



Board Meeting

May 21, 2026

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

9:00 a.m., Thursday, May 21st, 2026
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 April 16th, 2026.
- 4) Financial Statements.
- 5) Report on absences from 2026 DMD Regular Board of Directors meetings with possible action.

AGENDA

- 6) PUBLIC COMMENT:
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) ORGANIZATIONAL MANAGEMENT:
 - a. Discussion with possible action to approve a one-year extension of the current FY 2022-2026 DMD Strategic Plan.
 - b. Speaking Engagements
 - c. Buc Days Update
 - d. Perception Survey Results
- 8) PLACEMAKING PRESENTATION:
 - a. 2026 Mural Fest
 - b. Main Street America
- 9) ECONOMIC DEVELOPMENT PRESENTATION:
 - a. Updates on TIRZ #3 Projects
 - i. 13th Amendment to TIRZ #3 Project and Financing Plan
 - ii. Homewood Suites
 - iii. Hotel Indigo
- 10) PROMOTIONS PRESENTATION:
 - a. Communication Channels
 - b. April ArtWalk Report
 - c. Mural Fest Artist Hospitality
 - d. Micro Community
 - i. Downtown Business Association
 - ii. Street Population Engagement Workshop with CCPD
 - e. Sponsorship & Grant Updates
- 11) DISTRICT OPERATIONS PRESENTATION:
 - a. Clean Team / Block by Block Updates
- 12) CITY AND PARTNERING ORGANIZATIONS REPORTS:
 - a. General City Updates as they relate to the DMD and/or Downtown by City Staff
- 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 April 16th, 2026
**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, April 16th, 2026, 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 at the meeting: Barrera, Bornstein, Brazeal, Charles, Durrill-Reny, Gignac, Gutschow, Islava, Lomax, Navarro, Molina, Perez, Peterson, Shook, Trevino & Votzmeyer-Rios. Also present: A. Medrano, J. Bodwell, V. Villarreal, & P. Wiggins, CCDMD, B. Jones & T. Vega, Block by Block, J. Alaniz, R. Couture, F. Espinosa, Z. Segura, City of Corpus Christi, L. Pollakis, C. Zavala, Del Mar College, J. Philipello, Buccaneer Commission.

Chairman Peterson determined a quorum at 9:00 a.m. Item 1 & called the meeting to order Item 2.

Chairman Peterson moved to the **CONSENT AGENDA, Items 3, 4, 5** on the agenda.

A motion was made by R. Charles to approve the Consent Agenda. This was seconded by C. Votzmeyer-Rios 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 12 on the agenda.

12) CITY AND PARTNERING ORGANIZATIONS REPORTS

- a. General City updates as they relate to the DMD and/or Downtown by City Staff
- b. City Right of Way Management update on traffic light warrant study and parking study

R. Couture provided an update on the traffic signal warrant study conducted along Mesquite Street, including additional insight into the signals that have been converted to flashing red lights.

- c. Buc Days 2026 Presentation

J. Philipello provided an update on Buc Days 2026 and discussed information on those visiting the city for the event, the economic impact of the event, the full schedule of Buc Day events, and the expos that are to be expected.

- d. Del Mar College – Hospitality and Culinary Program Presentation

L. Pollakis presented information regarding the culinary arts program, highlighting class descriptions, examples of student work, career counseling, and career development.

Chairman Peterson moved to Item 7 on the agenda.

7) ORGANIZATIONAL MANAGEMENT:

- a. CCDMD Office Relocation.

A. Medrano provided an update on the new DMD office, featuring transformation photos showcasing the property before renovations began and after construction was completed.

- b. Update on the Promotions & Partnerships Assistant

A. Medrano provided an update on the vacancy in the Promotions & Partnerships Assistant position, explaining that the job posting closed on April 10 and that the next steps would include reviewing applicants and scheduling interviews.

c. TIRZ #3 Updates

I. Extension

A. Medrano provided an update on the TIRZ #3 extension, with the timeline extending though the beginning of September 2026..

II. Nueces County

A. Medrano provided an update on three infrastructure projects, curb painting, Mesquite Street traffic light replacement with stop signs, and parking – referencing the Walker Parking Study.

d. Ed Rachal Foundation & H-E-B Tree update

A. Medrano provided an update on the H-E-B Christmas Tree sponsorship, informing the Board that the DRA Board had approved the loan terms and that the check from the Ed Rachal Foundation had been received. The H-E-B contract remains under review, and staff continues working to identify a solution for the removal of the existing tree.

e. Elevating downtown's market position by proactively defining the brand

A. Medrano provided an update on the numerous speaking engagements and meetings the DMD has participated in to help promote and elevate the DMD brand within the community.

Chairman Peterson moved to Item 8 on the agenda.

8) PLACEMAKING

a. 2026 Mural Fest

A. Medrano provided an update on the 2026 selected Mural Fest Artists, locations secured where the murals will be completed, and that the concepts for the murals is currently in progress.

Chairman Peterson moved to Item 9 on the agenda.

