options for Lawrence T-Head based on the following aspirational goals:

- Establish parking and traffic control
- Reorganize parking for better efficiency
- Recognize functional needs of the marina operation
- Provide a prominent, central location for a new mixed-use building that could also house the marina offices.
- Identify a convenient dock location for transient boaters to check-in
- Provide a compelling waterfront promenade on the eastern edge
- Create a park and plaza sub-space for small group gathering and enjoyment
- Create zones for food trucks, lite commercial structures/kiosks, or activities such as a farmer's market
- Maintain existing Boaters Facility

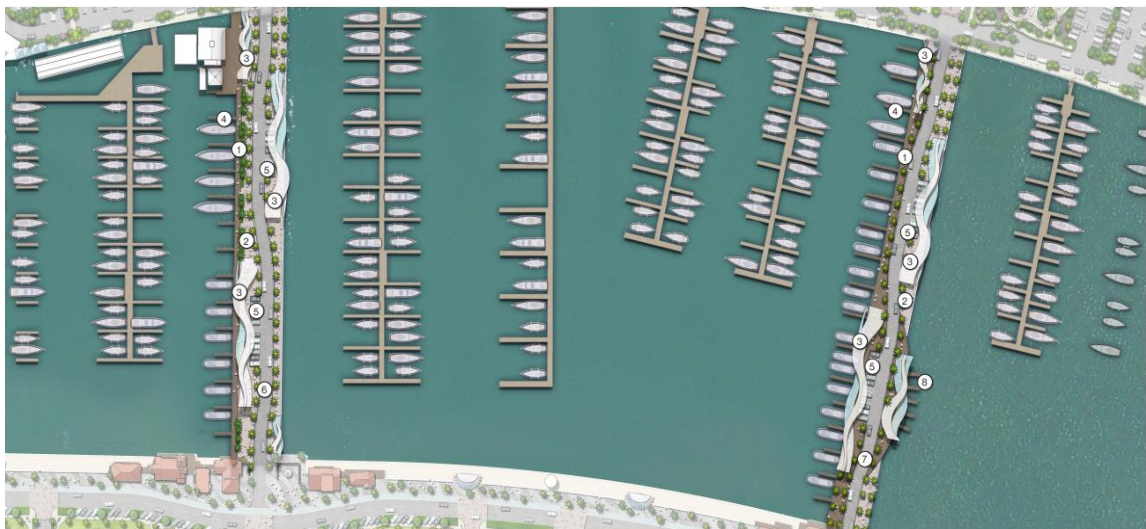


## 6. Causeways

Timeline: 5-10 Years

Action: Reorganize the causeways leading to Peoples and Lawrence T Heads by adjusting the flow of traffic, adding shade structures, improving walkability from Shoreline Blvd. to each T head, and enhancing the overall aesthetics of each causeway.

The causeways provide critical linkage from the seawall and Shoreline Blvd. to the islands. Currently, the causeways are designed purely for the function of this connection and are therefore engineered structures that are not pedestrian friendly. The causeways are also important as a location for the shrimpers and other concessions such as jet skis, etc. Since one goal of the master plan is to invite more foot traffic access to the T-Heads, it will be important to “dress up” these causeways with upgraded paving, lighting, planting, and shading. In combination, these elements will make the pedestrian experience more enjoyable and the walk more inviting. Vehicular traffic and parking are important as well. The planning team has studied two options for vehicular movement. Option A is to bring traffic straight through as is currently practiced and Option B is to offset the traffic movement to generate a more interesting series of spaces.



## 7. Pedestrian Bridge

Timeline: 5-10 Years

Action: Build a pedestrian bridge from Peoples to Lawrence T head that will improve connectivity between the marina landmasses and allow pedestrians to circulate from one parking location.

The planning team is proposing to connect People’s T-Head directly to Lawrence T-Head via a pedestrian swing bridge. Half of this bridge connection could be fixed, while the other half would be designed to swing open for regular daily boat traffic. The bridge would be closed and connected for convenient pedestrian and cart connectivity between the T-Heads during special events. This feature would also be an attractor to generate increased visitation to the T-Heads by the general public.



