Board Meeting

November 19, 2026

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT
REGULAR BOARD OF DIRECTORS MEETING

9:00 a.m., Thursday, November 19th, 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 October 15th, 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) Presentation by the Port of Corpus Christi
8) ORGANIZATIONAL MANAGEMENT:
   a. DMD Board Recommendation with possible action
   b. TIRZ #3 Update – Project & Financing Plan Amendment
   c. Parking Update
   d. Professional Development/Recognition
   e. FY 2026-2027 Service Plan Booklet
9) PLACEMAKING PRESENTATION:
   a. Wayfinding
   b. Tree Maintenance
   c. Dog Friendly Spaces
   d. 2026 Holiday Series
   e. Placemaking Intern Highlight
10) ECONOMIC DEVELOPMENT PRESENTATION:
   a. Updates on TIRZ #3 Projects
      i. Agnes Water LLC
      ii. Hilton Spark
      iii. Holiday Inn Express
      iv. Hotel Indigo
      v. Courthouse Demolition
      vi. TIRZ #3 Projects then and now
11) PROMOTIONS PRESENTATION:
   a. Communication Channels
   b. Signature Events
      i. November ArtWalk
   c. Micro Community
      i. Downtown Business Association
   d. Sponsorship & Grant Updates
12) DISTRICT OPERATIONS PRESENTATION:
   a. Clean Team / Block by Block Updates
13) CITY AND PARTNERING ORGANIZATIONS REPORTS:
   a. General City Updates as they relate to the DMD and/or Downtown by City Staff
14) *Executive Session.
   a. *Personnel Matters: Executive Director Performance Appraisal with possible action in open session
15) Board Requests for Next Meeting.

16) 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 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, October 15, 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 were present at the meeting: Barrera, Bornstein, Charles, Gignac, Gutschow, Islava, Lomax, Molina, Navarro, Perez, Richline, Shook, Trevino, and Votzmeyer-Rios. Also present: A. Medrano, J. Bodwell, A. O'Donnell, V. Villarreal, and J. Wright, CCDMD; B. Jones and A. Taylor, Block by Block; M. Smythe, K-Space Contemporary; and E. Tunchez, Corpus Christi Cronica.

Chairperson Votzmeyer-Rios determined a quorum of 14 Directors and called the meeting to order at 9:02 a.m., Items 1 and 2.

Chairperson Votzmeyer-Rios moved to the CONSENT AGENDA, Items 3, 4, and 5 on the agenda.

A motion was made by B. Molina to approve the Consent Agenda, including the September 17, 2026, Board meeting minutes, financial statements, and report on absences. This was seconded by M. Islava. The motion passed unanimously.

Chairperson Votzmeyer-Rios moved to Item 6 on the agenda.

6) PUBLIC COMMENT

No public comments were recorded in the meeting notes.

The Día de los Muertos Festival update under Item 12(a) was taken out of order at approximately 9:04 a.m.

12(a). Día de los Muertos Festival Updates by K-Space Contemporary

M. Smythe provided an overview of the festival's history, features, music, setup, starting time, and event map. Questions were addressed regarding trash and cleanup concerns.

Chairperson Votzmeyer-Rios moved to Item 7 on the agenda.

7) ORGANIZATIONAL MANAGEMENT

a. Motion to accept the resignation of A. Trevino from the DMD Board of Directors

A. Medrano presented A. Trevino's resignation from the Board of Directors.

A motion to accept A. Trevino's resignation from the DMD Board of Directors was made by B. Molina and seconded by R. Gignac. The motion passed unanimously.

b. Motion to open the application process to fill A. Trevino's unexpired term

A. Medrano reviewed opening the application process to fill A. Trevino's unexpired term in accordance with the adopted Bylaws.

A motion to open the application process to fill A. Trevino's unexpired term on the DMD Board of Directors in accordance with the adopted Bylaws was made by J. Richline and seconded by C. Navarro. The motion passed unanimously.

c. FY 2026–2027 District Service Plan Booklet

A. Medrano reviewed the FY 2026–2027 District Service Plan Booklet and the planned services and priorities for the fiscal year.

d. Financial Services Outsourcing Update

A. Medrano provided an update on efforts to outsource financial bookkeeping and administration services. One proposal had been received, but its cost exceeded the anticipated budget. A request for proposals was issued on October 14, and staff would continue seeking additional proposals for comparison.

Chairperson Votzmeyer-Rios moved to Item 8 on the agenda.

8) PLACEMAKING

a. Tree Maintenance

A. O'Donnell provided an update on tree health along Chaparral Street, reporting that three additional trees had died. The presentation reviewed treatment efforts, including air spading, compost, and watering, and plans to treat the remaining trees.

b. Illuminando Trees

A. O'Donnell reviewed the Illuminando lighting program. Trees were illuminated blue for Labor Day and Pulmonary Fibrosis Awareness Month and pink for Dolly Day.

c. La Retama Landscaping

A. O'Donnell provided an update on the landscaping improvements at La Retama Park, including 157 new plants installed across six flower beds and restoration of the irrigation system.

d. 2026 Summer Planter Revitalization

A. O'Donnell reported that 725 new plants had been installed across 83 sidewalk planters. The Clean Team continued watering and maintaining the planters.

e. Fall Banners

A. O'Donnell reviewed the new fall banners, which were approximately 77% larger and featured more vibrant colors. Banners were installed along Chaparral Street and at La Retama Park.

f. New La Catrina Sponsor

A. O'Donnell announced IBC Bank's sponsorship of La Catrina, including a three-year commitment. The sponsorship would support a new frame and skirt and the installation's return to La Retama Park.

g. New Holiday Installation

A. O'Donnell reviewed Christmas in La Retama Park, presented by AEP Texas. A three-year sponsorship commitment would support a new tree of lights, ornamental sky canopy, and lighting on the oak trees.

h. Holiday Series Install Timeline

A. O'Donnell reviewed the Holiday Series installation schedule and opportunities for volunteers to assist.

Chairperson Votzmeyer-Rios moved to Item 9 on the agenda.

9) ECONOMIC DEVELOPMENT

a. Updates on TIRZ #3 Projects

I. Courthouse Demolition Update

II. Drams Bourbon Bar

III. Downtown Retail Incubator

IV. Form Cycling Studio and Tour de Downtown

V. TIRZ #3 Projects Then and Now

J. Bodwell provided an update on the courthouse demolition project, including the funding schedule and contractor selection process. Drams Bourbon Bar had completed its improvements and was holding a soft opening, with its grand opening planned in conjunction with Día de los Muertos activities. The presentation reviewed its bourbon and wine offerings, small bites, bourbon lockers, and additional event and retail spaces.

J. Bodwell discussed plans for a Downtown Retail Incubator at the Cosmopolitan Apartments, consistent with the District Service Plan. The proposed incubator would provide affordable space and continued support for emerging local businesses. Form Cycling Studio was also highlighted, including its planned location behind Nueces Brewing and cycling pop-ups throughout downtown.

The Goldfish was featured in TIRZ #3 Projects Then and Now, highlighting the transformation of the former Peerless Cleaners into a craft cocktail bar and patio that has become a popular local destination.

Chairperson Votzmeyer-Rios moved to Item 10 on the agenda.

10) PROMOTIONS

a. Communication Channels

J. Wright reviewed social media performance and Downtown Business Association content. The ArtWalk weather rescheduling campaign was the best-performing content, with approximately 141,600 views. The presentation also highlighted the reach of DBA member content shared through DMD channels.

b. October ArtWalk Report

J. Wright reported on the October 9 ArtWalk, which was rescheduled due to weather and still drew a strong turnout. Features included H-E-B pumpkin painting, KidsWalk, and entertainment by Grupo Vidal and Gary Hobbs. The report highlighted participating vendors, food trucks, partner businesses, and ArtWalk's role in drawing visitors downtown.

c. Micro Community — Downtown Business Association

J. Wright reviewed plans for the October 21 DBA meeting at Nueces Brewing, including Día de los Muertos information, holiday sign-ups, and upcoming activities. The notes also referenced Parks and Recreation events.

d. Sponsorship and Grant Updates

J. Wright reviewed sponsorship and grant activity, noting four applications. The presentation included Texas Commission on the Arts contracts, an AEP Foundation application for the Mayor's Sparkling Christmas Lights Contest, and a Port of Corpus Christi application for the Holiday Tree and Illuminated Boat Parade. Staff shared an update on the DMD's participation in the Día de los Muertos superhero pinata contest, with our design inspired by our own Downtown Defender's, the Clean Team.