9) ECONOMIC DEVELOPMENT

A. Medrano provided updates by PowerPoint Presentation.

a. Updates TIRZ #3 Projects

I. The Exchange

II. Drams Bourbon Bar

III. The Quad on Second

A. Medrano provided updates on three projects with updates including the location, project description, project cost, approved incentives, and completion date.

b. Update on delaying projects until TIRZ extended

A. Medrano provided updates on the TIRZ #3 renewal and the potential postponement of projects until the renewal is secured. Advocacy efforts continue in support of a twenty-year renewal term, as numerous revitalization projects remain in progress during the interim period. The TIRZ renewal recommendation is anticipated to go before the TIRZ Board in Fall 2026.

Chairman Peterson moved to Item 10 on the agenda.

10) PROMOTIONS.

P. Wiggins provided updates by PowerPoint Presentation.

a. Communication Channels

P. Wiggins provided updates on the status of social media performance as well as paid ad performance showcasing engagement stats as well as an increase in followers.

b. April ArtWalk Report

P. Wiggins provided updates on monthly event providing details on the number of businesses involved, the block party format, special features, entertainment, and attendance.

c. ArtWalk Vendor Q&A

P. Wiggins provided an update on the meeting and Q&A with new and current vendors in attendance. Speakers ranged from an enforcement officer, a member from the Texas Comptrollers office, Corpus Christi Fire, the Nueces County Public Health District.

d. Micro Community

I. Downtown Business Association

P. Wiggins provided updates on the meeting held in April regarding topics covered, guest speakers, and attendance of members at the meeting.

e. Sponsorship and Grant Updates

P. Wiggins provided updates on the current sponsorships and grants received for Mural Fest 2026.

Chairman Peterson moved to Item 11 on the agenda.

11) DISTRICT OPERATIONS

B. Jones provided operational updates by PowerPoint Presentation.

a. Clean Team / Block by Block Updates

B. Jones provided updates on the maintenance provided by the clean team around downtown stating that the three largest projects taken on by the team were the La Retama Park clean up, Artesian Park beautification, as well as graffiti removal across downtown.

Chairman Peterson moved to Item 13 on the agenda.

13) Board Requests for the Next Meeting

There were no requests made for the next meeting.

Chairman Peterson moved to Item 14 on the agenda.

14) Adjourn

The meeting adjourned at 10:22 a.m.

_____ Glenn Peterson, Chairman.

Corpus Christi Downtown Management District.
Balance Sheet
As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Deposits	
1100 · Petty Cash	40.35
1150 · PayPal	581.28
1215 · American Bank Operating Account	77,188.26
1223 · American Bank EFT Account	79,726.88
1284 · American Bank Office Account	978.61
Total 1000 · Bank Deposits	<u>158,515.38</u>
Total Checking/Savings	<u>158,515.38</u>
Accounts Receivable	
11000 · Accounts Receivable	160,513.00
Total Accounts Receivable	<u>160,513.00</u>
Other Current Assets	
2000 · Current Assets	
2200 · Prepayments	1,000.00
Total 2000 · Current Assets	<u>1,000.00</u>
Total Other Current Assets	<u>1,000.00</u>
Total Current Assets	<u>320,028.38</u>
TOTAL ASSETS	<u><u>320,028.38</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	23,329.01
Total Accounts Payable	<u>23,329.01</u>
Other Current Liabilities	
23100 · Accruals	43,069.03
24000 · Payroll Liabilities	
24100 · Payroll Taxes	11,680.96
24200 · Retirement Contributions	3,028.77
Total 24000 · Payroll Liabilities	<u>14,709.73</u>
25500 · Sales Tax Payable	0.10
Total Other Current Liabilities	<u>57,778.86</u>
Total Current Liabilities	<u>81,107.87</u>
Total Liabilities	<u>81,107.87</u>
Equity	
30000 · Opening Balance Equity	160,983.44
32000 · Unrestricted Net Assets	3,113.98
Net Income	74,823.09
Total Equity	<u>238,920.51</u>
TOTAL LIABILITIES & EQUITY	<u><u>320,028.38</u></u>

Corpus Christi Downtown Management District.
Profit & Loss Prev Year Comparison
April 2026

	Apr 26	Apr 25	% Change	Oct '25 - Apr 26
Ordinary Income/Expense				
Income				
42000 · Revitalization Alliance	0.00	0.00	0.0%	20,000.00
43400 · Assessment Income	754.62	5,219.77	-85.54%	337,715.52
44800 · City of Corpus Christi	56,036.00	39,510.00	41.83%	316,136.00
44830 · TIRZ Right of Way	0.00	0.00	0.0%	50,000.00
44850 · TIRZ#3	92,917.00	72,917.00	27.43%	530,419.00
44855 · Park Projects	0.00	0.00	0.0%	50,000.00
44960 · Event Income	0.00	7,903.23	-100.0%	54,327.67
45000 · Fundraising & Sponsorships	0.00	12,957.50	-100.0%	107,008.00
46000 · Investments	3.72	4.30	-13.49%	26.16
47200 · Downtown Business Association	0.00	86.37	-100.0%	14,740.00
Total Income	149,711.34	138,598.17	8.02%	1,480,372.35
Gross Profit	149,711.34	138,598.17	8.02%	1,480,372.35
Expense				
60000 · District Operations	68,219.68	65,354.42	4.38%	471,534.94
62000 · Economic Development	625.00	850.00	-26.47%	5,723.00
63000 · Placemaking	7,773.07	4,340.07	79.1%	69,612.61
64000 · Promotions	29,857.90	22,898.41	30.39%	193,899.15
65000 · Organizational Management	105,700.70	96,268.92	9.8%	664,779.56
Total Expense	212,176.35	189,711.82	11.84%	1,405,549.26
Net Ordinary Income	-62,465.01	-51,113.65	-22.21%	74,823.09
Other Income/Expense				
Other Expense				
80000 · Ask My Accountant	0.00	0.00	0.0%	0.00
Total Other Expense	0.00	0.00	0.0%	0.00
Net Other Income	0.00	0.00	0.0%	0.00
Net Income	-62,465.01	-51,113.65	-22.21%	74,823.09