# Action Plan - Corpus Christi Marina Master Plan



**Memo**

**To:** DMD Board of Directors  
**From:** Alyssa Barrera Mason, Executive Director  
**Date:** June 20, 2024  
**Subject:** Type A Sales Tax Reauthorization DMD Letter of Position



**Action Requested**

Approval of the letter of position drafted by the DMD for the Type A Sales Tax Reauthorization.

**Overview**

Board to discuss and approve the DMD letter of position regarding the Type A Sales Tax Reauthorization.

**Attachments:**

1. Draft of DMD letter of position regarding the Type A Sales Tax Reauthorization
2. Resolution FY 2023-2024-Jun-02 Type A Sales Tax



**RESOLUTION FY 2023-2024-Jun-02  
TYPE A SALES TAX REAUTHORIZATION DMD LETTER OF POSITION**

WHEREAS, the CCDMD board was provided with a presentation on the Type A Sales Tax Reauthorization at their April 18th meeting;

WHEREAS, CCDMD Board has reviewed the presentation handout;

WHEREAS, the Type A Sales Tax Reauthorization will impact the Marina Arts District

NOW, THEREFORE, BE IT RESOLVED that the CCDMD approves Resolution FY 2023-2024-Jun-02 DMD letter of position regarding the Type A Sales Tax Reauthorization.

The above resolution statements were approved and declared adopted on this 20<sup>th</sup> day of June 2024.

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Glenn Peterson  
Chairman

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Josh Richline  
Secretary

Letter to be provided separately from board meeting packet.

**Memo**

**To:** DMD Board of Directors  
**Through:** Alyssa Barrera Mason, Executive Director  
**From:** **Alan S Albin, Finance & Administration Manager**  
**Date:** June 20, 2024  
**Subject:** Healthcare Contract Renewal



**Action** Requested

Approval of Resolution FY 2023-2024-Jun-03 Healthcare Contract Renewal

**Overview**

The CCDMD Healthcare contract runs from July 1<sup>st</sup> to June 30<sup>th</sup> annually.

The cost of this item is included in the already approved FY 24 budget and has also been included in the proposed FY 25 budget.

The renewal premium for the year commencing July 1<sup>st</sup>, 2024 is in excess of \$50,000 and consequently staff requests ratification from the Board for the renewal contract as recommended by our broker.

**Attachments:**

1. Correspondence from Insurance broker containing quotations from multiple companies together with the brokers' recommendation.
2. Resolution FY 2023-2024-Jun-03 Healthcare Contract Renewal

**RESOLUTION FY 2023-2024-Jun-03  
HEALTHCARE CONTRACT RENEWAL**

WHEREAS, the CCDMD board approved Resolution FY 2023-2024-Apr-02 Budget Amendment at their April 18th meeting;

WHEREAS, Resolution FY 2023-2024-Apr-02 Budget Amendment included provision for the Healthcare Contract Renewal price increase;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD approves Resolution FY 2023-2024-Jun-03 Healthcare Contract Renewal.

The above resolution statements were approved and declared adopted on this 20<sup>th</sup> day of June 2024.

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Glenn Peterson  
Chairman

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Josh Richline  
Secretary

## Alan Albin

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**From:** Samantha LaPlant <SLaPlant@acisure.com>  
**Sent:** Thursday, May 23, 2024 2:42 PM  
**To:** Alan Albin  
**Subject:** CCDMD - Medical, Dental, Vision, and Life Renewal - 7/1/2024  
**Attachments:** Corpus Christi Downtown Management District\_Benefits Spreadsheet (2024).pdf

Hi Alan,

I've completed the marketing for CCDMD. Please see the Benefits Spreadsheet attached. Page one shows your current/renewal plan and rates compared to the most similar UHC and Aetna plans. Although both carriers offer lower rates than your renewal, the benefits are not apples to apples. Your current plan offers the best benefits.

Additionally, on page two, I have taken screen shots of each plan's examples of pregnancy and delivery costs taken from the Summary of Benefits and Coverages (SBC). Your current plan has the lowest cost. I recommend renewing your group's medical plan as is.

For dental, vision, and life, I recommend switching to Humana. They are coming in 37% below your current dental rates, 21% below your vision rates, and 41% below your basic life rates.