A. Medrano also explained that budget and staffing reductions had eliminated five of six planned markets. The remaining market, operated by Cat's Market, would continue on Sundays in the Taylor Street parking lot.

Chairperson Votzmeyer-Rios moved to Item 11 on the agenda.

11) DISTRICT OPERATIONS

a. Clean Team / Block by Block Updates

B. Jones reviewed banner installation, curb sweeping, trash collection, dead grass and hay removal, planter maintenance, and teamwork. A. Taylor was recognized for taking initiative and cleaning the tunnel weekly. B. Jones also reviewed the Clean Team statistics.

Chairperson Votzmeyer-Rios moved to Item 12 on the agenda.

12) CITY AND PARTNERING ORGANIZATIONS REPORTS

No general City updates were reported under Item 12(b).

Chairperson Votzmeyer-Rios moved to Item 13 on the agenda.

13) BOARD REQUESTS FOR NEXT MEETING

A. Medrano's recognition as a HER honoree was announced, and Board members interested in attending were directed to contact V. Villarreal for tickets. Chairperson Votzmeyer-Rios indicated that she would reach out to Board members regarding committees and building relationships.

Chairperson Votzmeyer-Rios moved to Item 14 on the agenda.

14) ADJOURN

A motion was made by J. Richline to adjourn the October 15, 2026, Board of Directors meeting. This was seconded by C. Shook. The motion passed unanimously.

The meeting adjourned at 9:53 a.m.

_____ Josh Richline, Secretary.

Corpus Christi Downtown Management District.
Balance Sheet
As of October 31, 2026

	Oct 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Deposits	
1100 · Petty Cash	40.35
1150 · PayPal	581.28
1215 · American Bank Operating Account	50,295.43
1223 · American Bank EFT Account	112,518.11
1284 · American Bank Office Account	571.55
Total 1000 · Bank Deposits	164,006.72
Total Checking/Savings	164,006.72
Accounts Receivable	
11000 · Accounts Receivable	125,983.66
Total Accounts Receivable	125,983.66
Other Current Assets	
2000 · Current Assets	
2200 · Prepayments	-49,775.14
Total 2000 · Current Assets	-49,775.14
Total Other Current Assets	-49,775.14
Total Current Assets	240,215.24
TOTAL ASSETS	**240,215.24**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	56,203.68
Total Accounts Payable	56,203.68
Other Current Liabilities	
23100 · Accruals	27,511.03
24000 · Payroll Liabilities	
24100 · Payroll Taxes	1,226.43
24200 · Retirement Contributions	3,033.10
Total 24000 · Payroll Liabilities	4,259.53
25500 · Sales Tax Payable	-726.76
Total Other Current Liabilities	31,043.80
Total Current Liabilities	87,247.48
Total Liabilities	87,247.48
Equity	
30000 · Opening Balance Equity	160,983.44
32000 · Unrestricted Net Assets	39,018.75
Net Income	-47,034.43
Total Equity	152,967.76
TOTAL LIABILITIES & EQUITY	**240,215.24**

Corpus Christi Downtown Management District.
Consolidated P&L Summary
October 2026

	Oct 26	Budget	% of Budget	Oct 26	YTD Budget	% of Budget	Annual Budget	% Annual Budget
Ordinary Income/Expense								
Income								
42000 · Revitalization Alliance	10,000.00	10,000.00	100.0%	10,000.00	10,000.00	100.0%	170,000.00	5.88%
43400 · Assessment Income	15,769.20	28,474.25	55.38%	15,769.20	28,474.25	55.38%	341,691.00	4.62%
44800 · City of Corpus Christi	34,284.83	33,605.74	102.02%	34,284.83	33,605.74	102.02%	403,268.00	8.5%
44830 · TIRZ Right of Way	0.00	37,675.00	0.0%	0.00	37,675.00	0.0%	37,675.00	0.0%
44850 · TIRZ#3	52,273.83	52,273.87	100.0%	52,273.83	52,273.87	100.0%	627,286.00	8.33%
44855 · Park Projects	0.00	37,675.00	0.0%	0.00	37,675.00	0.0%	37,675.00	0.0%
44960 · Event Income	9,938.09	10,833.00	91.74%	9,938.09	10,833.00	91.74%	170,500.00	5.83%
45000 · Fundraising & Sponsorships	15,132.99	31,397.25	48.2%	15,132.99	31,397.25	48.2%	405,917.00	3.73%
46000 · Investments	46.13	0.00	100.0%	46.13	0.00	100.0%	0.00	
47200 · Downtown Business Association	1,000.00	1,458.37	68.57%	1,000.00	1,458.37	68.57%	17,500.00	5.71%
Total Income	138,445.07	243,392.48	56.88%	138,445.07	243,392.48	56.88%	2,211,512.00	6.26%
Gross Profit	138,445.07	243,392.48	56.88%	138,445.07	243,392.48	56.88%	2,211,512.00	
Expense								
60000 · District Operations	64,311.19	56,874.36	113.08%	64,311.19	56,874.36	113.08%	682,491.00	9.42%
62000 · Economic Development	500.00	1,291.74	38.71%	500.00	1,291.74	38.71%	15,500.00	3.23%
63000 · Placemaking	14,994.58	75,350.00	19.9%	14,994.58	75,350.00	19.9%	170,350.00	8.8%
64000 · Promotions	32,461.06	21,541.74	150.69%	32,461.06	21,541.74	150.69%	415,091.99	7.82%
65000 · Organizational Management	73,212.67	93,593.48	78.22%	73,212.67	93,593.48	78.22%	883,136.70	8.29%
69810 · Transfer to Reserve	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.0%
Total Expense	185,479.50	248,651.32	74.59%	185,479.50	248,651.32	74.59%	2,166,569.69	8.56%
Net Ordinary Income	-47,034.43	-5,258.84	894.39%	-47,034.43	-5,258.84	894.39%	44,942.31	
Net Income	**-47,034.43**	**-5,258.84**	**894.39%**	**-47,034.43**	**-5,258.84**	**894.39%**	**44,942.31**	

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 - 2026 - attendance	Appt	Exp	Bond	1/15	2/19	3/19	4/16	5/21	6/18	8/20	9/17	10/15	11/19	Absences
1	Barrera, Jaime. N	4/3/20	9/30/26	1/1/29	√	√		√	√			√	√		**3**
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	√	√	√	√	√		√	√			**2**
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	√	√	√	√		√	√	√	√		**1**
8	Islava, Michael (replaced K. Kucewicz)	11/21/24	9/30/28	1/1/29	√	√	√	√	√	√		√	√		**1**
9	Lomax, Lesley	10/17/19	9/30/28	1/1/29	√	√	√	√	√	√	√		√		**1**
10	Molina, Ben	12/15/22	9/30/28	1/1/29			√	√	√	√		√	√		**3**
11	Navarro, Chris (replaced J. Maxwell)	7/18/24	9/30/28	1/1/29		√	√	√		√			√		**4**
12	**Perez, Dee Dee [Vice-Chair 2/22-9/26]***	6/8/10	9/30/26	1/1/29	√	√		√			√	√	√		**3**
13	**Peterson, Glenn [Chair 2/22-9/26] ***	6/8/10	9/30/26	1/1/29	√	√	√	√	√	√	√	√			**1**
14	**Richline, Josh [Secretary 2/22-9/26] ***	10/17/19	9/30/26	1/1/29	√	√	√			√	√	√	√		**2**
15	Shook, Caitlin	4/10/18	9/30/26	1/1/29	√	√		√	√	√		√	√		**2**
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		√	√	√			√	√	√		**3**
	Number in attendance				14	15	13	16	12	13	12	15	14		13.77778
	Percentage of attending Directors	Total	17		82.4%	88.2%	76.5%	94.1%	70.6%	76.5%	70.6%	88.2%	82.4%	0.0%	81.0%

***75% of Board Members must attend 75% of meetings.**

Excused Absence
Unexcused Absence
Special Meeting

√ - In Attendance

*** indicates Officer**

7. Presentation by the Port of Corpus Christi

8. Organizational Management

DMD Board Recommendation with possible action

I. Update on current Board Seat vacancy:

- Presentation of applicant

Motion to appoint applicant to fill vacancy on DMD Board of Directors.

