Annual Board Meeting

September 17, 2026

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT
ANNUAL BOARD OF DIRECTORS MEETING

9:00 a.m., Thursday, September 17th, 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 August 20th, 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) PLACEMAKING PRESENTATION:
   a. Tree Maintenance
   b. Dog Waste Stations
   c. Curb Parking Improvements

8) ECONOMIC DEVELOPMENT PRESENTATION:
   a. Updates on TIRZ #3 Projects
      i. Anaqua Oil & Gas
      ii. 701 N Mesquite Parking Lot
      iii. Thirsty
      iv. TIRZ #3 Projects then and now

9) PROMOTIONS PRESENTATION:
   a. Communication Channels
   b. September ArtWalk Report
   c. MusicWalk Report
   d. Micro Community
      i. Downtown Business Association
   e. Sponsorship & Grant Updates

10) DISTRICT OPERATIONS PRESENTATION:
   a. Clean Team / Block by Block Updates

11) ORGANIZATIONAL MANAGEMENT:
   a. Review Resolution FY 2025-2026 Sep-01 amendment to the CCDMD FY 2025-2026 Budget with possible action
   b. Review Resolution FY 2025-2026 Sep-02 amendment to the CCDMD FY 2026-2027 Budget with possible action
   c. Report on Board Appointments, Election, & Possible Action
   d. Parking Improvement discussion with possible action
   e. Block by Block for Clean Services Contract discussion with possible action

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, 518 Peoples St. City Secretary, Corpus Christi City Hall IBC Bank, 221 S. Shoreline, 2nd Floor

Minutes, Regular Board of Directors Meeting August 20th, 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, August 20th, 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: Bornstein, Brazeal, Charles, Durrill, Gignac, Gutschow, Lomax, Perez, Peterson, Richline, Trevino, & Votzmeyer-Rios. Also present: A. Medrano, J. Bodwell, A. O'Donnell, C. Martinez, V. Villarreal, & J. Wright, CCDMD, B. Jones, A. Hooper, N. Haines, & E. Garcia, Block by Block.

Chairman Peterson determined a quorum at 9:01 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 C. Votzmeyer-Rios to approve the Consent Agenda. This was seconded by R. Charles 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) ORGANIZATIONAL MANAGEMENT:

a. Review resolution FY 2025-2026 Aug-01 to approve the CCDMD FY 2026-2027 District Service Plan with possible action.

A. Medrano reviewed the FY 2026-2027 District Service Plan, highlighting adjustments made to the planning document to ensure effective documentation of services.

A motion to approve the FY 2026-2027 Service Plan,
was made by J. Richline, seconded by R. Charles, and passed unanimously.

b. Review resolution FY 2025-2026 Aug-02 to approve the CCDMD FY 2026-2027 Budget with possible action.

A. Medrano reviewed the proposed FY 2026-2027 Budget and informed the Board of Directors that the TIRZ #3 Board meeting, which is typically held prior to the August CCDMD Board meeting, is scheduled to take place after this meeting. A. Medrano noted that, if the FY 2026-2027 Budget were approved, an amendment may be necessary at the Annual Meeting in September following the TIRZ #3 Board meeting.

A motion to approve the FY 2026-2027 Budget with a possible amendment to be made in September following the TIRZ #3 Meeting, was made by J. Richline, seconded by S. Brazeal, and passed unanimously.

c. Review resolution FY 2025-2026 Aug-03 to approve the Certified Tax Roll 2026 with possible action.

A. Medrano reviewed the resolution and supporting documents regarding the 2026 Certified Tax Roll and requested a motion.

A motion to approve the Certified Tax Roll 2026, was made by J. Richline, seconded by C. Votzmeyer-Rios, and passed unanimously.

d. Review resolution FY 2025-2026 Aug-01 to approve the Assessment Levy with possible action.

A. Medrano reviewed the resolution and supporting documents regarding the Assessment Levy and requested a motion.

A motion to approve the Assessment Levy, was made by J. Richline, seconded by R. Charles, and passed unanimously.

e. Office Relocations Cost Comparison

A. Medrano provided an update on the new consolidated office location and reviewed the anticipated cost savings compared to the costs associated with the organization's multiple previous locations.

f. Downtown Revitalization Alliance Annual Meeting.

A. Medrano provided an update regarding the 2026 Downtown Revitalization Alliance Annual Meeting, noting that the meeting presentation included an update on year-to-date Service Plan completion, event details, and attendance.

Chairman Peterson moved to Item 8 on the agenda.

8) PLACEMAKING

a. Banner Program Refresh.

A. O'Donnell provided an update on the new banners displayed along Chaparral Street as part of the Banner Program refresh. The newest banners include designs for Mural Fest, Fourth of July, and summer. New winter and spring banner designs are currently in development for display in 2027.

b. H-E-B Holiday Tree Update.

A. O'Donnell provided an update on the new H-E-B Holiday Tree, which was delivered to the organization's storage partner, the Port of Corpus Christi. The new tree remains the same size as the previous tree while incorporating several improvements. Appreciation was extended to the Clean Team, Parks & Recreation, and FSG for their assistance with unloading the tree.

c. Dead Tree Removals.

A. O'Donnell provided an update on the removal of four dead trees along Chaparral Street. Soil testing was conducted to gain a better understanding of the conditions affecting the trees. Options are being explored to determine whether the trees should be replaced or whether a more suitable alternative should be implemented.

d. New! Placemaking Intern.

A. O'Donnell introduced the newest member of the CCDMD team, C. Martinez, and provided an overview of her college background and internship requirements related to the urban planning field. C. Martinez then introduced herself to the Board of Directors.

Chairman Peterson moved to Item 9 on the agenda.

9) ECONOMIC DEVELOPMENT

a. Updates TIRZ #3 Projects
   I. Drams Bourbon Bar
   II. The Quad on Second
   III. Homewood Suites
   IV. Graffitti's
   V. TIRZ #3 Projects then and now

J. Bodwell provided updates on four TIRZ #3 projects, highlighting the location of each project, recently completed improvements, current project updates, and associated project costs. Additionally, Marty McPies was featured as part of the TIRZ #3 "Projects: Then and Now" update, showcasing the continued success and growth of the business from its beginnings as a food truck to its current brick-and-mortar location.

Chairman Peterson moved to Item 10 on the agenda.

10) PROMOTIONS.

a. Communication Channels

J. Wright provided updates on social media and paid advertising performance, highlighting engagement statistics and an increase in followers. The Mural Fest X ArtWalk post received significant engagement, while the Empire State Building trend post highlighting ArtWalk was the most popular post during the reporting period.

b. June ArtWalk Report

J. Wright provided an update on the monthly ArtWalk event, including the number of participating businesses, block party format, special features, entertainment, and attendance.

c. Micro Community
   I. Downtown Business Association: Christmas in July

J. Wright provided an update on the Christmas in July event held in place of the July Downtown Business Association meeting. The 2026 Holiday Series was announced during the event, which was hosted by The Exchange and attended by numerous businesses and community stakeholders.

J. Wright also provided an update on the August Downtown Business Association meeting held at El Camino, including topics discussed, guest speakers, and member attendance.

d. Sponsorship and Grant Updates

J. Wright provided an update on two TCA applications that were submitted and noted that the Coastal Bend Community Foundation grant application was the next application scheduled for completion. J. Wright also provided an update on a Grant Strategy Workshop she completed as part of continued professional development.

Chairman Peterson moved to Item 11 on the agenda.

11) DISTRICT OPERATIONS

a. Clean Team / Block by Block Updates

B. Jones provided updates on Clean Team maintenance activities throughout Downtown, including graffiti abatement efforts in response to a recent increase in tagging. An update was also provided on

improvements made to the fountain at La Retama Park, where the base structure was adjusted to reduce standing water and mud. Monday morning cleanup efforts at Artesian Park were also discussed, along with next steps to maintain a clean and safe park. Lastly, B. Jones reviewed monthly cleanliness statistics.

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

N Haines provided an update regarding budget changes and stated that Block by Block is prepared to make necessary adjustments while maintaining service standards.

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

A motion was made by C. Votzmeyer-Rios to adjourn the August 20th, 2026, Board of Directors Meeting. This was seconded by A. Durrill and passed unanimously.

The meeting adjourned at 10:15 a.m.