Once you have reviewed the attached, please give me a call to discuss.

Thank you,

**Samantha LaPlant**

Account Manager | Carlisle Insurance  
South Platform  
[www.carlisleins.com](http://www.carlisleins.com)



500 N. Water Street, Suite 900  
Corpus Christi, Texas 78401  
Email: [slaplant@acisure.com](mailto:slaplant@acisure.com)  
Direct: 361-792-7338

*Coverage cannot be issued, changed, cancelled, modified or otherwise altered without speaking to and receiving written confirmation from an authorized representative of Carlisle Insurance, Acisure, LLC.*

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Medical Benefits	BlueCross BlueShield of Texas		BlueCross BlueShield of Texas		United Healthcare		aetna®	
	Current	Renewal	Choice Plus (PPO)	Choice Plus (PPO)	Level Funded (Underwritten)	Level Funded (Underwritten)	Level Funded (Underwritten)	Level Funded (Underwritten)
Option	Blue Choice (PPO)	Blue Choice (PPO)	Blue Choice (PPO)	Blue Choice (PPO)	Option 1	Option 2	Option 1	Option 2
Network	P621CHC	P621CHC	P621CHC	P621CHC	P125080LX24B	AFA CPOSII 1500 100/50 SOLXR CY V23	P125080LX24B	AFA CPOSII 1500 100/50 SOLXR CY V23
Plan Name	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Level Funded (Underwritten)	Level Funded (Underwritten)	Level Funded (Underwritten)	Level Funded (Underwritten)
Funding	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
<b>Deductible (Calendar Year)</b>								
Individual	\$1,250	\$2,500	\$1,250	\$2,500	\$1,250	\$2,000	\$1,500	\$3,000
Family	\$3,750	\$7,500	\$3,750	\$7,500	\$2,500	\$4,000	\$3,000	\$9,000
Co-insurance	100%	80%	100%	80%	80%	50%	100%	50%
<b>Maximum Out of Pocket (MOOP)</b>								
Individual	\$1,250	Unlimited	\$1,250	Unlimited	\$6,900	\$9,000	\$5,000	\$13,000
Family	\$3,750	Unlimited	\$3,750	Unlimited	\$13,800	\$18,000	\$10,000	\$39,000
<b>Physician and Outpatient Services</b>								
Primary Care Office Visit	\$25 Copay	20% after Deductible	\$25 Copay	20% after Deductible	\$15 Copay	50% after Deductible	\$25 Copay	50% after Deductible
Specialist Office Visit	\$45 Copay	20% after Deductible	\$45 Copay	20% after Deductible	\$50 Copay	50% after Deductible	\$75 Copay	50% after Deductible
Rehabilitation/Habilitation Services	\$0 after Deductible	20% after Deductible	\$0 after Deductible	20% after Deductible	20% after Deductible	50% after Deductible	\$75 / \$0 Copay	50% after Deductible
Virtual Visit	\$0 (MD Live)	20% after Deductible	\$0 (MD Live)	20% after Deductible	\$0 (Healthiest You)	50% after Deductible	\$25 Copay	50% after Deductible
Urgent Care	\$25 Copay	20% after Deductible	\$25 Copay	20% after Deductible	\$35 Copay	50% after Deductible	\$75 Copay	50% after Deductible