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

"After **3** unexcused absences or **5** total absences in a calendar year for any reason at regularly called Board of Directors meetings, a Board member's resignation will be required. An excused absence is one of the following: **(1)** Illness or death in the family; **(2)** out of town; **(3)** unavoidable family, personal or business related emergencies. Any other absence is **(4)** unexcused."

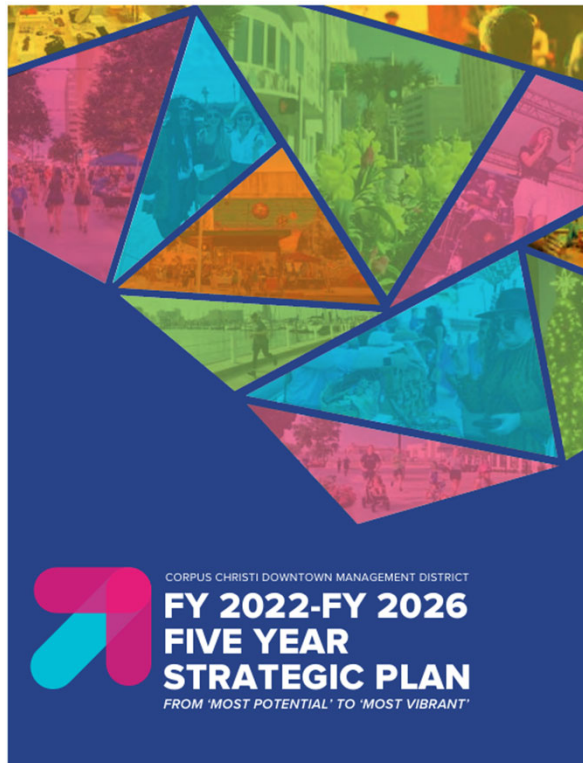
Directors should advise Staff by email in advance of any anticipated absence quoting one of the reasons listed above.

#	Directors - 2025 - attendance	Appt	Exp	Bond	1/15	2/19	3/19	4/16	5/21	6/18	8/20	9/17	10/15	11/19	12/10	Absences
1	Barrera, Jaime. N	4/3/20	9/30/26	1/1/29	√	√		√								1
2	Brazeal, Stephanie	11/20/25	9/30/26	1/1/29	√	√		√								
3	Bornstein, Zachary	7/18/24	9/30/28	1/1/29	√	√	√	√								0
4	Charles, Robert [Treasurer 9/24 to 9/26]*	12/8/15	9/30/26	1/1/29	√	√	√	√								0
5	Durrill-Reny, Avery	7/18/24	9/30/28	1/1/29	√	√	√	√								0
6	Gignac, Raymond	8/21/01	9/30/28	1/1/29	√		√	√								1
7	Gutschow, Eric	9/12/17	9/30/26	1/1/29	√	√	√	√								0
8	Islava, Michael (replaced K. Kucewicz)	11/21/24	9/30/28	1/1/29	√	√	√	√								0
9	Lomax, Lesley	10/17/19	9/30/28	1/1/29	√	√	√	√								0
10	Molina, Ben	12/15/22	9/30/28	1/1/29			√	√								2
11	Navarro, Chris (replaced J. Maxwell)	7/18/24	9/30/28	1/1/29		√	√	√								1
12	Perez, Dee Dee [Vice-Chair 2/22-9/26]*	6/8/10	9/30/26	1/1/29	√	√		√								1
13	Peterson, Glenn [Chair 2/22-9/26] *	6/8/10	9/30/26	1/1/29	√	√	√	√								0
14	Richline, Josh [Secretary 2/22-9/26] *	10/17/19	9/30/26	1/1/29	√	√	√									1
15	Shook, Caitlin	4/10/18	9/30/26	1/1/29	√	√		√								1
16	Trevino, Adrienne	1/19/23	9/30/26	1/1/29	√	√	√	√								0
17	Votzmeyer-Rios, Cheryl	4/9/19	9/30/28	1/1/29		√	√	√								1
	Number in attendance				14	15	13	16								14.5



7. Organizational Management

Discussion with possible action to approve a one-year extension of the current FY 2022-2026 DMD Strategic Plan



- The DMD is entering into a period of significant transition
- Future funding levels and commitments remain uncertain
- Launching a new five-year strategic plan without this clarity will limit alignment between goals and available funding
- Meeting with City staff on May 20th to discuss budget projections

FY26 DMD Service Plan Strategy U

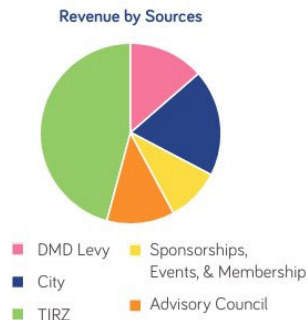


5 Year Pro Forma

5 YEAR FUNDING PRO FORMA

The table below shows a five year budget pro-forma with a modest 5% increase in both revenues and expenditures per year. This models the DMD becoming a \$2 million organization by 2026. Actual budgets will be set per year and the figures above may change. Funding for individual development projects and infrastructure projects are paid directly from the City, therefore not reflected in this budget model.