_____ Josh Richline, Secretary.

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

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Deposits	
1100 · Petty Cash	40.35
1150 · PayPal	581.28
1215 · American Bank Operating Account	60,091.18
1223 · American Bank EFT Account	116,429.58
1284 · American Bank Office Account	827.87
Total 1000 · Bank Deposits	177,970.26
Total Checking/Savings	177,970.26
Accounts Receivable	
11000 · Accounts Receivable	152,940.50
Total Accounts Receivable	152,940.50
Other Current Assets	
2000 · Current Assets	
2200 · Prepayments	385.00
Total 2000 · Current Assets	385.00
Total Other Current Assets	385.00
Total Current Assets	331,295.76
TOTAL ASSETS	**331,295.76**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	62,421.80
Total Accounts Payable	62,421.80
Other Current Liabilities	
23100 · Accruals	-49,165.04
24000 · Payroll Liabilities	
24100 · Payroll Taxes	59,834.57
24200 · Retirement Contributions	2,989.56
Total 24000 · Payroll Liabilities	62,824.13
25500 · Sales Tax Payable	-726.76
Total Other Current Liabilities	12,932.33
Total Current Liabilities	75,354.13
Total Liabilities	75,354.13
Equity	
30000 · Opening Balance Equity	160,983.44
32000 · Unrestricted Net Assets	3,113.98
Net Income	91,844.21
Total Equity	255,941.63
TOTAL LIABILITIES & EQUITY	**331,295.76**

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

	Aug 26	Budget	% of Budget	Oct '25 - Aug 26	YTD Budget	% of Budget	Annual Budget	% Annual Budget
Ordinary Income/Expense								
Income								
42000 · Revitalization Alliance	25,000.00	10,750.00	232.56%	117,000.00	130,000.00	90.0%	170,000.00	14.71%
43400 · Assessment Income	1,316.39	0.00	100.0%	353,777.69	362,666.00	97.55%	362,666.00	0.36%
44800 · City of Corpus Christi	42,348.50	43,794.00	96.7%	489,360.00	501,740.00	97.53%	545,534.00	7.76%
44830 · TIRZ Right of Way	0.00	0.00	0.0%	50,000.00	100,000.00	50.0%	100,000.00	0.0%
44850 · TIRZ#3	72,917.00	72,916.00	100.0%	822,087.00	802,084.00	102.49%	875,000.00	8.33%
44855 · Park Projects	0.00	0.00	0.0%	50,000.00	100,000.00	50.0%	150,000.00	0.0%
44960 · Event Income	4,819.00	6,250.00	77.1%	212,195.22	88,750.00	239.09%	95,000.00	5.07%
45000 · Fundraising & Sponsorships	0.00	28,684.75	0.0%	141,508.00	383,232.25	36.93%	411,917.00	0.0%
46000 · Investments	3.45	0.00	100.0%	40.83	0.00	100.0%	0.00	
47200 · Downtown Business Association	0.00	0.00	0.0%	17,829.19	17,500.00	101.88%	17,500.00	0.0%
Total Income	146,404.34	162,394.75	90.15%	2,253,797.93	2,485,972.25	90.66%	2,727,617.00	5.37%
Gross Profit	146,404.34	162,394.75	90.15%	2,253,797.93	2,485,972.25	90.66%	2,727,617.00	
Expense								
60000 · District Operations	66,437.82	69,045.56	96.22%	738,364.93	759,296.18	97.24%	828,342.00	8.02%
62000 · Economic Development	0.00	3,250.00	0.0%	20,054.51	21,250.00	94.37%	21,500.00	0.0%
63000 · Placemaking	675.00	0.00	100.0%	129,714.00	340,000.00	38.15%	390,000.00	0.17%
64000 · Promotions	18,839.99	22,350.00	84.3%	300,064.93	420,765.00	71.31%	452,865.00	4.16%
65000 · Organizational Management	64,233.03	74,407.88	86.33%	973,755.35	960,847.98	101.34%	1,035,713.00	6.2%
69810 · Transfer to Reserve	0.00	0.00	0.0%	0.00	0.00	0.0%	1,703.00	0.0%
Total Expense	150,185.84	169,053.44	88.84%	2,161,953.72	2,502,159.16	86.4%	2,730,123.00	5.5%
Net Ordinary Income	-3,781.50	-6,658.69	56.79%	91,844.21	-16,186.91	-567.4%	-2,506.00	
Other Income/Expense								
Other Expense								
80000 · Ask My Accountant	0.00			0.00				
Total Other Expense	0.00			0.00				
Net Other Income	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	
Net Income	**-3,781.50**	**-6,658.69**	**56.79%**	**91,844.21**	**-16,186.91**	**-567.4%**	**-2,506.00**	

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	√	√	√	√	√		√				1
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	√	√	√	√	√	√	√				0
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		√	√	√		√					3
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	√	√	√	√	√	√	√				0
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				13.57143
	Percentage of attending Directors	Total	17		82.4%	88.2%	76.5%	94.1%	70.6%	76.5%	70.6%	0.0%	0.0%	0.0%	79.8%

Excused Absence
Unexcused Absence

7. Placemaking

Tree Maintenance

2 More Trees Have Died - Total up to 6!

- 1 in front of Centre Theatre
- 1 in front of Ward Building

Engaged the Following Partner

- Kalbfleisch & Sons Tree Service
  - Certified Arborist

The Trees are Stressed

- Lack of water and nutrients
- Confined space
- Lack of oxygen in their root systems

Next Steps

- Air spade to relieve soil compaction
- Fertilize
- Soak each tree so water penetrates down to the roots
- Establish a watering routine (monthly/bimonthly)





Dog Waste Stations

Held 2 Stakeholder Meetings:

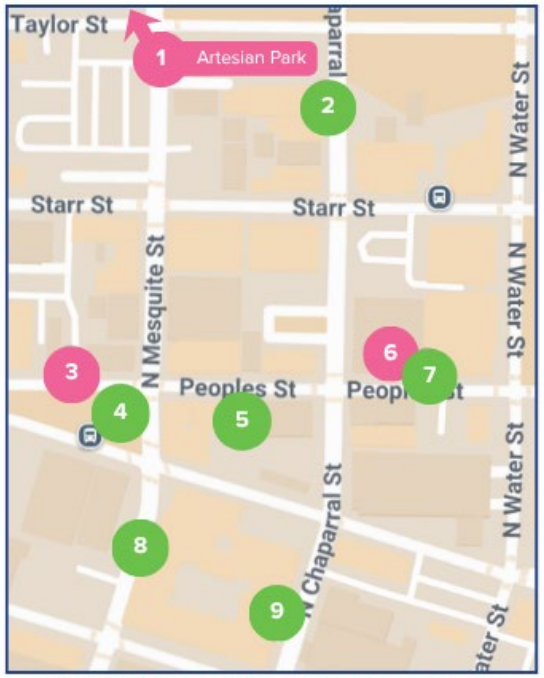
- July 2nd
- August 27th

Locations Determined by:

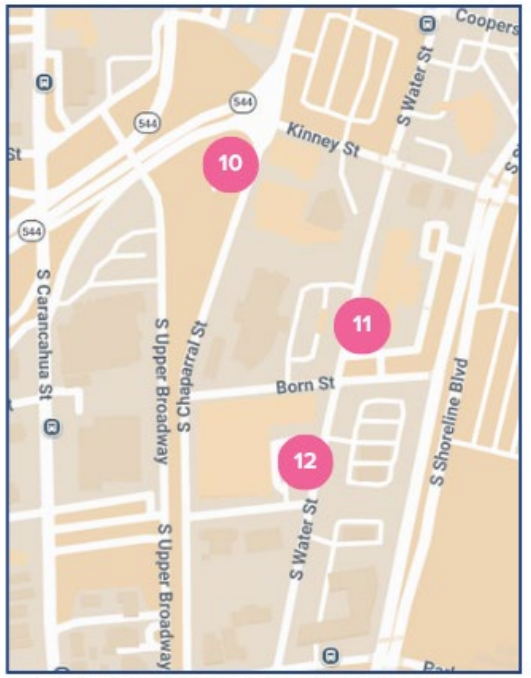
- Clean Team Heat Maps
- Surrounding Business Input

Downtown Dog Waste Station Locations

1. Artesian Park
2. Lady Luck Pet Grooming
3. La Retama Park
4. La Retama Park
5. PRODUCE GOODS + Micro Bodega
6. Peoples Street 300 Block
7. Nueces Lofts
8. The Cosmopolitan (Mesquite)
9. The Cosmopolitan (Chaparral)
10. The Annex
11. Residence Inn
12. Nueces Brewing & BBQ



MARINA ARTS DISTRICT | STATIONS 1-9



SOUTH DOWNTOWN | STATIONS 10-12



FY26 DMD Service Plan Strategy A, J

Curb Marking Improvements

Timeline

- August 20th :Met with Public Works to discuss curb marking improvements
  - Public Works to begin improvements in September
- August 21st : Action Notice sent to downtown businesses on regarding curb marking requests
  - Loading zones, to-go spots, delivery areas, and no parking zones
- August 31st : Sent over received requests to Public Works
  - Total of 16 Requests