Tuesday, October 27, 2026

Victoria Villarreal, Finance and Administration Manager
Corpus Christi Downtown Management District
PO Box 2527 Corpus Christi, TX 78403
via email: victoria@cctexasdmd.com

Letter of Interest, Corpus Christi Downtown Management District Board

Dear Members of the Selection Committee:

I am writing to express my interest in serving on the Board of Directors of the Corpus Christi Downtown Management District. As a longtime Corpus Christi resident and a downtown property owner, I have a direct stake in the long-term vitality of downtown and would welcome the opportunity to contribute to its growth.

I am over 18 years of age and qualify to serve under Section 375.063 of the Texas Local Government Code as an owner of Water Street Market LLC located in the District at 309 N. Water Street. I confirm that neither I nor any entity or trust in which I hold an ownership interest has taxes or assessments more than sixty days delinquent to the District. I understand the District's eligibility requirements and will provide any documentation needed to verify my qualifications.

I serve as Vice President of Service and Administrative Operations at STBP, Inc., a full-service South Texas commercial construction firm serving retail, medical, financial, educational, office, and light industrial clients. In more than ten years with the company, I have led facility maintenance operations, managed vendor relationships, and coordinated cross-functional teams on projects across South Texas. I now direct the company's human resources operations for a team of more than 30 employees. Earlier in my career, I was a District Manager for ALDI USA, where I led the opening strategy and marketing rollout for the first 15 Houston-area stores and trained the market's first 200 employees.

I serve on the Texas State Aquarium Board, where I am also a member of the Finance Committee. I am active in Charity League of Corpus Christi and Junior Cotillion. These roles have given me firsthand experience with board governance and collaboration with community stakeholders.

As a property owner, I understand the District's work from the perspective of those who fund and benefit from it. My background in construction, operations, and people management gives me a practical understanding of the issues facing downtown owners, businesses, and employers, from project planning and maintenance to workforce needs. I would bring that perspective, along with a collaborative approach, to the Board's efforts to improve and promote downtown Corpus Christi.

Thank you for your consideration. My resume is enclosed, and I would welcome the chance to discuss how I can serve the DMD Board.

Sincerely,

Lindsey Dutton Lomax

Lindsey Dutton Lomax
Lindsey.d.lomax@gmail.com
210-862-8479

Lindsey Dutton Lomax

VP of Service and Administrative Operations

Corpus Christi, Texas Area | 210-862-8479 | lindsey.d.lomax@gmail.com

PROFESSIONAL SUMMARY

Operations and facility maintenance leader with 10+ years of experience in commercial construction and 15+ in human resources. Proven ability to lead cross-functional teams, oversee construction projects, and implement HR strategies that strengthen workforce performance across South Texas. Combines hands-on operational expertise with a strong foundation in talent and people management.

PROFESSIONAL EXPERIENCE

VP of Service and Administrative Operation *October 2025 – Present*

VP of Facility Maintenance *June 2019 – October 2025*

Facility Maintenance Manager *August 2016 – June 2019*

STBP, Inc. | *Corpus Christi, Texas Area*

- Direct end-to-end human resources operations, from hiring and onboarding to employee relations and compliance, supporting a team of 30+ employees and fostering a positive, productive workplace.
- Lead facility maintenance operations for a full-service South Texas commercial construction firm serving retail, food service, financial, educational, office, and light industrial clients.
- Partner with client partners to identify efficiencies, solve operational problems, and plan projects that support long-term business goals.
- Managed facility maintenance programs and vendor relationships supporting commercial construction and renovation projects across South Texas.
- Coordinated cross-functional teams to deliver maintenance and construction-related services on time and within scope.

Associate District Manager *May 2016 – August 2016*

ADP | *Corpus Christi, Texas Area*

- Consulted with small business owners (1–49 employees) on outsourcing non-revenue-generating functions to accelerate business growth.
- Advised clients on human capital management, compliance, risk mitigation, and integrated payroll and time management.

District Manager *June 2012 – January 2016*

ALDI USA | *Dallas-Fort Worth & Houston, Texas Area*

- Managed a district averaging 5 stores and 60+ employees, overseeing hiring, discipline, scheduling, financial audits, and P&L performance.
- Led the opening strategy and marketing rollout for the initial 15 Houston-area stores and trained the market's first 200 employees.
- Opened and staffed 5 new stores (April 2013 – August 2015), handling all personnel hiring.
- Directed trucking logistics, product ordering, vendor invoicing and contract negotiations, and display schematic execution.
- Conducted store inventories and investigated inventory discrepancies, customer concerns, and employee incidents.

EDUCATION

Bachelor of Business Administration (B.B.A.), Entrepreneurial Management *2008 – 2012*

Texas Christian University — M.J. Neeley School of Business

COMMUNITY INVOLVEMENT

- Texas State Aquarium Board Member
- Charity League of Corpus Christi
- Corpus Christi Junior Cotillion Member

TIRZ #3 Update - Project & Financing Plan Amendment

1. Targeted Vacant Property Improvement Grant Program (Created 2016) – The program currently offers a 50/50 match on renovation construction costs with no maximum award. Since 2016, the number of entirely vacant buildings in downtown has decreased from 31 to seven. This amendment caps reimbursement at $150,000 per project.
2. Downtown Living Initiative (Created 2016) – The program currently provides a $30,000 per unit reimbursement grant for multi-family developments of more than 3 units, with additional per-unit funds of up to 30% of per-unit development cost for vacant building rehabilitation, office conversion or new construction. This amendment reduces the grant to $10,000 per unit, not to exceed $150,000 per project, and removes the additional per unit funding.
3. Streetscape and Safety Improvement Program (Created 2018) – The program currently reimburses 50% of eligible costs with no maximum award. This amendment caps reimbursement at $150,000 per project. Eligible items and the $10,000 micro-grant policy do not change.

TIRZ #3 Update - Project & Financing Plan Amendment – Cont.

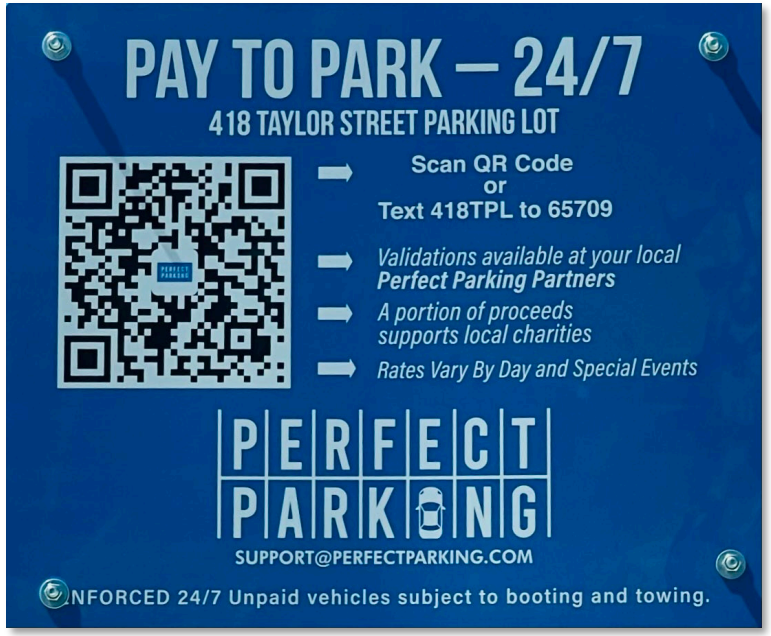
4. Targeted Office to Residential Conversion Program (Created 2023) – The program reimburses up to 30% of conversion construction costs for projects with at least $5,000,000 in improvements and 25 residential units. Developers expect awards of a scale the fund cannot support; for example, the 600 Building qualified for up to $12,000,000. The program's application window closed December 31, 2025. This amendment eliminates the program.
5. Rooftop Activation Program – The program reimburses up to 50% of eligible rooftop patio and access costs, with payouts of up to $500,000 per year per building. This amendment eliminates the program.