Revenue by Sources	2022	2023	2024	2025	2026
DMD Levy	\$225,004	\$236,254	\$248,067	\$260,470	\$273,494
City	\$317,226	\$333,087	\$349,742	\$367,229	\$385,590
Sponsorships, Events & Membership	\$160,200	\$168,210	\$176,621	\$185,452	\$194,724
Advisory Council	\$200,000	\$210,000	\$220,500	\$231,525	\$243,101
TIRZ Service Contract	\$765,000	\$803,250	\$843,413	\$885,583	\$929,862
Total Revenues	\$1,667,430	\$1,750,802	\$1,838,342	\$1,930,259	\$2,026,772



- We continue to work towards the TIRZ extension with an anticipated extension this fall 2026
 - Remaining TIRZ #3 Meeting Dates are:
 - June 30
 - September 1
 - November 10
- Refine priorities and the TIRZ Project and Financing plan in light of changing landscape
- Feedback from the City includes focusing more on new construction and limiting small business rehabilitation projects
- **Seeking a motion to extend the existing FY 2022-2026 five-year strategic plan one year to FY 2027.**

FY26 DMD Service Plan Strategy U

Speaking Engagements



- Feb. 18th HDR Engineering firm quarterly staff luncheon
- April 21st TAMU-CC hosted and won the 2026 Southland Conference Beach Volleyball tournament at Water's Edge Park & McGee Beach. Award Ceremony at BUS
- Every 2nd Wednesday/Month The Morning Wave on Retro Country Radio Show
- March 3rd Pudge Nation with Debbie Noble Re: Downtowner Awards



A. Medrano presenting at the Southern Conference Award Ceremony on April 21

FY26 DMD Service Plan Strategy Q

Speaking Engagements



- On March 12th A. O'Donnell co-facilitated Visit Corpus Christi's "Love Notes to Corpus Christi" activity with Elvia Aguilar.
- Participants created mini canvas artworks centered on quality of life in Corpus Christi.
- Discussion focused on public art, the local creative community, and projects like the Summer Mural Festival and Better Together mural.



J. Wright presented to the Esperanza Garden Club on April 2

- The discussion highlighted shared goals of beautification, revitalization, and creating vibrant public spaces.

FY26 DMD Service Plan Strategy Q

Buc Days Update



- DMD designed, printed and distributed coroplast signs along parade route to help mitigate issues regarding spot marking
- Buc Days set out their large wooden A-Frames to promote events
- DMD partnered with Buc Days on First Friday ArtWalk initiative
- Busy time for Clean Team removing markings throughout the week.



FY26 DMD Service Plan Strategy S

Buc Days Update



Looking to the Future

- Exploring opportunities to activate La Retama Park through family-friendly activities and community programming during parade.
- Encouraging interactive uses of public spaces, including youth activities and recreational engagement before and during festival programming.
- Exploring partnerships with local businesses interested in food pop-ups and sidewalk activations in park.



Children enjoying playing as they await the Buc Days Night Parade

FY26 DMD Service Plan Strategy S

Perception Survey Results



Looking to the Future

- DMD conducts a biennial perception survey to better understand perceptions of downtown
- Through this survey we can identify trends, set realistic goals and provide data for initiatives
- Richard Cisneros, President of CCR (Creative Consumer Research), will visit Corpus Christi from Houston to present the survey findings
- May 22nd, 2026 from 12:00-1:30 at the Buc Commission Community Room, 1415 N. Water St.
- A light lunch will be provided

A promotional poster for the Downtown Corpus Christi Perception Survey. The poster has a dark blue background with white and green text. At the top, it says 'Downtown Corpus Christi' in white, followed by 'PERCEPTION' in white and 'Survey' in large green cursive. A green checkmark icon is next to 'PERCEPTION'. Below this, a pink speech bubble contains the text 'WE NEED YOUR FEEDBACK!' and 'Survey closes March 27 at 5:00PM.' To the right of the speech bubble is a small icon of a notepad. Below the speech bubble, there is a small circular logo with the text 'downtown corpus christi' and a stylized 'd' and 'c'. To the right of the logo, it says 'Since 2015, the Downtown Management District has conducted a survey every other year of the perceptions of downtown. Through this survey, we are able to identify trends and set realistic goals to create a better, more vibrant downtown.' Below this, it says 'HELP US REACH 600 RESPONSES' in white. At the bottom left, it says 'We can't do it without you! Scan the QR Code to take the Survey, or visit our website at: DowntownCorpusChristi.Org'. To the right of this text is a QR code with a green border. A white arrow points from the QR code towards the bottom right corner of the poster.

FY24 DMD Service Plan Strategy Q

Perception Survey Results



EXECUTIVE SUMMARY

Downtown Corpus Christi: High Appeal. High Friction.