Preventive Care	100% - No Charge	20% after Deductible	100% - No Charge	20% after Deductible	100% - No Charge	50% after Deductible	100% - No Charge	50% after Deductible
Diagnostic Test (Lab & Xray)	\$0 after Deductible	20% after Deductible	\$0 after Deductible	20% after Deductible	20% after Deductible	50% after Deductible	100% - No Charge	50% after Deductible
Advanced Imaging (CT, PET, MRI, etc.)	\$250 Copay	20% after Deductible	\$250 Copay	20% after Deductible	20% after Deductible	50% after Deductible	\$0 after Deductible	50% after Deductible
Surgical Procedures	\$100 Copay	\$200 + 20% after Ded.	\$100 Copay	\$200 + 20% after Ded.	\$100 Copay	\$200 + 20% after Ded.	\$0 after Deductible	50% after Deductible
<b>Hospital and Inpatient Services</b>								
Emergency Room Services	\$400 Copay	\$400 Copay	\$400 Copay	\$400 Copay	20% after Deductible	20% after Deductible	20% after Deductible	20% after Deductible
Inpatient Hospital	\$150 + Deductible	\$250 + 20% after Ded.	\$150 + Deductible	\$250 + 20% after Ded.	20% after Deductible	20% after Deductible	20% after Deductible	20% after Deductible
Pharmacy								
Tier I	\$0 / \$10 Copay	\$10 + 50%	\$0 / \$10 Copay	\$10 + 50%	\$10 Copay	\$10 Copay	\$3 / \$10 Copay	50% after Deductible
Tier II	\$10 / \$20 Copay	\$20 + 50%	\$10 / \$20 Copay	\$20 + 50%	\$40 Copay	\$40 Copay	\$45 Copay	50% after Deductible
Tier III	\$35 / \$55 Copay	\$55 + 50%	\$35 / \$55 Copay	\$55 + 50%	\$125 Copay	\$125 Copay	\$75 Copay	50% after Deductible
Tier IV	\$75 / \$95 Copay	\$95 + 50%	\$75 / \$95 Copay	\$95 + 50%	\$300 Copay	\$300 Copay	Up to \$250	Not Covered
Tier V	\$150 / \$250 Copay	\$150 / \$250 + 50%	\$150 / \$250 Copay	\$150 / \$250 + 50%	n/a	n/a	Up to \$500	Not Covered
Mail Order	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply	2.5 x Tier for 90 day supply
<b>Medical Rates</b>	<b>Enrolled</b>	<b>Monthly Rate</b>	<b>Enrolled</b>	<b>Monthly Rate</b>	<b>Enrolled</b>	<b>Monthly Rate</b>	<b>Enrolled</b>	<b>Monthly Rate</b>
Jenny Bodwell (42)	1	\$760.59	1	\$844.17	1	\$643.01	1	\$625.57
Daniela Campos (28)	1	\$612.21	1	\$692.54	1	\$643.01	1	\$625.57
Isabella Espinosa (25)	1	\$584.17	1	\$639.66	1	\$643.01	1	\$625.57
Alyssa Mason (35)	1	\$709.18	1	\$778.55	1	\$643.01	1	\$625.57
Aalec O'Donnell (23)	1	\$584.17	1	\$637.11	1	\$643.01	1	\$625.57
Victoria Villarreal (34)	1	\$699.84	1	\$773.45	1	\$643.01	1	\$625.57
Patience Wiggins (29)	1	\$634.99	1	\$712.93	1	\$643.01	1	\$625.57
<b>Estimated Monthly Premium</b>		\$4,585.15		\$5,078.41		\$4,501.07		\$4,376.99
<b>Estimated Annual Premium</b>		\$55,021.80		\$60,940.92		\$54,012.84		\$52,547.88
<b>Variance from Current (%)</b>				10.76%		-1.85%		-4.50%
<b>Variance from Current (\$)</b>				\$5,919.12		-\$1,008.96		-\$2,473.92