Parking Update

- Mesquite Street Garage to offer Downtown businesses employee parking at a monthly rate of $40 per employee.

- Downtown Parking pass with Perfect parking to offer Downtown businesses employee parking at a monthly rate of$35 at any of their available lots. Currently in negotiations.





FY27 DMD Service Plan Strategy I

Professional Development/Recognition

AALEC O'DONNNELL

Exceptional Supervisor Certificate, Florida Tech

- Online Supervisor Training Covering the Following Topics:
  - Communicating with Purpose
  - Mastering Delegation
  - From Correcting to Engaging
  - Managing Time (So it Doesn't Manage You)
  - Developing Your People for Success & Growth
  - Embracing & Encouraging Change
  - Everyday Project Management
  - The Art & Science of Decision Making

Arts & Cultural Commission of CC

- Arts Forum 10/15: Presented with "Project Star for the Arts in Corpus Christi" Award
  - Recognizing Work Performed for Mural Fest


FLORIDA TECH | ABA Technologies

CERTIFICATE

OF COMPLETION

AWARDED TO

Aalec O'Donnell

Certification/License # _____

For participation and completion of the following course taught by Allison King, Ph.D., BCBA; Shauna Costello, M.A., BCBA; Kelly Therrien, M.S., BCBA

BEHP1228: Exceptional Supervisor Certificate

On October 28, 2026

EARNING 7.5 LEARNING CEUs, 3 of which can be used for supervision

ACE

Caroline Johnston
Registrar
Florida Tech

This workshop is presented in partnership between Florida Tech and ABA Technologies, Inc.

ABA Technologies, Inc., is approved by the Behavior Analyst Certification Board to offer continuing education (#OP-02-0023).

FY 2026-2027 Service Plan Booklet

Booklet to be provided separate from board packet.

9. Placemaking

Wayfinding

THIRD ANNUAL WAYFINDING CHANGEOUT

Wayfinding Additions for Holiday Season

- 5 Holiday Installations
  - H-E-B Holiday Tree
  - Peppermint Lane, Powered by AEP TX
  - Artesian Park Winter Wonderland, Presented by DRA
  - New! Christmas in La Retama Park, Powered by AEP TX
  - Port of CC Holiday Tree
- 4 New DBA Businesses
  - Bayside Pilates
  - Coco Cabana Acai & Smoothie Co.
  - The Ritz Theatre
  - Royboy Tiki Hut



Tree Maintenance

TREE MAINTENANCE ON CHAPARRAL CONTINUES

August/September Recap:

- August: Removed 6 Trees
- September: 13 Oak Trees On 400 Block Of Chaparral Received the Following Treatment:
  - Air Spading to Relieve Soil Compaction
  - Fertilizing with Nutrient-rich Compost
  - Deep Watering (50gal per Tree)

October/November Updates:

- October: 45 Remaining Oak Trees Received Same Treatment
- November: ***New!*** Replacement Oak Tree Planted in Front of Rockit's

Next Steps:

- Remove 3 Currently Dead Trees
- Plan for Other Tree Replacements (Next Year)

9 TREES LOST

58 TREES TREATED



Air spading



New Oak Tree in front of Rockit's

Dog-Friendly Spaces

DOG WASTE STATIONS

- Clean Team provided heat map data showing areas with a high volume of waste pickup
- Held **2** stakeholder meetings to receive input from property/business owners & determine final placement
- Installed **6** new dog waste stations throughout the *Marina Arts District* & *South Downtown*
  - Artesian Park (**2**)
  - Peoples Street **300** Block
  - The Annex
  - Residence Inn
  - Nueces Brewing & BBQ



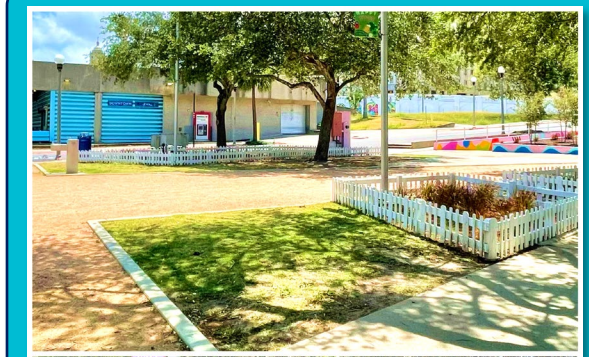
Last Fiscal Year - FY26 DMD Service Plan Strategy J

Dog-Friendly Spaces(cont'd)

PET-FRIENDLY ARTIFICIAL TURF IN LA RETAMA PARK

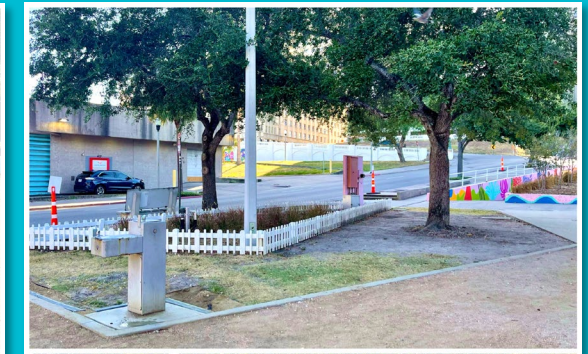
- Approx. **2,500sq.ft.** of new turf replaced grass and bare ground across **5** sections of La Retama Park
- Features advanced drainage system designed to disperse water efficiently and prevent pooling & lingering odors
- These improvements create a more inviting space for Downtown residents to enjoy the outdoors, spend time with their pets, and make the most of their neighborhood.