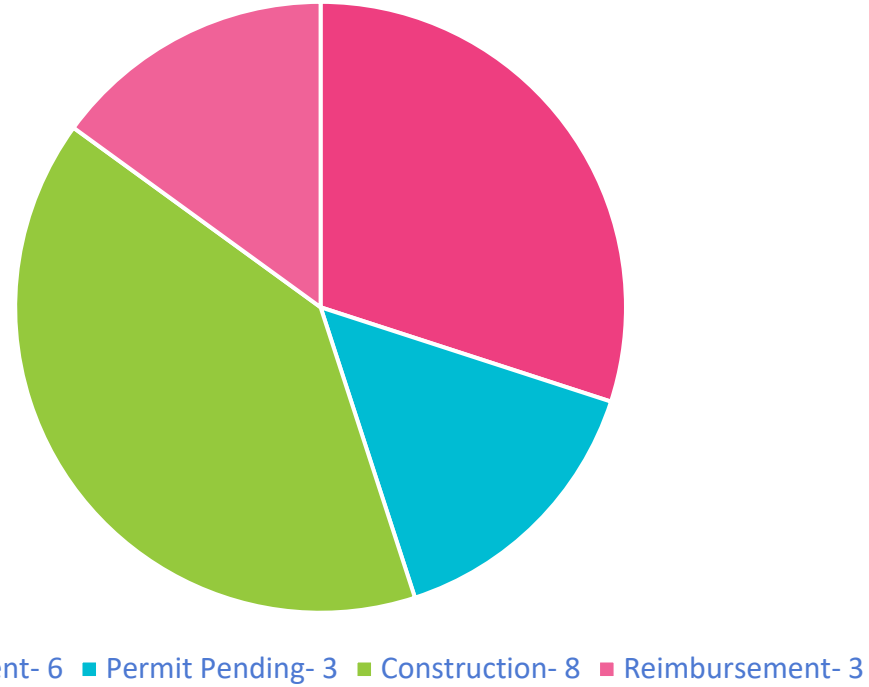


8. Economic Development

TIRZ #3 Projects

Current Projects

1. Hotel Indigo
2. 416 Flats
3. Drams Bourbon Bar
4. Hilton Spark
5. Thirsty
6. Corpus Christi Cathedral
7. Holiday Inn Express Rooftop & Walking Trail
8. The Quad on Second
9. The 1914 Nueces County Courthouse Demolition
10. Anaqua Oil & Gas
11. 701 N. Mesquite Parking Lot



*Some Predevelopment now Non-TIRZ

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

Anaqua Oil & Gas (Update)

Address	520 Starr Street

Description	• The owner, Paul Knowles, acquired this building in 1994 for his business, Anaqua Oil and Gas.
	• The building was constructed in 1932 and is located on the corner of Starr Street and Lower Broadway across the street from the Thomas J Henry Building.
	• The building has a unique architectural design with large windows, crown molding, and three interior levels including a basement.
	• Current completed work:
	  • Demo and cleaning
	  • Roof repair
	  • New planter boxes for landscaping
	  • New exterior door
	  • Stucco repair

Project Cost	$ 171,675
Approved Incentive	Streetscape & Safety Program- $85,837
Completion Date	February 28 ,2027





FY26 DMD Service Plan Strategy L,N

701 N Mesquite Parking Lot (Update)

Address	701 N Mesquite Street

Description	• This property has been under the ownership of Avesta, LLC since 2009.
	• Due to its high volume of use and the condition of the lot, the renovation has become necessary.
	• Current completed work:
	  • Parking lot fill
	  • Concrete work
	  • Installation of a 20-foot light pole

Project Cost	$32,750
Approved Incentive	Streetscape & Safety Improvement Program $16,375
Completion Date	February 28, 2027





Thirsty (Update)

Address	1002 N Chaparral Street
Description	• Thirsty, a bar and restaurant, was first approved by the TIRZ board on September 19, 2023. • The business was set to offer a valet service, a rooftop patio, a new first floor bar and kitchen build out, second floor bar and seating area, and a new parking lot that will double as an event space. • A year and a half extension was approved on November 19, 2024. Developer has now been granted a second one year extension after extensive delays. • The project has resumed construction with a new contractor and new construction benchmarks.
Project Cost	$3,434,000
Incentive Approved	• Vacant Building Program- $465,000 • Streetscape & Safety Program - $253,500
Original Completion Date	December 30, 2024
New Completion Date	June 30, 2027





TIRZ #3 Projects Then and Now

Nueces Brewing Company

- Nueces Brewing Company was the dream of best friends Brandon Harper and Cal Moore.
- With their TIRZ agreement approved in 2018, they quickly finished construction in 2019.
- Tested with the Covid epidemic shortly after opening, they kept going introducing their now famous BBQ.
- Nueces Brewing is now a downtown favorite for festivals, special events, and even beer yoga!
- What a difference this downtown gem has made in this neighborhood.









FY26 DMD Service Plan Strategy L,M,N

9. Promotions

Communication Channels

August

Facebook

- Followers: **50,643**
- Increase in Follows from previous Month: **193**

- **Instagram**
  - Followers**: 36,795**
  - Increase in Follows from previous Month: **263**
- **Best Performing Content**
  - Campaign: Stage Graphic Musicwalk
    - Performance:
      - Comments : **1**
      - Views: **35k**
      - Shares: **122**
      - Total Interactions: **316**



ArtWalk Report

September 4, 2026

- **230 Businesses Involved:**
  - **187** Tent Vendors | **85** booked by DMD
  - **25** Food Trucks | **13** booked by DMD
  - **18** ArtWalk Partner Businesses Showcased
- **Block Party Format**
  - **Street Closures & Park Parties**
  - **Pop-Up Parties:** Art Center of CC, BUS, Water St.
  - **Safety Team: 21** ODCCPD Officers & **4** ODCCFD EMTs
- **Features & Entertainment**
  - KidsWalk at the Art Center of Corpus Christi
  - Dance Showcase by Down South Rhythm Shakers
  - Corpus Christi Fire Fighter C.A.R.E – Pink Fire Truck
  - **Andrew's Corona Premier Music Stage**
    - Love Street, Grupo Acenso, & Sergio Espinosa
  - **2026 MusicWalk** (Next Slide)



CCMSH Booth on 300 Chap.



TAMUCC Alumni Booth.



Down South Rhythm Shakers

FY26 DMD Service Plan Strategy S

MUSIC WALK Report

2026 MusicWalk presented by Visit Corpus Christi

- **84 Creatives Involved:**
  - **60+** Musicians
  - **3** Booking Partners
    - Casey Lain
    - Matt Mann
    - Kourtney Renee
  - **2** Stages (Corona Premier & Rockit's)
  - **2** Park Sessions (La Retama & Artesian Park)
  - **5** Street Session Locations
    - 300 Chap., 400 Chap., 600 Chap., E. Peoples, Taylor St., ACCC at Old Shoreline
  - **11+** Music Venues/Activations
  - **4** Production Partners
    - Full Stack Production
    - AYS Live Sound, INC
    - South Coast Production
    - The Artisan by GST