Downtown Corpus Christi is well known and positively perceived, yet it is not part of people's regular lives. The opportunity is to reduce friction, increase everyday activation, and convert interest into consistent engagement and growth.



WHERE DISCOVERY HAPPENS



THE BOTTOM LINE

Downtown Corpus Christi is not broken—it is incomplete.

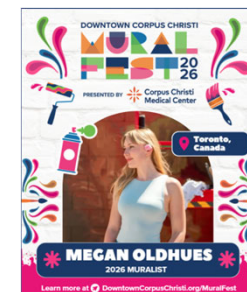
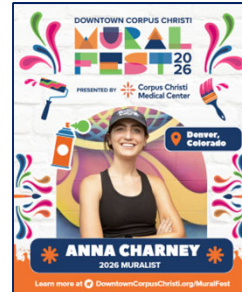
By reducing friction, activating everyday experiences, and showing up where people already are, downtown can become a place people visit more often, spend more in, and choose to live in.

FY24 DMD Service Plan Strategy Q



8. Placemaking

2026 Mural Fest



Mural Fest Logistics Updates

- CC Yacht Club withdrew; Secured Hilliard Law Parking Garage!
- Held virtual Artist Orientation Meeting on April 24
- Spray paint & specialty paints secured!
- Bucket paint & other materials pending potential Sherwin Williams Sponsorship (would be year 3 of sponsorship)
- Community Mural Kit is on its way!
- Artist lodging confirmed! ***Thank you, Omni Corpus Christi!**
- Artists will begin to arrive Wednesday, May 27



FY26 DMD Service Plan Strategy J

2026 Mural Fest

MURAL MOSAIC

DOWNTOWN CORPUS CHRISTI
MURAL FEST 2026
PRESENTED BY Corpus Christi Medical Center

COMMUNITY KICK-OFF
SATURDAY, JUNE 5 | 11AM- 2PM

MOSAIC MURAL TILE PAINTING

MURAL CREATED BY **kspace** Mural Arts

HOSTED BY

DOWNTOWN CORPUS CHRISTI
MURAL FEST 2026
PRESENTED BY Corpus Christi Medical Center

COMMUNITY MURAL
VOLUNTEERS NEEDED

Add your brushstroke to our community mural!
Join us in creating a positive impact on the community through art

✓ All Ages Welcome ✓ No Art Experience Needed ✓ Free Community Event

VOLUNTEER PAINT DATES & TIMES

Saturday, May 23: 11:30am - 4:30pm
Sunday, May 24: 12:30pm - 3:30pm
Wednesday, May 27: 11:30am - 4:30pm
Thursday, May 28: 11:30am - 5:00pm & 5:00pm - 8:00pm
Friday, May 29: 11:30am - 5:00pm & 5:00pm - 8:00pm
Sunday, May 31: 12:30pm - 4:30pm

Learn more at: DowntownCorpusChristi.org/MuralFest

MURAL CREATED BY **kspace** Mural Arts

EVENT HOSTED BY



FY26 DMD Service Plan Strategy J

Main Street America



Professional Development

- A. O'Donnell & J. Wright attended 2026 National Main Street Now Conference in Tulsa, OK April 13-15
- Topics of sessions attended include: Public Art, AI for Main Street, Parking, The Unhoused, Place-Based Strategy, The Art of Storytelling for Community Engagement, and Elevating Downtown with Photos/Videos
- Highly Common Issue – PARKING!



FY26 DMD Service Plan Strategy W



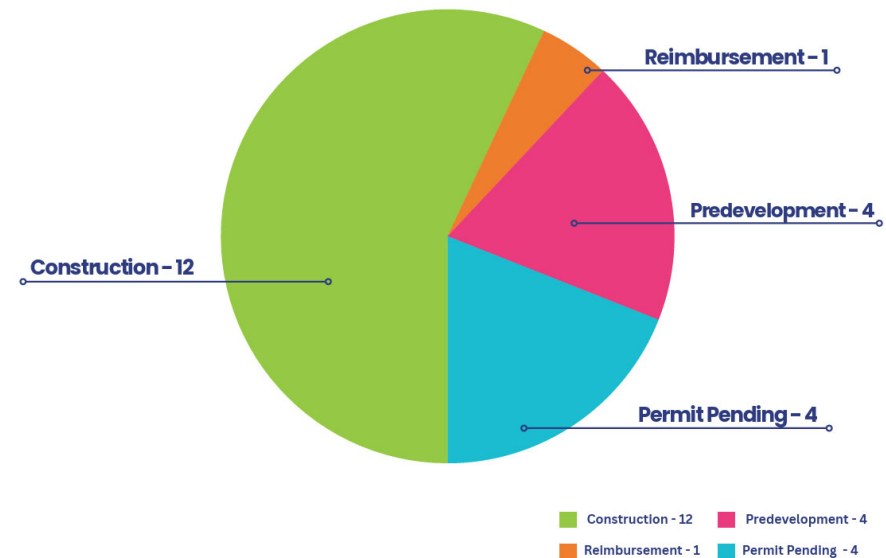
9. Economic Development

TIRZ #3 Projects



Current Projects

1. Hotel Indigo
2. 416 Flats
3. Drams Bourbon Bar
4. Hilton Spark
5. Homewood Suites
6. Thirsty
7. Pfluger Architects
8. Flanagan's Downtown
9. Corpus Christi Cathedral
10. Holiday Inn Express Rooftop & Walking Trail
11. Lolis Streetscape
12. The Quad on Second
13. The 1914 Nueces County Courthouse Demolition
14. Anaqua Oil & Gas
15. 701 N. Mesquite Parking Lot
16. SB (Sushi Bar)