BEFORE









AFTER









Last Fiscal Year - FY26 DMD Service Plan Strategy J

2026 Holiday Series

LA CATRINA IN LA RETAMA PARK

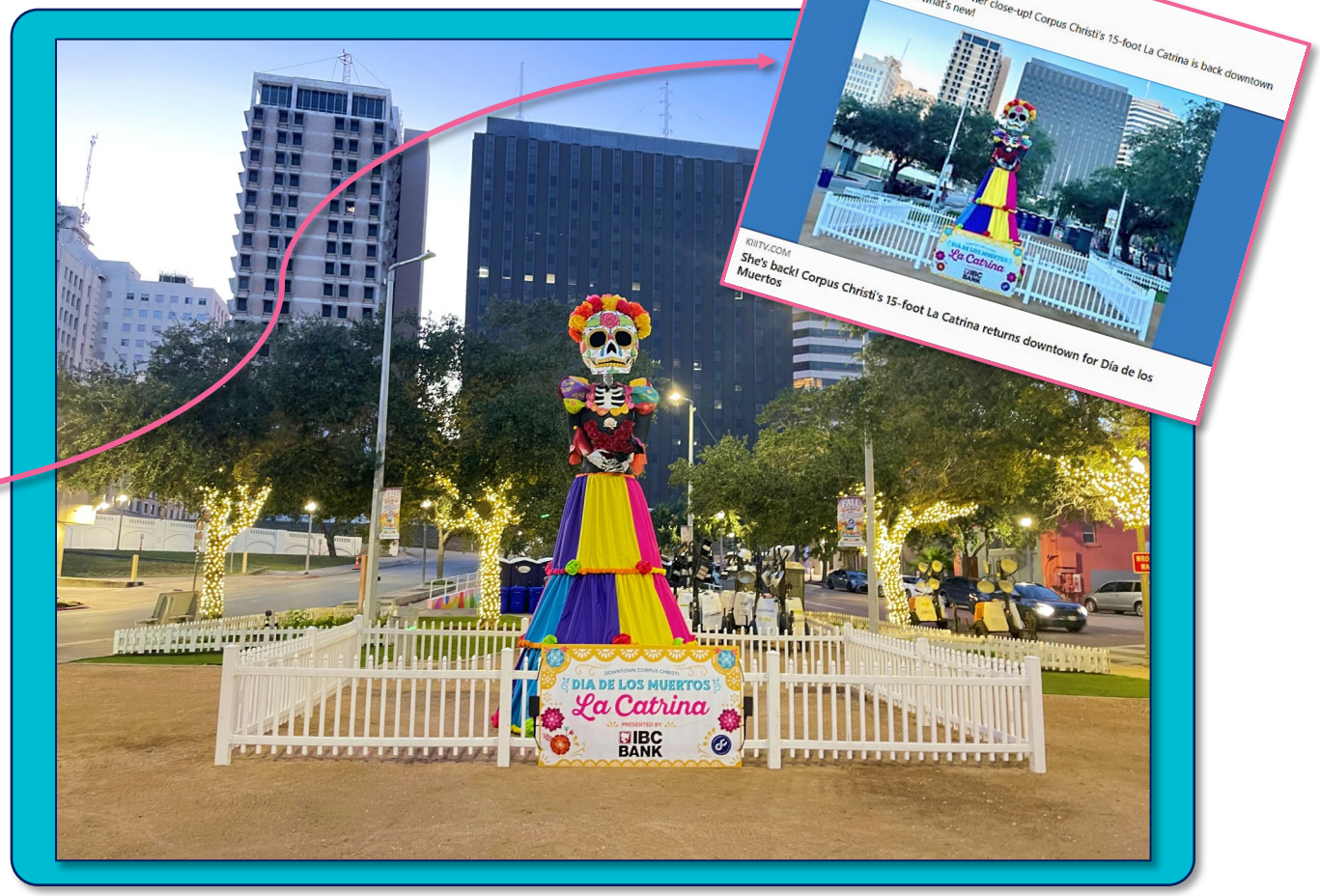
Presented by IBC Bank

NEW! $4.5k Sponsorship; 3-Year Commitment

- Brought La Catrina back to La Retama Park for the **4th** Consecutive Year of Display
- Meaningful Installation to the Community for the Dia De Los Muertos Festival
- Tribute to Mexican Culture & Tradition
- *KIII News* Feature on **10/28/26**
- Displayed **10/23-11/03**
- **2k** Visits to La Retama Park

Installations:

- Approx. **12ft** La Catrina
- Surrounding White Picket Fence
- IBC Bank Sponsor Signage



2026 Holiday Series (cont'd)

ARTESIAN PARK WINTER WONDERLAND

Presented by DRA

- Highlights Historical Artesian Park & Surrounds Port Holiday Tree in Center of Park
- Features Recent Artesian Park Landscape Transformation Phase **2**
  - Installed **20cu.yd**. Rick Rock in **14** Tree Beds
  - Trees Lit by Dia De Los Muertos Festival; Officially Unveiled on Fri, **11/06**

Installations:

- **38,600+** Lights Installed on **25** Trees
- **22** DRA Gift Tags & Bows Installed on Trees
- **12** DRA Members Represented
- **14** Pergola Poles Wrapped in Garland & Bows



AEP TX, PROSPERITY, CCISD, CCMC, CCRTA, CITGO, 1ST COMMUNITY, FROST, H-E-B, NUECES COUNTY, PORT OF CC, VALERO

2026 Holiday Series (cont'd)

PORT OF CC HOLIDAY TREE

Presented by Port of Corpus Christi

- Located in Center of Artesian Park
- Held Ornament Replacement & Light Addition Volunteer Event on **Nov. 02**. **THANK YOU** to the following for volunteering!
  - Port of CC Staff
  - Lesley Lomax, DMD Board/BUS
  - State Rep. Todd Hunter's Office
  - YPCB
  - DMD Team & Friends

Installations:

- **18ft** Holiday Tree
- **88** New Blue & Silver Ornaments
- **50%** More Lights & **50%** More Twinkle!



2026 Holiday Series (cont'd)

CHRISTMAS IN LA RETAMA PARK

Powered by AEP Texas

NEW! $10k Sponsorship; 3-Year Commitment

- Bringing the holiday spirit back to La Retama Park!
- Building on recent momentum in La Retama (Turf Install & Landscaping)
- Unveiled at November ArtWalk

Installations:

- 15ft Warm White LED Tree of Lights
- Ornamental Sky Canopy w/500+ Red & Silver Ornaments
- Oak Trees Wrapped in 9k Warm White Lights
- AEP TX Sponsor Signage



2026 Holiday Series (cont'd)

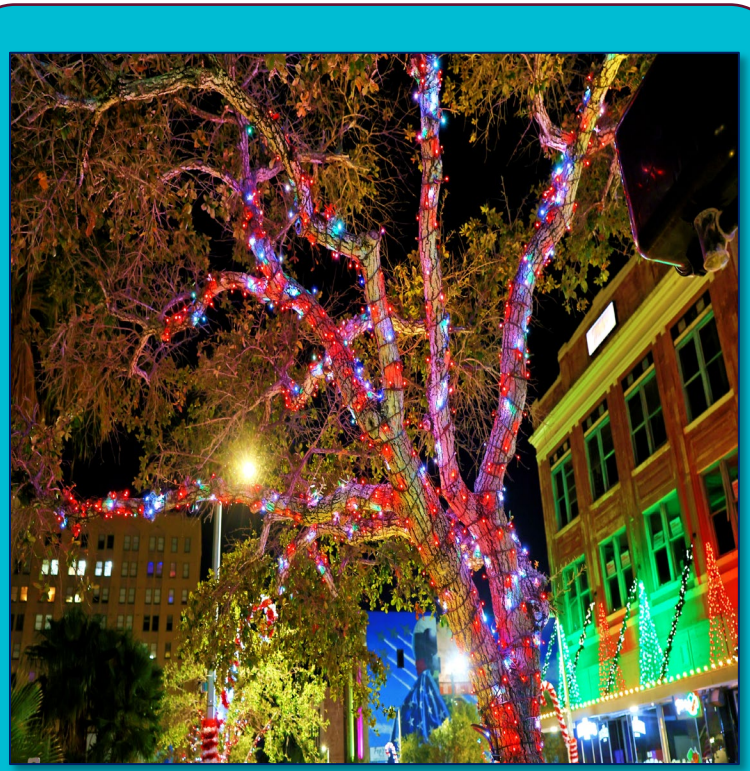
PEPPERMINT LANE

Powered by AEP Texas

- Bringing the Historical Peppermint Lane Back to Chaparral St. for Another Year!
- Held Lighting Ceremony on Sun. 11/15

Installations:

- **46,500** Red And White Sparkling Tree Lights
- **36** LED Candy Canes on Streetlight Poles
- **36** Streetlight Poles Wrapped In Red & White Garland
- **200+** Coroplast Peppermints in Tree Beds







2026 Holiday Series (cont'd)

SEA WALL BANNERS

- Highlighting Overall Downtown Holiday Series & Holidays on the Harbor (H-E-B Holiday Tree & POCC Illuminated boat Parade)
- Week of **11/16**: Install

H-E-B HOLIDAY TREE (*NEW!*)

- **11/12-11/19**: Frame, Weather Permitting
- **11/20 (TOMORROW!):** Volunteer Ornament Event
- **11/20-11/25**: Panel Install
- **12/01**: Star Placement
- **12/05**: Lighting Ceremony



Placemaking Intern Highlight

CLARISSA MARTINEZ, TEXAS A&M RISING SENIOR

- Fall internship coming to its conclusion December 18, 2026

PROJECTS WORKED ON	EXCEPTIONAL SKILLS
Dog Waste Stations	Team Player
Cigarette Butler Expansion	Positive-Minded
Downtown Banner Expansion Initiative	Strong Communication
Downtown Curb Marking Improvements	Attention to Detail
Holiday Series Planning & Logistics	Risk Assessment
Volunteer Recruitment	Creative Thinking
Stakeholder Engagement	Proactive
Mural Fest 2027 Planning	Adaptable
Admin & Reporting	Dependable

THANK YOU, CLARISSA!