Rates are derived from the original census information and are subject to change based on actual enrollment and any changes in medical conditions. Do not cancel your current coverage until you have received written approval from the new carrier. This is a brief summary only, please see certificate for all provisions, limitations and exclusions. In the event of an error on this spreadsheet, the certificate information will prevail.



Dental Benefits	Mutual of Omaha	Humana	MetLife	Principal	Guardian
Option	Current/Renewal	Option 1	Option 2	Option 3	Option 4
Network	Mutually Preferred	Humana Dental	MetLife Dental	Principal Dental	DentalGuard Preferred
Plan Name	Mutual of Omaha Dental	Traditional Plus	100,80,50,1.5k max 90th Option	100,80,50,1.5K,90	Network Access Plan (PX - 10)
Deductible (Calendar Year)	\$50 Individual / \$150 Family	\$50 Individual / \$150 Family	\$50 Individual / \$150 Family	\$50 Individual / \$150 Family	\$50 Individual / \$150 Family
Preventive Services	100% deductible does not apply	100% deductible does not apply	100% deductible does not apply	100% deductible does not apply	100% deductible does not apply
Basic Services	80% after deductible	80% after deductible	80% after deductible	80% after deductible	80% after deductible
Major Services	50% after deductible	50% after deductible	50% after deductible	50% after deductible	50% after deductible
Calendar Year Maximum	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Endodontics	Major	Major	Basic	Major	Major
Periodontics	Major	Major	Major	Major	Major
Composite Fillings	Anterior & Posterior Teeth	Anterior & Posterior Teeth	Anterior & Posterior Teeth	Anterior Teeth Only	Anterior & Posterior Teeth
Waiting Periods	30 days	None	None	None	None
Implant Coverage	Not Covered	Not Covered	Services Only	Not Covered	Covered
Orthodontics	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered
Lifetime Maximum for Ortho	n/a	n/a	n/a	n/a	n/a
Out of Network Claims	Usual & Customary 90th	Usual & Customary 90th	Usual & Customary 90th	Usual & Customary 90th	Usual & Customary 90th
Rate Guarantee	12 months	12 months	24 months	12 months	24 months
Dental Rates	Rate	Rate	Rate	Rate	Rate
Employee Only (EO)	\$42.22	\$27.51	\$33.39	\$32.28	\$40.00
Employee & Spouse (ES)	\$97.00	\$55.01	\$64.11	\$74.16	\$81.21
Employee & Child(ren) (EC)	\$107.46	\$70.14	\$68.01	\$82.15	\$93.00
Employee & Family (EF)	\$164.09	\$97.65	\$105.11	\$125.44	\$142.36
Estimated Monthly Premium	\$476.98	\$302.60	\$364.62	\$364.68	\$441.21
Estimated Annual Premium	\$5,723.76	\$3,631.20	\$4,375.44	\$4,376.16	\$5,294.52
Employer Variance (%)		<b>-36.56%</b>	<b>-23.50%</b>	<b>-23.54%</b>	<b>-7.50%</b>
Employer Variance (\$)		<b>-\$2,092.56</b>	<b>-\$1,348.32</b>	<b>-\$1,347.60</b>	<b>-\$429.24</b>

Rates are derived from the original census information and are subject to change based on actual enrollment. Do not cancel your current coverage until you have received written approval from the new carrier.



Vision Benefits	Mutual of Omaha		Humana		MetLife		Principal		Guardian		
	Current/Renewal	Option 1	Option 2	Option 3	Option 4	Rate	Total Monthly	Rate	Total Monthly	Rate	Total Monthly
Network	EyeMed	Humana Insight	VSP	VSP	Avesis						
Plan Name	Mutual of Omaha Vision	Vision 130	M130D 10.25 Option	Principal Vision	Full Feature - B						
Exams	\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay						
Materials (Standard Lenses)	\$25 Copay	\$25 Copay	\$25 Copay	\$25 Copay	\$25 Copay						
Frames	\$130 allowance	\$130 allowance 20% off balance	\$130 allowance 20% off balance	\$130 allowance 20% off balance	\$130 allowance 20% off balance						
Polycarbonate Lenses	\$0 (up to age 19)	\$40 Copay	\$31 Copay	\$0 (up to age 18)	\$30 Copay						
Contact Lenses	\$130 allowance	\$130 allowance 15% off balance	\$130 allowance	\$130 allowance	\$130 allowance						
Contact Lens Fitting	Included in allowance	Up to \$40	Covered in full	\$60 Copay	\$50 Copay						
Frequency											
Contact Lenses	Once every 12 months	Once every 12 months	Once every 12 months	Once every 12 months	Once every 12 months						
Frames	Once every 12 months	Once every 12 months	Once every 12 months	Once every 12 months	Once every 12 months						
Rate Guarantee	Once every 24 months	Once every 24 months	Once every 24 months	Once every 24 months	Once every 24 months						
Enrolled	12 months	12 months	24 months	24 months	24 months						
Rate	\$5.97	\$4.86	\$6.62	\$5.95	\$6.72						
Total Monthly	\$53.73	\$43.74	\$59.58	\$53.55	\$60.48						
Employee Only (EO)	9	\$9.71	\$13.27	\$13.65	\$12.71						
Employee & Spouse (ES)	1	\$13.70	\$13.27	\$13.65	\$12.71						
Employee & Child(ren) (EC)	0	\$15.18	\$11.22	\$15.13	\$12.95						
Employee & Family (EF)	0	\$23.18	\$18.52	\$23.10	\$20.49						
Estimated Monthly Premium	\$67.43	\$53.45	\$72.85	\$67.20	\$73.19						
Estimated Annual Premium	\$809.16	\$641.40	\$874.20	\$806.40	\$878.28						
Employer Variance (%)		-20.73%	8.04%	-0.34%	8.54%						
Employer Variance (\$)		-\$167.76	\$65.04	-\$2.76	\$69.12						