FY26 DMD Service Plan Strategy K,L,M,N

13TH Amendment to the TIRZ #3 Project and Financing Plan



- On May 5th, the TIRZ #3 Board approved a 13th amendment to the Project and Financing Plan to create a program specific to allow for the demolition of the 1914 Nueces County Courthouse.
- Results of the meeting are as follows:
 - Payment Schedule:
 - \$1,000,000 paid before September 30, 2026
 - \$1,000,000 paid before December 31, 2026
 - Funding Requirements:
 - Funds to be used for Demolition only
 - Report provided to the TIRZ #3 Board upon completion
 - Obtaining required permitting within one year of the date of this agreement
 - Must submit amount of money paid for the completion of work.
 - Return of Funds:
 - If demolition is not completed by December 31, 2028, the county shall repay the funds to the TIRZ, less monies spent preparing for the demolition, engineering, or asbestos remediation, unless extension is granted.



FY26 DMD Service Plan Strategy N



Homewood Suites (Project Update)

Address	402 Lomax Street
Description	• The developer has worked diligently this year to have construction remain on track. • The hotel is nearly at completion and is expected to be open at the beginning of this summer. • Completed Improvements include: • Demolition of previous structures • Site utilities and city connections • Site Concrete • Portion of mechanical, electrical and plumbing rough ins • New roof • Window installation for the rooms • All structural components for the 5- story hotel • Remaining mechanical, electrical, and plumbing • Sheet rock and exterior stucco • Build out for retail spaces • Remaining Improvements include: • Repaved parking lot for covered and non-covered parking • Landscaping and new fencing
Project Cost	\$32,745,500
Incentive Approved	• Project Specific Development Program - \$1,550,000
Completion Date	June 30, 2026



FY26 DMD Service Plan Strategy N



Hotel Indigo (Project Update)

Address	1102 S Shoreline Boulevard
Description	• The developer has continued to make tremendous progress on the construction of the new Hotel Indigo. • Despite the age of the building and having to demo more than anticipated the project remains ahead of schedule. • Completed Improvements Include: • Exterior Façade Upgrades • Exterior Paint • Interior MEP updates • Demolition of the pool roof
Project Cost	\$45,267,335
Approved Incentives	• Streetscape & Safety Improvement Program- \$2,951,138 • Project Specific Development Agreement Program- \$1,048,862 • Rooftop Activation Program- \$1,000,000
Completion Date	January 31, 2027



FY26 DMD Service Plan Strategy N



10. Promotions

Communication Channels



•Facebook

- Followers: **49,540**
- Increase in Follows from previous Month: **430** (↑38.3%)

•Instagram

- Followers: **36,227**
- Increase in Follows from previous Month: **473**

•Best Performing Content

- Campaign: Selena's Birthday
 - Goal: Generate Engagement & Promote Visitation to the Sea Wall
 - Performance:
 - Comments : **114**
 - Views: **233K**
 - Shares: **296**
 - Total Interactions: **2.7K**



FY26 DMD Service Plan Strategy P

ArtWalk Report



May 2026

- **253 Businesses Involved:**
 - 206 Tent Vendors | 81 booked by DMD
 - 29 Food Trucks | 15 booked by DMD
 - 18 ArtWalk Partner Businesses Showcased
- **Block Party Format**
 - **Street Closures & Park Parties**
 - **Pop-Up Parties:** Art Center of CC & BUS
 - **Safety Team:** 21 ODCCPD Officers & 4 ODCCFD EMTs
- **Features & Entertainment**
 - 3 DJs + 4 Street Musicians/Bands
 - H-E-B ArtBooth Activity: Jolly Roger Flags
 - KidsWalk at the Art Center of Corpus Christi
 - Downtown Pirate Quest
- **Andrew's Corona Premier Music Stage**
 - Gruppo Vidal and Amos Burr & The Stickerburrs



Photos by Debbie Noble

FY26 DMD Service Plan Strategy S



ArtWalk Report

May 2026 – ArtWalk Vendor Accommodations

- Adverse weather conditions impacted May ArtWalk vendor operations.
- A one-time discounted rate (\$20 discount) was offered to May vendors for the month of June.