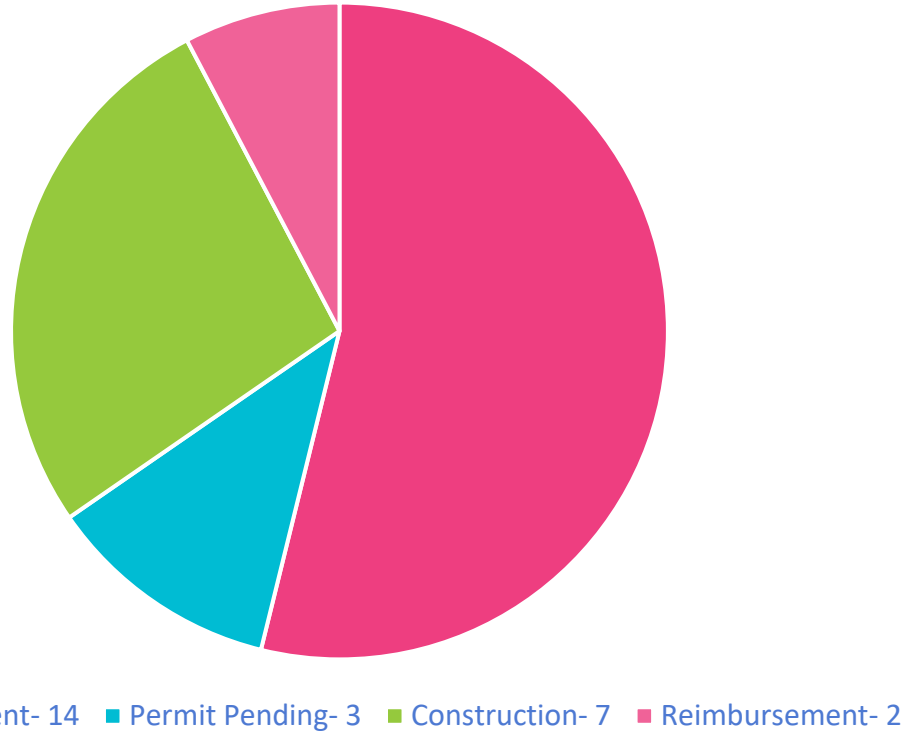
**Pictured is C. Martinez preparing to flip the power on for the Port Holiday Tree Lighting Ceremony.*

10. Economic Development

TIRZ #3 Projects

Current Projects

1. Hotel Indigo
2. 416 Flats
3. Hilton Spark
4. Thirsty
5. Corpus Christi Cathedral
6. Holiday Inn Express Rooftop & Walking Trail
7. The Quad on Second
8. The 1914 Nueces County Courthouse Demolition
9. Anaqua Oil & Gas
10. 701 N. Mesquite Parking Lot



*Some Predevelopment now Non-TIRZ

Courthouse Demolition (Update)

On May 5th, the TIRZ #3 Board approved a 13th amendment to the Project and Financing Plan to create a specific program allowing the demolition of the 1914 Nueces County Courthouse.

Results of the meeting are as follows:

- Payment Schedule:
  - $1,000,000 paid out in June of this year
  - $1,000,000 will be paid before December 31, 2026
- Funding Requirements:
  - Funds to be used for Demolition only
  - Report provided to the TIRZ #3 Board upon completion.
- Demolition Update
  - On October 14th, Commissioners Court unanimously awarded the $1,308,441 contract to Camacho Demolition LLC.
  - Scope includes asbestos abatement and demolition, reviewed by Hanson Engineering.
  - Work begins after the first of the year, with completion by March or April 2027.
  - County will then determine future use of the site.



The Quad on Second (Update)

Address	1218 2nd Street

Description	• The owner, Lance Garza, is making steady progress on the new build of the four market rate apartments.
	• The Quad on Second will be a modern-efficient design bringing a new elevated apartment option to the developing area.
	• Completed improvements include:
	  • Interior fixtures
	  • Security cameras and exterior lighting
	  • HVAC
	  • Interior Electrical
	  • Windows and doors
	  • Parking lot
	• Outstanding improvements include:
	  • Plumbing tie in
	  • Interior trim outs
	  • Exterior fence
	  • Landscaping

Project Cost	$731,750
Approved Incentive	Downtown Living Initiative - $120,000 Streetscape & Safety Program - $42,550
Completion Date	November 30, 2027

BEFORE



CURRENT



FY25 DMD Service Plan Strategy K,N

416 Flats (Update)

Address	416 N Chaparral Street

Description	• 416 N Chaparral St, LLC acquired the 10-story building in 2019 to renovate it as 416 Flats.
	• Current Configuration: 101 units, 60% one-bedroom LIHTC for ages 55+ and 40% market rate, plus two market-rate townhomes.
	• Two first-floor retail spaces remain in the plan.
	• Current Progress:
	  • MEP Plans being finalized and submitted in December for review
	  • Interior demolition has commenced
	  • Walkthrough with Fire Department scheduled
	  • Construction starts March 2027

Project Cost	$37,247,381
Incentive Approved	Downtown Living Initiative Program - $3,060,000
Completion Date	August 30, 2027



Exterior rendering of 416 Flats

TIRZ #3 Projects Then and Now- Lucy's Snackbar

- In 2019, siblings Jessica Gignac and Justin Ganain, the original owners of The Goldfish, opened Lucy's Snackbar at 312 N. Chaparral, next door to the Texas Surf Museum.
- Residents had asked for a neighborhood snack bar. Lucy's answered with coffee, breakfast and lunch, beer and wine on tap, and a small retail market.
- With its charming interior décor and exterior parklet, Lucy's turned the vacant space into a cozy Chaparral Street stop.





A TIRZ #3 PROJECT
Supported by the Downtown TIRZ #3 incentive program

$72,465
Total investment

$20,390
TIRZ #3 incentive cap

FY27 DMD Service Plan Strategy L,M,N

11. Promotions

Communication Channels

DMD SOCIAL MEDIA · OCTOBER 2026

October Baselines

Where our audience stands, and the post that did the most

FACEBOOK FOLLOWERS
51,250

INSTAGRAM FOLLOWERS
37,663

Top post: Holiday events carousel

Goal: tell our audience what's coming up downtown this season.

68,743
views

1,107
interactions

414
shares

27
comments



Communication Channels

PROMOTIONS & PARTNERSHIPS · COLLAB CAMPAIGN

CCTX Marathon Giveaway

With Vfit Productions · Oct 8–26, 2026 · Facebook + Instagram

41,204 Total reach

33,146 from 3 feed posts, plus 8,058 from 15 winner announcement stories.

15
free race registrations awarded

18
placements: 3 posts + 15 stories

338
comments on the 3 posts (Facebook)

The three giveaway posts



17,678
reach · Oct 8



5,533
reach · Oct 14



9,935
reach · Oct 21

Communication Channels

DOWNTOWN BUSINESS ASSOCIATION

DBA Member Reshares

October 2026 · Member stories reshared on our Instagram & Facebook.

29,773

Views on member content.