Love Street on the Corona Premier Stage

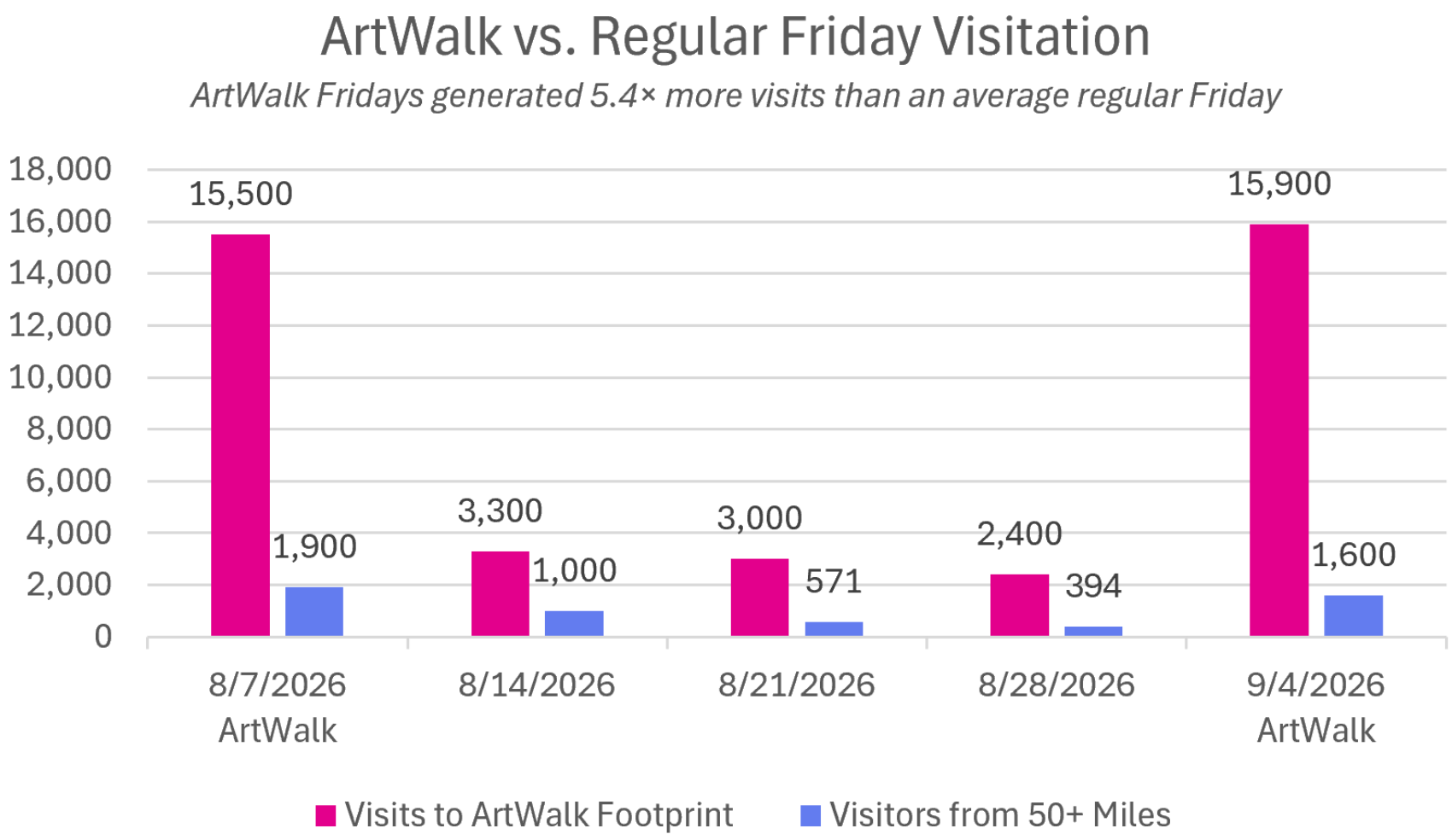

300 Chap. Street Session – CC Song Writers


Roaming Mariachi Group


Dreaming in Color @ The Exchange

FY26 DMD Service Plan Strategy S

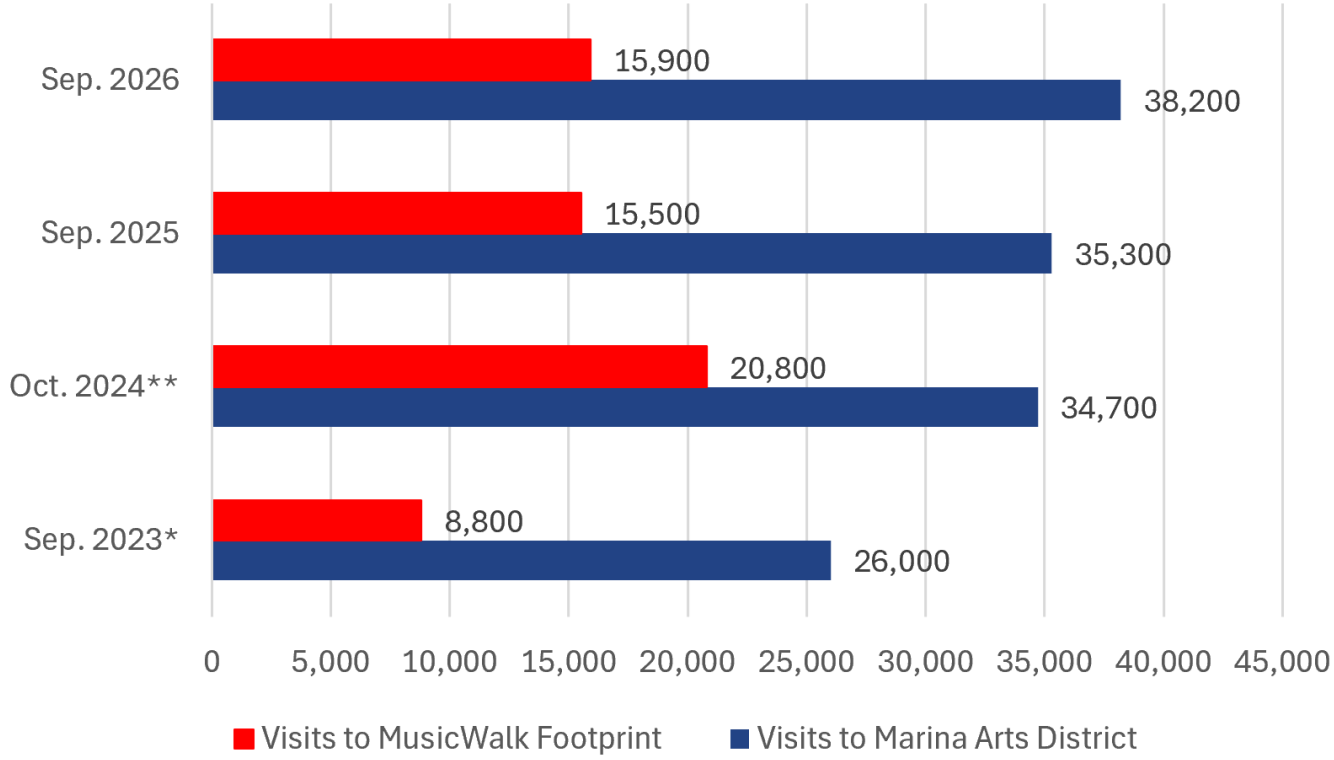
ArtWalk Report



FY26 DMD Service Plan Strategy S

MUSICWALK Report

MusicWalk Attendance Year Over Year



** Event included TAMUCC Parents weekend programming*
**expansions of ArtWalk footprint to 12 blocks*

FY26 DMD Service Plan Strategy S

Micro Community

Downtown Business Association

46 Members in 2026

- **August Meeting – 8/19/26**
  - Location: El Camino
  - Guest Speakers:
    - City of CC Development Services - Yvette Wallace, *Interim Director &* Tracey Cantu*, Assistant Director*
    - Texas Restaurant Associations - Matt De Shields, *President*
  - Topics Discussed
    - Parking
    - MusicWalk
    - Holiday Promo Signups
- **September Meeting – 9/16/26**
  - Location: The Art Museum of South Texas – Meadows Gallery
  - Guest Speakers:
    - Visit Corpus Christi - Dalilah Maldonado*, VCC Community Engagement Manager*
  - Topics Discussed
    - CCDMD Updates
    - DBA Renewals
    - 2026 Holiday Series



FY26 DMD Service Plan Strategy R

Sponsorship & Grants Updates

- **TCA Closeout – Grant Period Amended - *Submitted***
- **Coastal Bend Community Foundation Grant – *Submitted***

10. District Operations

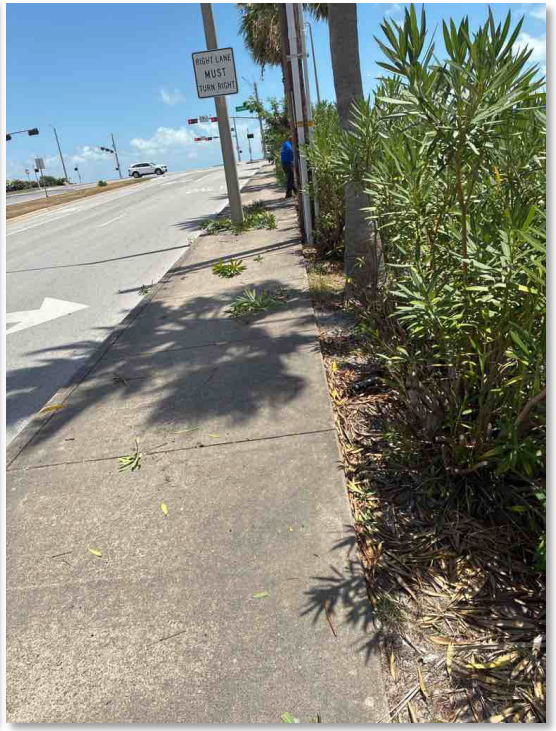
Clean Team / Block by Block Update

Your team trimmed the bushes along I-37 to Shoreline & along Kinney towards Chaparral for pedestrian traffic.