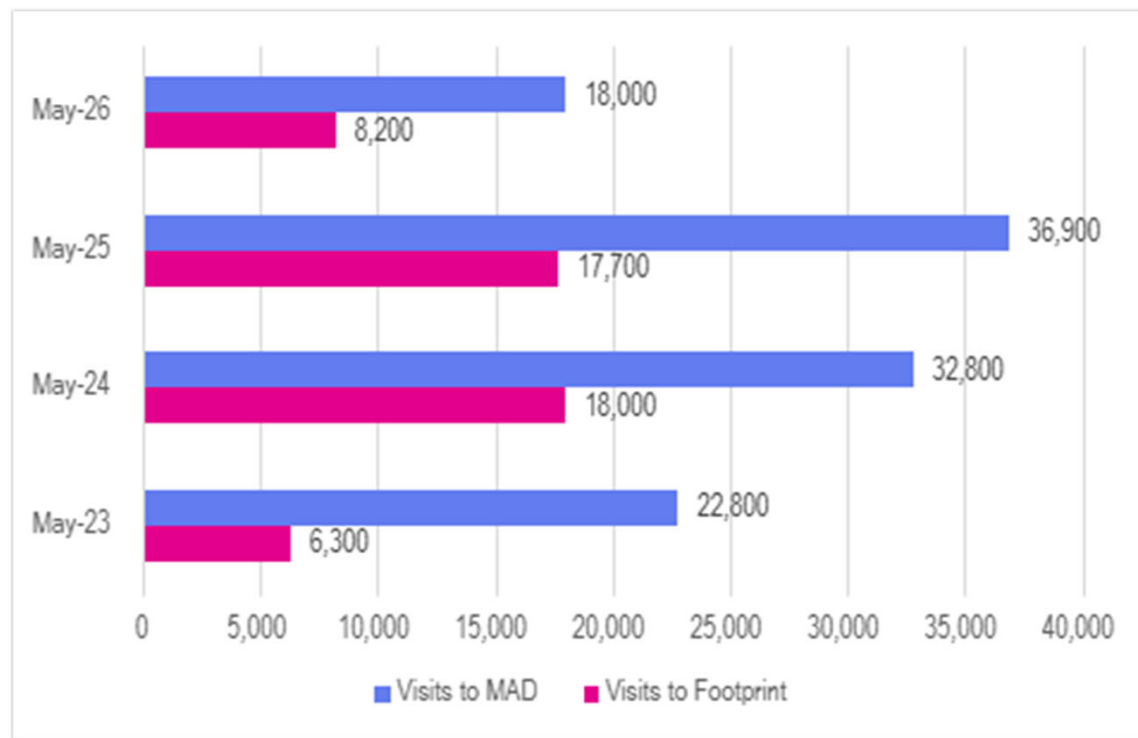


FY26 DMD Service Plan Strategy S

ArtWalk Report



May Attendance Year Over Year



FY26 DMD Service Plan Strategy S

ArtWalk Report



2026 Downtown Pirate Quest

- Expanded Pirate Pub Crawl into Downtown Pirate Quest
- Family-friendly QR code scavenger experience at ArtWalk
- Interactive prizes and themed activities encouraged exploration
- **22 participating DBA Business**
- 20 participants
- Prizes: **5** family 4-packs of All-You-Can-Ride Buc Days Stripes Carnival Wristbands



FY26 DMD Service Plan Strategy S

Micro Community



Downtown Business Association

45 Members in 2026

- **May Meeting – 5/20/26**
 - Location: House of Rock
 - Guest Speakers:
 - Del Mar College – Hospitality & Culinary Arts
 - DMD Placemaking – Aalec O'Donnell
- **Upcoming Promotions**
 - 2026 Mural Fest
 - Christmas in July



April DBA Meeting @ The Exchange

FY26 DMD Service Plan Strategy R



Mural Fest Artist Hospitality

Please join us!

ARTIST WELCOME

FRIDAY, MAY 29TH | 4 – 5:30PM |
TEXAS TEASE

Meet this Year's Muralists |
Refreshments

COMMUNITY KICK-OFF

SATURDAY, MAY 30TH | 10AM - 1PM |
BUS

Free Volunteer Event | All Ages Welcome |
Mural Created by KSPACE Mural Arts

ARTIST/TEAM DINNER

TUESDAY, JUNE 6TH | 6PM |
EXECUTIVE SURF CLUB

Q&A Artist Panel | Live Music | Food Specials

MURAL FEST X ARTWALK

FRIDAY, JUNE 5TH | 6 - 10PM |
DOWNTOWN CC

New Mural Unveiling & Dedications |
Vendors | Live Music | Food Trucks & More!

ARTIST SUMMIT

SATURDAY, JUNE 6TH | 4 - 6PM |
EXECUTIVE SURF CLUB

Q&A Artist Panel | Live Music | Food
Specials

FY26 DMD Service Plan Strategy S



Mural Fest Artist Hospitality

Artist Itinerary

- 5/29 Friday – Artist Welcome
- 5/30 Saturday – Community Mural Kick-Off
- 5/31 Sunday - Artists Painting
- 6/1 Monday – Artists Painting
- 6/2 Tuesday – DMD Team Dinner
- 6/3 Wednesday - Artists Painting
- 6/4 Thursday - Artists Painting
- 6/5 Friday – Mural Fest X ArtWalk
- 6/6 Saturday – Artist Summit

- Artists will receive:
 - Welcome gifts thanks to Visit Corpus Christi
 - Gift cards to downtown restaurants



FY26 DMD Service Plan Strategy S

Micro Community



Street Population Engagement Workshop with CCPD

- **When:** Monday, April 27, 2026 | 2 PM – 3:30PM
- **Location:** Executive Surf Club – Board Room
- **Total Attendees:** 14
 - Collaborative homelessness engagement training for downtown stakeholders
 - Presented in partnership with the Corpus Christi Police Department (Richard Lomax, Lt. Harrison, and Art Brown – Homelessness Coordinator)
 - Focused on compassionate, coordinated response strategies, and improved communication between partners
 - GroupMe with CCPD