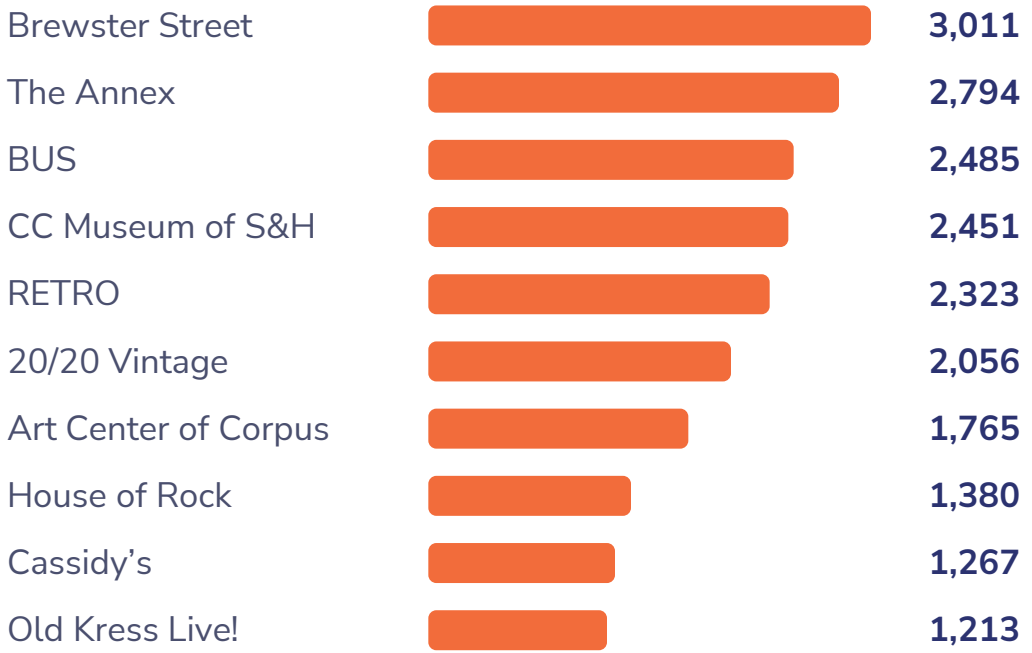
The top 10 members drew about 70% of them.

84
member stories reshared

25
member businesses featured

354
average views per reshare

Top 10 members by views



FY27 DMD Service Plan Strategy P

Signature Events

November ArtWalk

November 6, 2026

- **230 Businesses Involved:**
  - **187** Tent Vendors | **85** booked by DMD
  - **25** Food Trucks | **13** booked by DMD
- **Block Party Format**
- **Safety Team: 21** ODCCPD Officers & **2** ODCCFD EMTs
- **Features & Entertainment**
  - KidsWalk at the Art Center of Corpus Christi
  - Port CC Holiday Tree Lighting (Next Slide)
  - **Andrew's Corona Premier Music Stage**
    - Opener: Beau Walker
    - Transitioner: DJ CeeJay
    - Headliner: Chase the Night

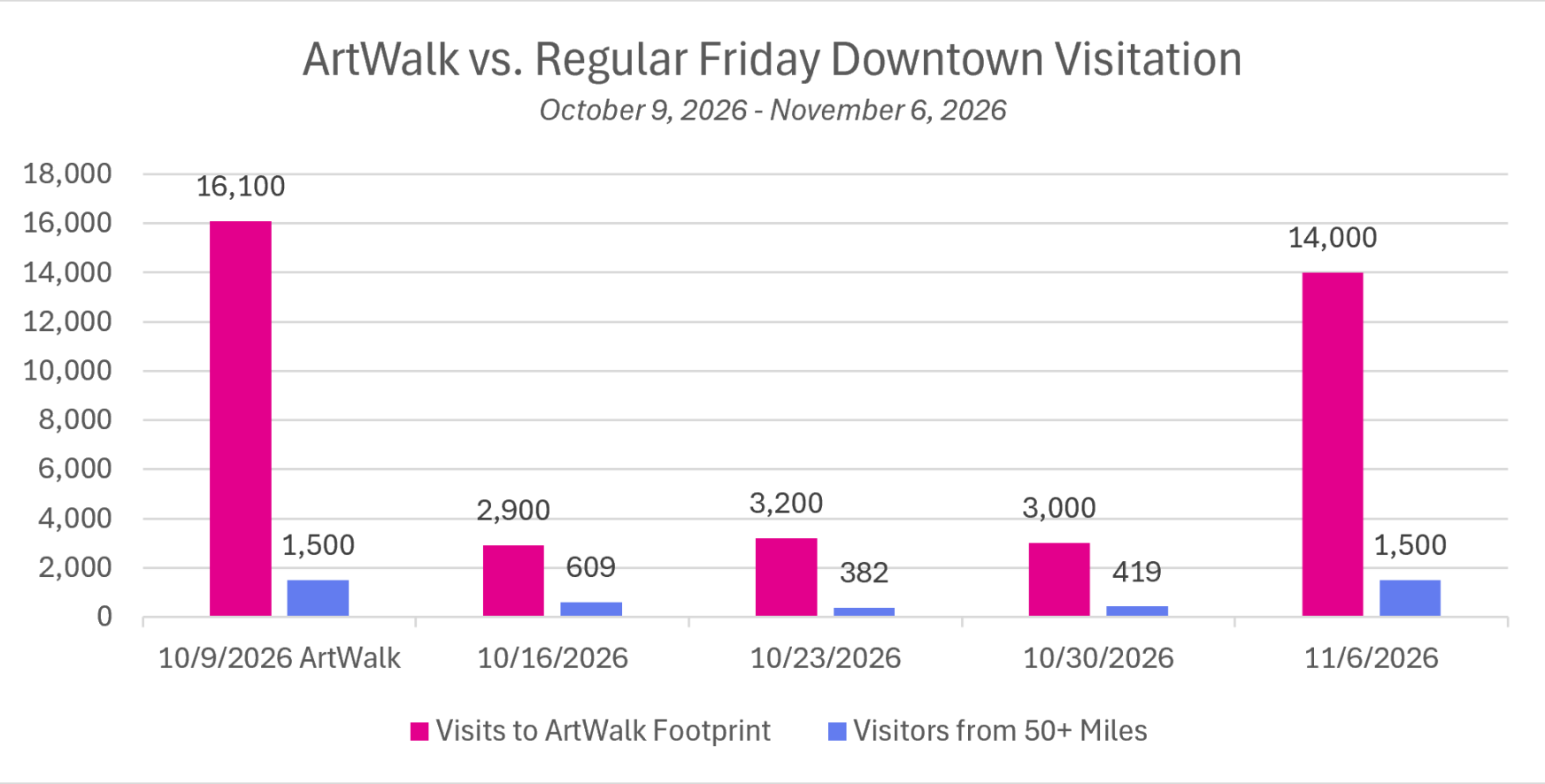


Photos by: Debbie Noble

FY27 DMD Service Plan Strategy S

Signature Events

November ArtWalk



FY27 DMD Service Plan Strategy S

Signature Events

November 6, 2026

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  - **187** Tent Vendors | **85** booked by DMD
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- **Block Party Format**
- **Safety Team: 21** ODCCPD Officers & **4** ODCCFD EMTs
- **Features & Entertainment**
  - KidsWalk at the Art Center of Corpus Christi
  - Port CC Holiday Tree Lighting (Next Slide)
  - H-E-B's Free Community ArtBooth
  - **Andrew's Corona Premier Music Stage**
    - Opener: Beau Walker
    - Transitioner: DJ CeeJay
    - Headliner: Chase the Night



Photos by: Debbie Noble

Micro Communities

Downtown Business Association

- 46 Members in FY 2026
- 20 Members Renewed so far for FY 2027

October Meeting – 10/21/26

- Location: Nueces Brewing & BBQ
- Guest Speakers:
  - Visit Corpus Christi – Jaquelin Keifer
  - City of CC Parks & Recreation Dept. - Breelynn Sanchez
  - Topics Discussed
    - CCDMD Updates
    - Hosting Events in Downtown/Permitting
    - Dia De Los Muertos
    - DBA Renewals
    - 2026 Holiday Series