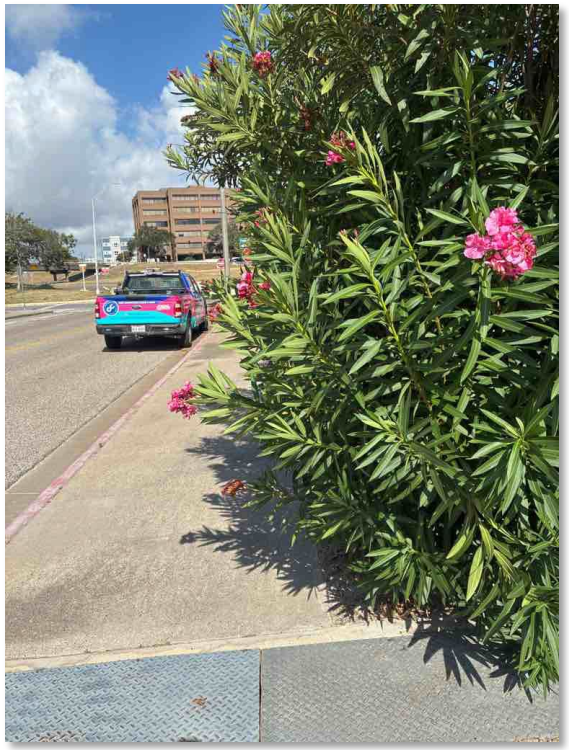
Before



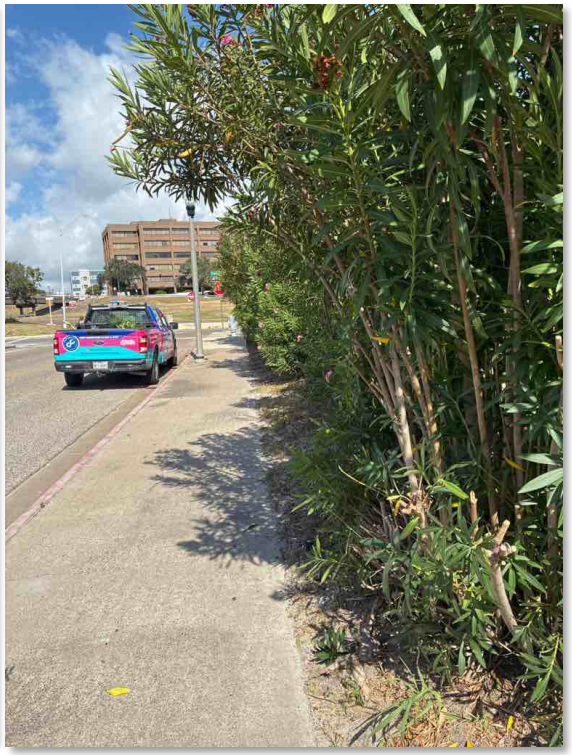
After



Before



After

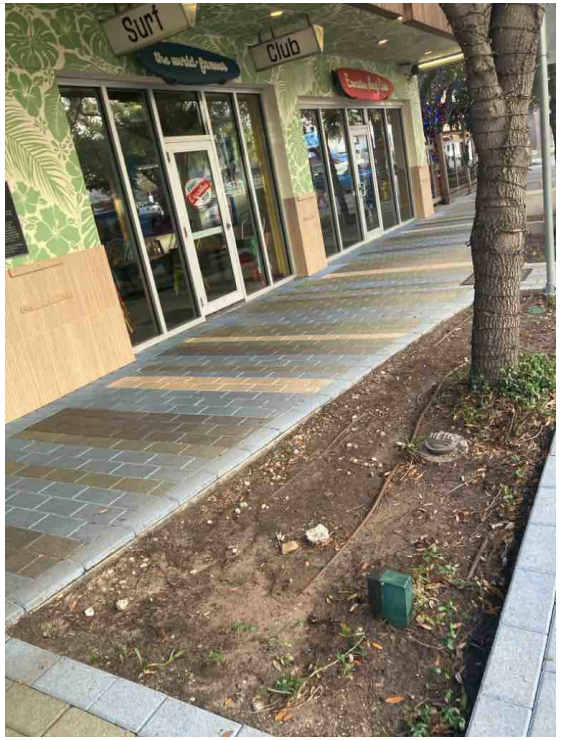


FY26 DMD Service Plan Strategy A

Clean Team / Block by Block Update

The team has started to mulch the tree beds down Chaparral. This makes them look much more appealing and promotes the health of the trees.

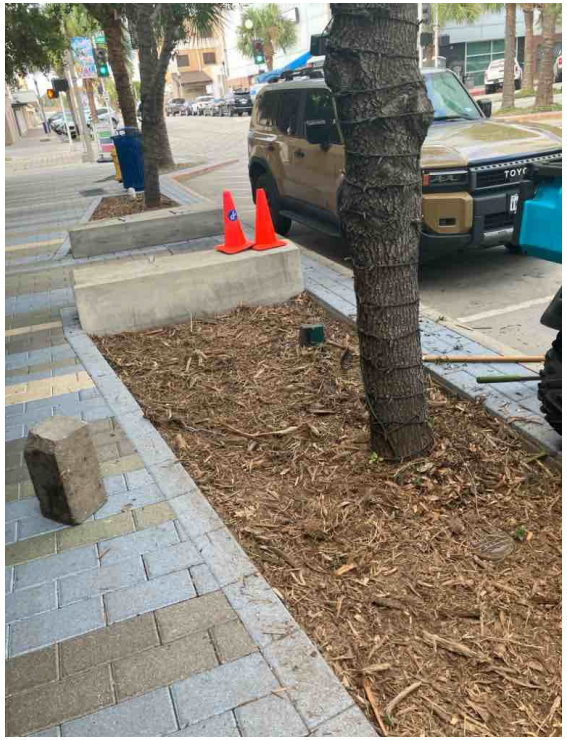
Before



After



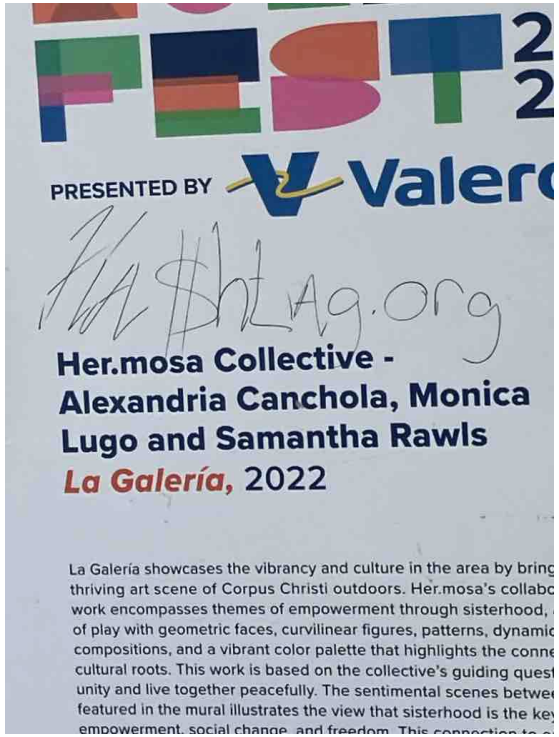
After



Clean Team / Block by Block Update

We continue to clean up various graffiti around the district, although we have seen a decrease over the last couple of months. There were only 94 incidents in August.