Rates are derived from the original census information and are subject to change based on actual enrollment. Do not cancel your current coverage until you have received written approval from the new carrier.







Corpus Christi Downtown Management District  
 Basic Life & AD&D  
 July 1, 2024

	Mutual of Omaha	Humana	MetLife	Principal	Guardian
<i>Employee Basic Life/AD&amp;D Benefits</i>					
Option	Current/Renewal	Option 1	Option 2	Option 3	Option 4
Basic Employee Life/ AD&D Amount	1x annual salary up to \$100,000	1x annual salary up to \$150,000	\$50,000	1x annual salary up to \$100,000	1x annual salary up to \$100,000
Guarantee Issue	\$100,000	\$100,000	\$50,000	\$100,000	\$100,000
Accelerated Death Benefit	50%	50%	80%	75%	5
Coverage Reduction Schedule	65% at age 65 45% at age 70 30% at age 75	35 at age 65 55 at age 70 7 at age 75 80% at age 80	35 at age 65 5 at age 70 7 at age 75 80% at age 80	35 at age 65 5 at age 70	35 at age 65 55 at age 70 70% at age 75 80% at age 80
Rate Guarantee	24 months	24 months	24 months	24 months	24 months
Rate Per \$1,000					
Life Rate	0.330	160	0.117	0.168	0.210
AD&D Rate	0.020	10	0.014	0.021	0.040
Employee Coverage Value	\$499,250	\$611,3	\$475,000	\$586,500	\$582,250
Estimated Monthly Premium	\$174.74	\$103.92	\$62.23	\$110.85	\$145.56
Estimated Annual Premium	\$2,096.85	\$1,247.05	\$746.70	\$1,350.18	\$1,746.75
Employer Variance (%)		<b>-40.33%</b>	<b>-64.35%</b>	<b>36.56%</b>	<b>-16.70%</b>
Employer Variance (\$)		<b>\$849.80</b>	<b>\$1,350.15</b>	<b>\$766.67</b>	<b>\$350.10</b>



**Memo**

**To:** DMD Board of Directors  
**Through:** Alyssa Barrera Mason, Executive Director  
**From:** Alan Albin, Finance and Administration Manager  
**Date:** May 20, 2024  
**Subject:** FY 2024-2025 Preliminary Budget



**Action Requested**

Initial discussion on Preliminary FY 2024-2025 Budget.

**Overview**

Staff have prepared a preliminary budget for FY 2024-2025 for discussion by the Board. This is an opportunity to approve staff suggestions and / or make amendments or additions to the budget. Staff will finalize the FY 2024-2025 budget after receiving feedback from the Board and will present the proposed final budget at the July Board meeting.

**Attachments:**

1. Preliminary DMD and TIRZ Integrated Budget FY 2024-2025

FY 2024-2025 Preliminary Budget to be provided separately from board meeting packet.

# Report on Board Appointments, Election, & Possible Action



- Accept resignation of Janet Maxwell from the CCDMD Board of Directors
- Applications for CCDMD Board of Directors to open Friday 6/21
  - Cover Letter
  - Resume
  - Authorization if different from property
- Applications to close Friday 7/12
- Bring recommendation to Board of Directors on Thursday 7/18
- Motion to open the position for applications



# ArtWalk Economic Impact Study

- Partnered with South Texas Economic Development Center for ArtWalk Economic Impact Study
- Pilot of survey launched at June ArtWalk
- Launching survey during July ArtWalk
- Goal to track economic development and to gain more sustainable funding sources





# 13. Board Requests for Next Meeting



# 14. Adjourn