November Meeting – 11/18/26

- Location: CC Museum of Science & History



FY27 DMD Service Plan Strategy R

Sponsorship & Grants Updates

- **TCA** – Awaiting Award Deposit Notification
- **AEP Foundation Application Submitted** - $25K for Mayor's Sparkling Christmas Light Contest (2026)
- **Port CC Application Submitted** - $20K for the Port Holiday Tree & Illuminated Boat Parade (2027)
- **Arts & Cultural Commission** - Application Submitted 11/13

12. District Operations

Clean Team / Block by Block Update

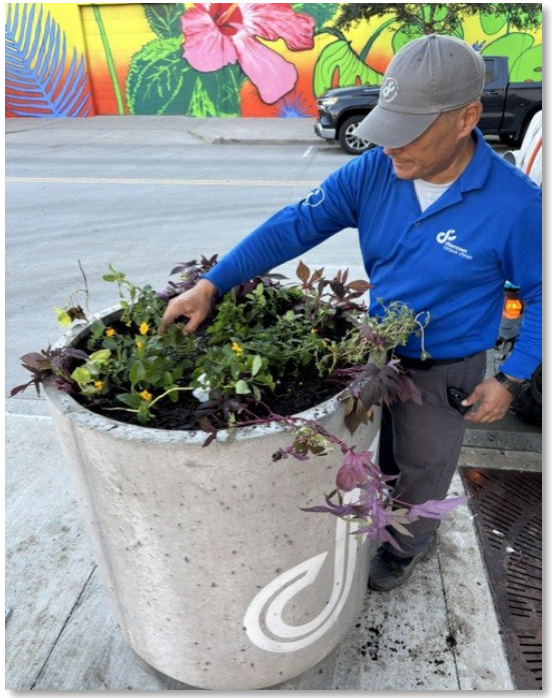
All the plants were vandalized & removed from one planter in early October. We replanted what was found on the sidewalk & propagated from other planters.

Before





After





Clean Team / Block by Block Update

We had to do a cleanup on our famous luchador who got a little messy.







FY25 DMD Service Plan Strategy A

Clean Team / Block by Block Update

With the rain, we have been trimming lots of weeds throughout the district.

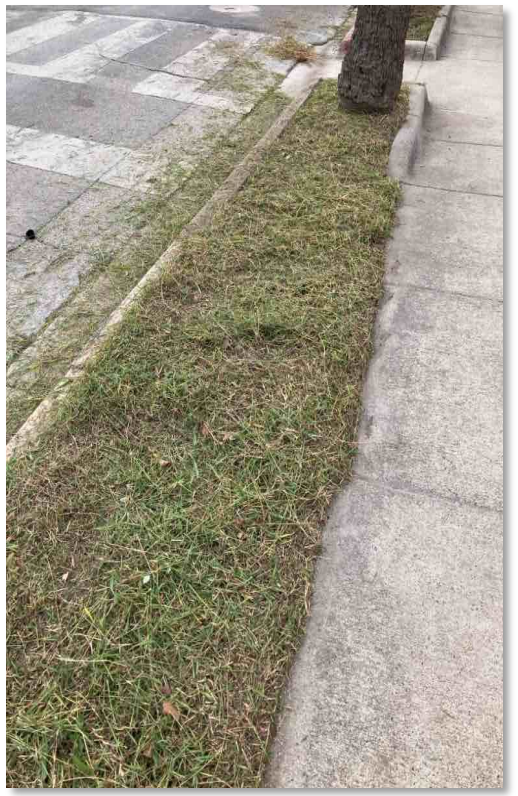
Before





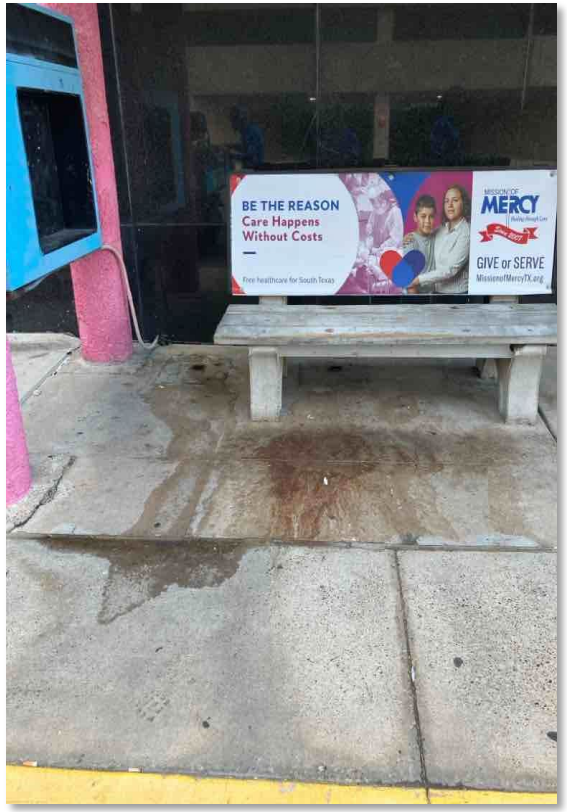


After

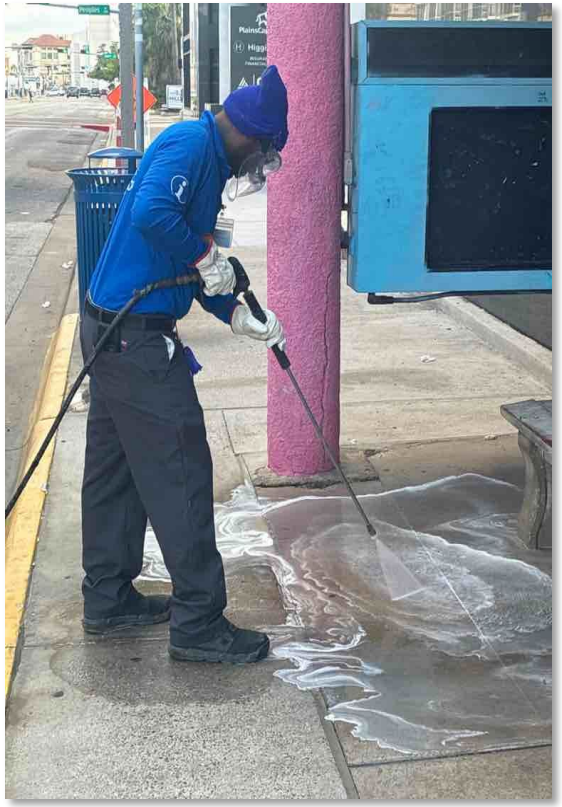


Clean Team / Block by Block Update

This is the bus stop in front of the Plains Capital Building on Water St. It is used nightly as a shelter and the toilet is between the bench and the building.









Clean Team / Block by Block Update

This is a couple of receptacles the day after events downtown. We're always happy to help clean up.

Before



After



Before



After



FY25 DMD Service Plan Strategy A

Clean Team / Block by Block Update

Clean Team Statistics:	2026 August	2026 Sept	2026 Oct
Bags of Debris Collected	1,036	984	1,090
Palm Fronds/Branches ^	1,567	455	363
Planters Maintained*	2,550	2,327	1,785
Block Faces Weeded*	205	534	513
Trash Cans Cleaned	1,949	1,271	1,208
Graffiti Removed Reported	94	36	45
Homeless Contacts	726	598	579
Biohazard Removal	347	566	113

13. City and Partnering Organizations Reports

14. *Executive Session

*Personnel Matters: Executive Director Performance Appraisal

The Board will convene into Executive Session pursuant to Texas Government Code Section 551.0745 to deliberate personnel matters related to the performance appraisal of the Executive Director.

15. Board Requests for Next Meeting

No Meeting in December 2026

16. Adjourn