Before



After



Before



After

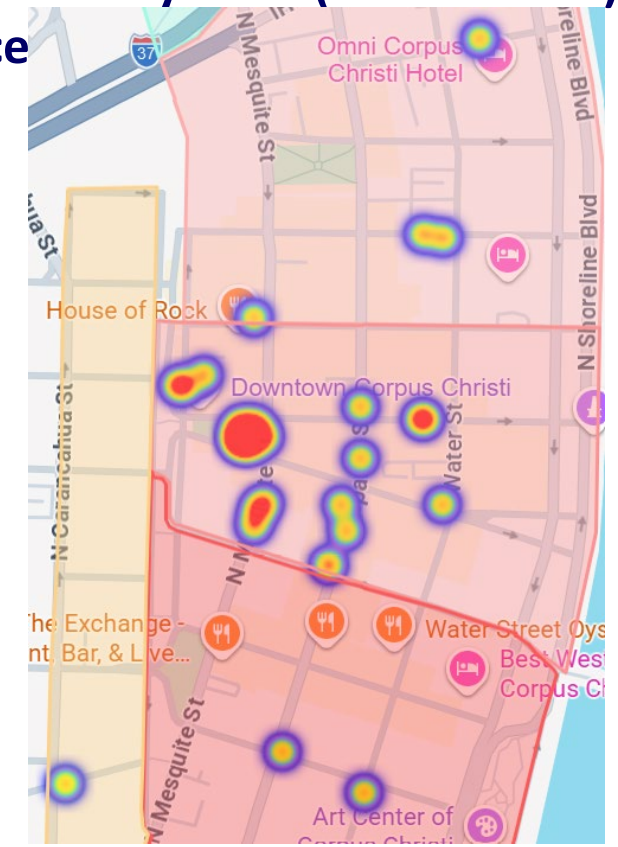


FY26 DMD Service Plan Strategy A

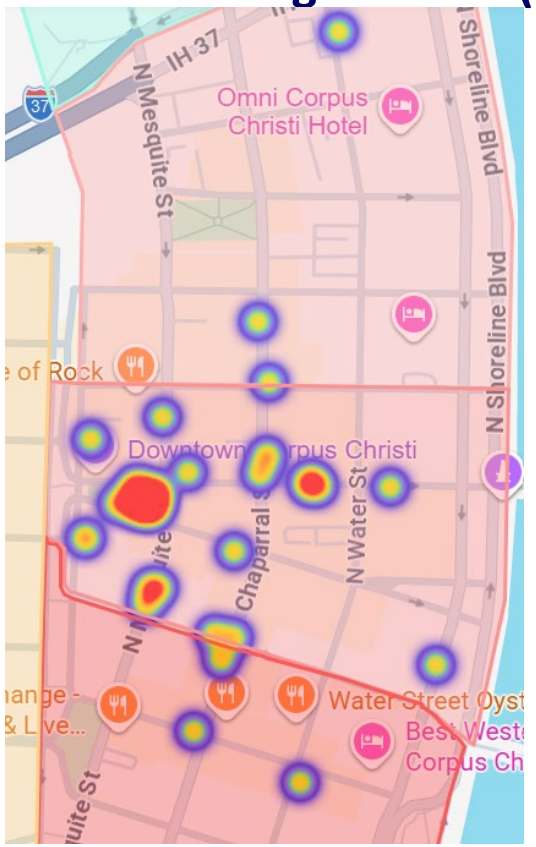
Clean Team / Block by Block Update

Dog Waste Heat Map:

July 2026 (49 Instances)



August 2026 (72 Instance



Clean Team / Block by Block Update

Clean Team Statistics:	June	July	August
Bags of Debris Collected	751	720	1,036
Palm Fronds/Branches ^	1,383	1,642	1,567
Planters Maintained*	1,021	1,474	2,550
Block Faces Swept/Cleaned*	5,481	6,154	6,639
Block Faces Weeded*	369	253	205
Trash Cans Cleaned	1,096	1,027	1,949
Graffiti Removed Reported	188	101	94
Hospitality (Customer) Contacts	735	899	1,840
Homeless Contacts	370	480	726
Biohazard Removal	353	263	347

11. Organizational Management

Memo

To: DMD Board of Directors

Through: Arlene Medrano, Executive Director

From: Victoria Villarreal, Finance and Administration Manager

Date: September 17, 2026

Subject: Resolution FY 2025-2026-Sep-01 amendment to the CCDMD FY 2025-2026 Budget with possible action

Action Requested

Motion to approve Resolution FY 2025-2026-Sep-01 amendment to the CCDMD FY 2025-2026 Budget with possible action.

Overview

In accordance with normal end of year practice and instruction from our auditor, staff reviewed the FY 2026 budget at the end of August and propose the following adjustments to various line items to reflect the most up to date anticipated outcome at year end.

Attachments:

1. Budget Amendment
2. Resolution FY 2025-2026-Sep-01 amendment to the CCDMD FY 2025-2026 Budget

RESOLUTION FY 2025-2026-Sep-01
TO APPROVE AMENDMENT TO THE CCDMD FY 2025-2026 BUDGET

WHEREAS, the CCDMD board approved the FY 2025-2026 Budget in Resolution FY 2024-2025-Aug-01 Adopting District Service Plan and Budget on August 21, 2025;

WHEREAS, the CCDMD board approved the FY 2025-2026 Budget amendment in Resolution FY 2025-2026-Mar-01 Amendment to Budget on March 19, 2026;

WHEREAS, CCDMD Board has reviewed the FY 2025-2026 September Budget amendments;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD accepts and approves Resolution FY 2025-2026 Sep-01 Amendment to the CCDMD FY 2025-2026 Budget.

The above resolution statements were approved and declared adopted on this 17th day of September 2026.