FY26 DMD Service Plan Strategy R

Sponsorship & Grants Updates



•Mural Fest 2026

- Corpus Christi Medical Center - **\$20,000**
- City of CC Arts & Cultural Commission - **\$13,500**
- Coastal Bend Community Foundation - **\$9,000**
- Texas Commission on the Arts - **\$18,750**
- TIRZ #3 - **\$20,000**
- **Property Owners - \$4,000**
- **Visit CC - \$2,000**
- Current total funds raised: \$89,250**



11. District Operations

Clean Team / Block by Block Update



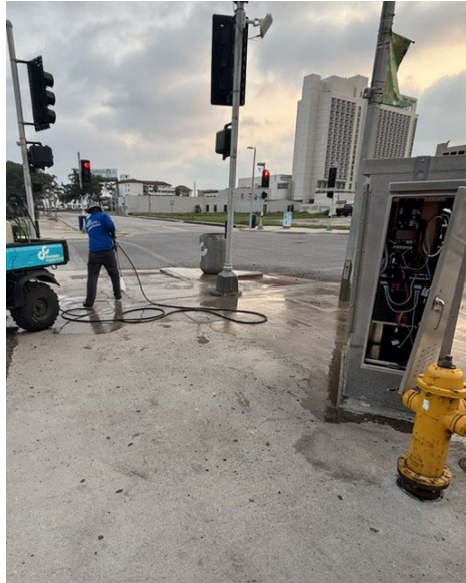
Planter hit overnight at Taylor and Chaparral on April 27

- Cleaned up, moved the planter back, loaded the rocks and soil back, and called 311 for the damaged Electric Box

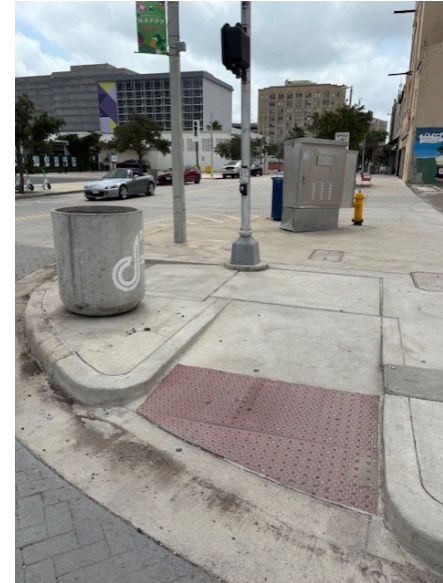
Before



Before



After



FY26 DMD Service Plan Strategy A

Clean Team / Block by Block Update



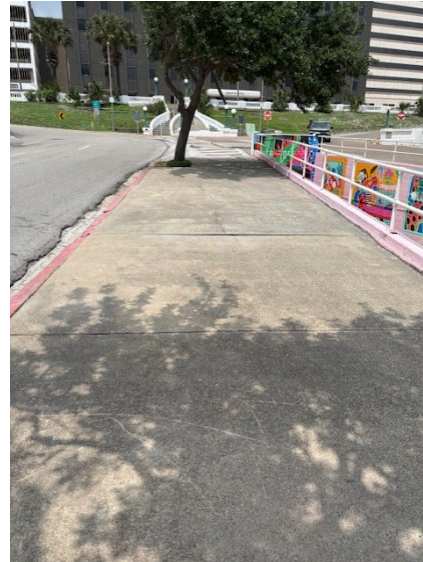
Chalk removal after Buc Days Parade

- Pressure washed chalk off the sidewalks down Schatzell St.

Before



After



Before



After



FY26 DMD Service Plan Strategy A

Clean Team / Block by Block Update



Graffiti on the Bird Mural at Chaparral and Schatzell

- The tagging was done in the middle of the day in broad daylight.
- There were 168 graffiti incidents in April. Up from 80 in March. An increase of 210%

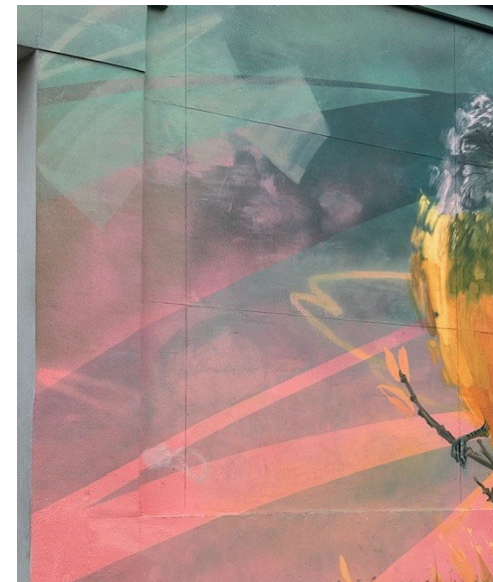
Before



Removal



After



FY26 DMD Service Plan Strategy A



12. City and Partnering Organizations Reports



13. Board Requests for Next Meeting

Next meeting is June 18, 2026

No Meeting in July 2026



14. Adjourn