_____
Glenn Peterson
Chairman

_____
Arlene Medrano
Executive Director

	DMD Levy	City Interlocal	Fundraising	*Total DMD*	TIRZ Interlocal	Revised 9-17-26	Adopted 3-19-26
Ordinary Income/Expense							
INCOME:							
42100 DRA Membership			$ 152,000	$ 152,000		$ 152,000	$ 170,000
43405 Current Year Assessment Income	$ 362,665			$ 362,665		$ 362,665	$ 362,665
44810 City Levy Match		$ 365,534		$ 365,534		$ 365,534	$ 365,534
44815 Vacant Building Pilot		$ 20,000		$ 20,000		$ 20,000	$ 20,000
44820 TIRZ 3 Bike Patrol		$ 160,000		$ 160,000		$ 160,000	$ 160,000
44830 TIRZ 3 Right of Way		$ 50,000		$ 50,000		$ 50,000	$ 50,000
44835 City ROW		$ 50,000		$ 50,000		$ 50,000	$ 50,000
44837 TIRZ MuralFest		$ 20,000		$ 20,000		$ 20,000	$ 20,000
44855 Park Projects		$ 150,000		$ 150,000		$ 150,000	$ 150,000
44850 TIRZ#3 Service Agreement				$ -	$ 875,000	$ 875,000	$ 875,000
44965 ArtWalk			$ 158,505	$ 158,505		$ 158,505	$ 75,000
45100 Fundraising Fundraising			$ 6,251	$ 6,251		$ 6,251	$ 6,000
45300 Sponsorships			$ 170,270	$ 170,270		$ 170,270	$ 313,017
45310 In-Kind			$ 26,491	$ 26,491		$ 26,491	$ 47,650
45500 Grants			$ 44,758	$ 44,758		$ 44,758	$ 45,250
47230 DBA Membership			$ 17,829	$ 17,829		$ 17,829	$ 17,500
Total Income	$ 362,665	$ 815,534	$ 576,104	$ 1,754,303	$ 875,000	$ 2,629,303	$ 2,727,616
EXPENSES:							
60320 Off Duty Bike Patrol - Pay		$ 160,000		$ 160,000		$ 160,000	$ 160,000
60110 Clean Team	$ 354,092			$ 354,059	$ 289,744	$ 643,803	$ 643,803
60115 Safety Team				$ -	$ -	$ -	$ -
60125 Rent and Fees		$ 14,539		$ 14,539		$ 14,539	$ 14,539
60150 Supplies and Equipment		$ 80		$ 80	$ 80	$ 160	$ 2,000
60160 Utilities		$ 4,403		$ 4,403	$ 4,404	$ 8,807	$ 7,000
61100 Volunteer costs				$ -	$ -	$ -	$ 1,138
Total · DISTRICT OPERATIONS	$ 354,092	$ 179,022	$ -	$ 533,081	$ 294,228	$ 827,309	$ 828,480
62100 Downtown Development Summit					$ -	$ -	$ -
62150 Promotions					$ 2,000	$ 2,000	$ 2,000
62200 Recruitment				$ -	$ 332	$ 332	$ 1,000
62225 Consultants & Studies				$ -	$ 12,200	$ 12,200	$ 10,000
62230 Construction Mitigation				$ -	$ 2,250	$ 2,250	$ 5,000
62250 Main St. Texas Downtown				$ -	$ 5,273	$ 5,273	$ 1,500
Total 62000 · ECONOMIC DEVELOPMENT	$ -	$ -	$ -	$ -	$ 22,055	$ 22,055	$ 19,500
63320 Maintenance - Right of Way		$ 100,000		*$ 100,000*		$ 100,000	$ 100,000
63350 Parks Projects		$ 150,000		*$ 150,000*		$ 150,000	$ 150,000
63370 Cultural District				$ -		$ -	$ -
63372 Holiday Installations			$ 65,000	*$ 65,000*	$ 20,000	$ 85,000	$ 85,000
63373 In-Kind			$ -	$ -		$ -	$ -
63375 Murals		*$ 20,000*	$ 20,000	*$ 40,000*		$ 40,000	$ 40,000
63376 In-Kind			$ 13,390	*$ 13,390*		$ 13,390	$ 15,000
Total 63000 · PLACEMAKING	$ -	$ 270,000	$ 98,390	$ 368,390	$ 20,000	$ 388,390	$ 390,000
64157 Website Hosting			$ 5,243	$ 5,243	$ 5,244	$ 10,487	$ 11,000
64165 Email and Social Media			$ 1,252	$ 1,252		$ 1,252	$ 2,000
64163 Advertising, Promo & Marketing			$ 12,500	$ 12,500		$ 12,500	$ 25,000
64164 Run Club			$ 5,000	$ 5,000		$ 5,000	$ 5,000
64167 Branding			$ 827	$ 827		$ 827	$ 4,000
64169 Video Production			$ 2,050	$ 2,050		$ 2,050	$ 5,000
64223 ArtWalk			$ 170,000	$ 170,000		$ 170,000	$ 216,000
64224 ArtWalk in Kind			$ 1,000	$ 1,000		$ 1,000	$ 18,500
64225 Holiday Events			$ 76,850	$ 76,850		$ 76,850	$ 76,850
64228 In-Kind			$ 5,450	$ 5,450		$ 5,450	$ 3,150
64227 Food & Beverage Event			$ 2,000	$ 2,000		$ 2,000	$ 2,000
64229 DBA Mixers			$ 4,200	$ 4,200		$ 4,200	$ 5,000
64231 Mural Festival			$ 24,562	$ 24,562		$ 24,562	$ 31,000
64234 In-Kind			$ 6,650	$ 6,650		$ 6,650	$ 11,000
64240 MusicWalk			$ 10,000	$ 10,000		$ 10,000	$ 10,000
64245 State of Downtown		$ 7,500	$ 9,747	$ 17,247		$ 17,247	$ 15,000
64300 · Event Sponsorships			$ 6,500	$ 6,500		$ 6,500	$ 4,000
64500 Table Sponsorships			$ 4,645	$ 4,645		$ 4,645	$ 4,645
Total 64000 · PROMOTIONS	$ -	$ 7,500	$ 348,476	$ 355,976	$ 5,244	$ 361,220	$ 449,145
65100 Insurance	$ 6,375		$ 313	$ 6,688	$ 6,375	$ 13,063	$ 13,063
65203 Internet		$ 1,050		$ 1,050	$ 1,850	$ 2,900	$ 2,100
65204 Office Build Out		$ 40,000	$ 6,476	$ 46,476	$ -	$ 46,476	$ 40,000
65205 Office Maintenance		$ 1,956		$ 1,956		$ 1,956	$ 2,500
65209 Office Supplies	$ 948	$ 2,052		$ 3,000	$ 3,200	$ 6,200	$ 5,000
65211 Postage		$ 83		$ 83	$ 487	$ 570	$ 1,000
65207 Technology - Software & Support		$ 10,500		$ 10,500	$ 22,000	$ 32,500	$ 32,500
65215 Technology - Copier Lease	$ 1,250			$ 1,250	$ 3,106	$ 4,356	$ 2,500
65220 Technology - Hardware				$ -	$ 6,774	$ 6,774	$ -
65217 Telephone		$ 2,320		$ 2,320	$ 2,320	$ 4,640	$ 3,920
66100 Total Payroll	$ -	$ 257,203	$ 122,449	$ 379,652	$ 449,917	$ 840,753	$ 875,424
66200 Contract Staff		$ 7,500		$ 7,500	$ 3,012	$ 10,512	$ 3,000
66410 Audit		$ 10,500		$ 10,500		$ 10,500	$ 9,500
66415 Bank		$ 72		$ 72	$ 73	$ 145	$ 1,000
66420 Legal		$ 4,080		$ 4,080	$ 560	$ 4,640	$ 3,060
66430 Levy		$ 1,000		$ 1,000		$ 1,000	$ 1,000
66440 Payroll		$ 1,163		$ 1,163	$ 1,162	$ 2,325	$ 3,000
66450 Property Appraisals		$ 2,000		$ 2,000		$ 2,000	$ 2,000
66510 Office Space		$ 17,533		$ 17,533	$ 17,533	$ 35,066	$ 30,000
66520 Storage Space		$ -		$ -		$ -	$ -
66610 Hotel Accommodation				$ -	$ 1,669	$ 1,669	$ 1,600
66620 Conference Fees				$ -	$ 1,200	$ 1,200	$ 1,200
66630 Per Diem				$ -	$ 1,139	$ 1,139	$ 1,500
66640 Travel				$ -	$ 1,712	$ 1,712	$ 2,000
66650 Professional Development				$ -	$ 2,950	$ 2,950	$ 1,300
66740 IEDC				$ -	$ 500	$ 500	$ 500
66735 TDA				$ -	$ 250	$ 250	$ 250
66725 IDA				$ -	$ 1,575	$ 1,575	$ 1,575
				$ -		$ -	$ -
Transfer to Reserve/Contingency				$ -		$ -	$ -
Total 65000 · ORGANIZATIONAL MANAGEMENT	$ 8,573	$ 359,012	$ 129,238	$ 496,823	$ 529,364	$ 1,037,371	$ 1,040,492
Total Income	$ 362,665	$ 815,534	$ 576,104	$ 1,754,303	$ 875,000	$ 2,629,303	$ 2,727,616
Total Expenses	$ 362,665	$ 815,534	$ 576,104	$ 1,754,270	$ 870,891	$ 2,625,161	$ 2,727,617
NET SURPLUS / (DEFICIT)	$ 0	$0	$0	$33	$4,109	$ 4,142	$ (1)

Memo

To: DMD Board of Directors

Through: Arlene Medrano, Executive Director

From: Victoria Villarreal, Finance and Administration Manager

Date: September 17, 2026

Subject: Resolution FY 2025-2026-Sep-02 amendment to the CCDMD FY 2026-2027 Budget with possible action

Action Requested

Motion to approve Resolution FY 2025-2026-Sep-02 amendment to the CCDMD FY 2026-2027 Budget with possible action.

Overview

At the August Board Meeting, the Board approved the FY 2026–2027 Budget with the understanding that an amendment may be necessary following the August 24, 2026 TIRZ #3 Board Meeting. Based on the TIRZ #3 approved budget reduction, staff reviewed the FY 2026–2027 Budget and proposes adjustments to various line items to reflect the updated funding available for the FY 2027 fiscal year.

Attachments:

1. Budget Amendment
2. Resolution FY 2025-2026-Sep-02 amendment to the CCDMD FY 2026-2027 Budget with possible action

RESOLUTION FY 2025-2026-Sep-02
TO APPROVE AMENDMENT TO THE CCDMD FY 2026-2027 BUDGET

WHEREAS, the CCDMD board approved the FY 2026-2027 Budget in Resolution FY 2025-2026-Aug-02 CCDMD FY 2026-2027 Budget;

WHEREAS, CCDMD Board has reviewed the FY 2026-2027 September Budget amendments;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD accepts and approves Resolution FY 2025-2026 Sep-02 Amendment to the CCDMD FY 2026-2027 Budget.

The above resolution statements were approved and declared adopted on this 17th day of September 2026.

_____
Glenn Peterson
Chairman

_____
Arlene Medrano
Executive Director

	DMD Levy	2027 City Interlocal	2027 Fundraising	2027 DMD Total	2027 TIRZ Service	Proposed FY 2027
Ordinary Income/Expense						
Income						
Total 42000 · Downtown Revitalization Alliance			170,000.00	170,000.00		170,000.00
43400 · Assessment Income						
43405 · Current Year Assessment Income						
43410 · Land	217,552.00					
43440 · Improvements	124,139.00					
Total 43400 · Assessment Income	341,691.00	0.00	0.00	341,691.00	0.00	341,691.00
44800 · City of Corpus Christi						
44810 · City Interlocal Agreement		273,268.00		273,268.00		273,268.00
44820 · Downtown Public Safety - CCPD		130,000.00		130,000.00		130,000.00
Total 44800 · City of Corpus Christi	0.00	403,268.00	0.00	403,268.00	0.00	403,268.00
44850 · TIRZ#3						
44830 · TIRZ Right of Way					37,675.00	37,675.00
44855 · Park Projects					37,675.00	37,675.00
44850 · TIRZ#3 - Other					627,286.00	627,286.00
Total 44850 · TIRZ#3	0.00	0.00	0.00	0.00	702,636.00	702,636.00
44960 · Event Income						
44965 · ArtWalk			130,000.00	130,000.00		130,000.00
44970 · Holiday Series			10,000.00	10,000.00		10,000.00
Total 44960 · Event Income	0.00	0.00	140,000.00	140,000.00	0.00	140,000.00
45000 · Fundraising & Sponsorships						
45100 · Fundraising - State of Downtown			30,500.00	30,500.00		30,500.00
45300 · Sponsorships			313,017.00	313,017.00		313,017.00
45310 · In-Kind			47,650.00	47,650.00		47,650.00
45500 · Grants			45,250.00	45,250.00		45,250.00
Total 45000 · Fundraising & Sponsorships	0.00	0.00	436,417.00	436,417.00	0.00	436,417.00
Total 47200 · Downtown Business Association	0.00	0.00	17,500.00	17,500.00	0.00	17,500.00
	341,691.00	403,268.00	763,917.00	1,508,876.00	702,636.00	2,211,512.00
Total Revenue	341,691.00	403,268.00	763,917.00	1,508,876.00	702,636.00	2,211,512.00
Expense						
60000 · District Operations						
60100 · Clean Team						
60110 · Clean Team Services	167,580.00	122,481.00	20,000.00	310,061.00	220,730.00	530,791.00
60125 · District Operations Rent	6,600.00	6,600.00		13,200.00		13,200.00
60150 · Clean Team Supplies		1,000.00		1,000.00	1,000.00	2,000.00
60160 · Utilities		3,250.00		3,250.00	3,250.00	6,500.00
Total 60100 · Clean Team	174,180.00	133,331.00	20,000.00	327,511.00	224,980.00	552,491.00
60300 · Safety						
Total 60315 · Downtown Public Safety - CCPD		130,000.00		130,000.00		130,000.00
Total 60600 · Volunteer Events					0.00	0.00
Total 60000 · District Operations	174,180.00	263,331.00	20,000.00	457,511.00	225,480.00	682,991.00
62000 · Economic Development						
62100 · Downtown Development Summit					0.00	0.00
62150 · Promotions					1,000.00	1,000.00
62200 · Recruitment					1,000.00	1,000.00
62225 · Consultants and Studies		8,000.00		8,000.00	1,500.00	9,500.00
62230 · Construction Mitigation					2,500.00	2,500.00
62250 · Main St. Texas Downtown					1,500.00	1,500.00
Total 62000 · Economic Development	0.00	8,000.00	0.00	8,000.00	7,500.00	15,500.00
63000 · Placemaking						
63320 · Right of Way Maintenance					37,675.00	37,675.00
63350 · Parks Projects					37,675.00	37,675.00
63370 · Cultural District						0.00
63372 · Parks & Lights / Holiday Installations		4,000.00	40,000.00	44,000.00	20,000.00	64,000.00
63375 · Murals						0.00
63377 · Murals - Artist Commissions	0.00		16,000.00		0.00	0.00
63376 In-kind			15,000.00	15,000.00		15,000.00
Total 63000 · Placemaking	0.00	4,000.00	71,000.00	75,000.00	95,350.00	170,350.00
64000 · Promotions						
Total 64150 · Website/Brand	0.00	0.00	5,500.00	5,500.00	5,500.00	11,000.00
64160 · Advertising, Promo & Marketing						
64167 · Branding			4,000.00	4,000.00		4,000.00
64169 · Video Production			5,000.00	5,000.00		5,000.00
64165 · Email and Social Media			2,000.00	2,000.00		2,000.00
Total 64160 · Advertising, Promo & Marketing	0.00	0.00	11,000.00	11,000.00	0.00	11,000.00
64200 · Events						
64220 · DMD Events						
64223 · ArtWalk			216,000.00	216,000.00		216,000.00
64224 ArtWalk in Kind			18,500.00	18,500.00		18,500.00
64225 · Holiday Events - Other		2,500.00	64,941.99	67,441.99		67,441.99
64228 In-Kind			3,150.00	3,150.00		3,150.00
Total 64225 · DMD Events	0.00	2,500.00	302,591.99	305,091.99	0.00	305,091.99
Total 64229 · Downtown Business Association	0.00	0.00	7,000.00	7,000.00	0.00	7,000.00
64231 · Mural Festival						0.00
64231 · Mural Fest			31,000.00	31,000.00		31,000.00
64234 In-kind			11,000.00	11,000.00		11,000.00
Total 64231 · Mural Festival	0.00	0.00	42,000.00	42,000.00	0.00	42,000.00
64245 · State of Downtown			18,000.00	18,000.00		18,000.00
64220 · DMD Events - Other (MusicWalk)			10,000.00	10,000.00		10,000.00
Total 64220 · DMD Events		2,500.00	379,591.99	382,091.99		382,091.99
Total 64300 · Event Sponsorships			6,500.00	6,500.00		6,500.00
Total 64500 · Table Sponsorships			4,500.00	4,500.00		4,500.00
Total 64200 · Events		2,500.00	390,591.99	393,091.99		393,091.99
Total 64000 · Promotions		2,500.00	407,091.99	409,591.99	5,500.00	415,091.99
65000 · Organizational Management						
65100 · Liability Insurance	6,375.00		313.00	6,688.00	6,375.00	13,063.00
65200 · Office Expenses						
65203 · Internet		1,050.00		1,050.00		1,050.00
65205 · Office cleaning Office Maintenance		2,000.00		2,000.00	500.00	2,500.00
65207 · Technology - Software & Support	10,000.00	5,500.00	5,000.00	20,500.00	12,000.00	32,500.00
65209 · Office Supplies	1,000.00	2,000.00	500.00	3,500.00	1,500.00	5,000.00
65211 · Postage	500.00	500.00		1,000.00	0.00	1,000.00
17 65215 · Printer/Scanner/Copy Machine	1,850.00	1,000.00		2,850.00	1,850.00	4,700.00
65217 · Telephone	500.00	2,650.00		3,150.00	2,150.00	5,300.00
65220 · Technology - Hardware	1,000.00	1,500.00		2,500.00	2,500.00	5,000.00

Total 65200 · Office Expenses	**21,225.00**	**16,200.00**	**5,813.00**	**43,238.00**	**26,875.00**	**70,113.00**
66000 · Payroll Expenses						
66100 · Salaries				0.00		0.00
Total 66000 · Payroll Expenses	**116,182.68**	**71,639.84**	**259,512.01**	**447,334.53**	**303,872.51**	**751,207.04**
66200 ·Contractors & Intern(s)		14,153.72		14,153.72		14,153.72
66400 · Professional Fees						
66410 · Audit		9,500.00		9,500.00		9,500.00
66415 · Bank		500.00		500.00	500.00	1,000.00
66420 · Legal	1,774.31	2,243.44		4,017.75	5,000.00	9,017.75
66430 · Levy	1,000.00			1,000.00	1,000.00	2,000.00
66440 · Payroll		1,000.00	500.00	1,500.00	1,500.00	3,000.00
Financial Services	25,329.00			25,329.00	3,982.00	29,311.00
66450 · Property Appraisals	2,000.00	0.00		2,000.00		2,000.00
Total 66400 · Professional Fees	30,103.31	27,397.16	500.00	58,000.47	11,982.00	40,671.47
66500 · Rent						
66510 · Office Space		6,600.00		6,600.00	6,600.00	13,200.00
Utilities		3,250.00		3,250.00	3,250.00	6,500.00
Total 66500 · Rent	0.00	9,850.00	0.00	9,850.00	9,850.00	19,700.00
66600 · Professional Development (Registration, Travel, Meals, and Accomodations)						
66610 · Accommodation					3,000.00	3,000.00
66620 · Registration/Conference Fees					4,150.00	4,150.00
66630 · Meals or Per Diem					1,500.00	1,500.00
66640 · Travel/Airfare/Mileage					3,500.00	3,500.00
66650 · Professional Development					0.00	0.00
Total 66600 · Professional Development (Registration, T	0.00	0.00	0.00	0.00	12,150.00	12,150.00
66700 · Subscriptions and Memberships						
66710 · Membership Fees						0.00
66725 · International Downtown Association (IDA)					3,226.49	3,226.49
66735 · Texas Downtown Association (TDA)					350.00	350.00
66740 · International Economic Development Council (IEDC)					500.00	500.00
66710 · Membership Fees - Other		350.00		350.00		350.00
Total 66700 · Subscriptions and Memberships	0.00	350.00	0.00	350.00	4,076.49	4,426.49
Total 65000 · Organizational Management	**167,510.99**	**125,437.00**	**265,825.01**	**558,773.00**	**368,806.00**	**927,579.00**
69810 · Transfer to Reserve						
Total Expense	**341,690.99**	**403,268.00**	**763,917.00**	**1,508,875.99**	**702,636.00**	**2,211,511.99**
Total Income	341,691.00	403,268.00	763,917.00	1,508,876.00	702,636.00	2,211,512.00
NET SURPLUS / (DEFICIT)	**0.01**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**

Report on Board Appointments, Election, with possible action

- Due to November elections, board appointments were moved to earlier date.
- Executive Committee met on August 20 to review Directors eligible for reappointment, with board ratification scheduled for the September Board Meeting.
- Directors were reappointed by City Council on Tuesday, September 1st
- Seeking a motion to ratify the Executive Committee's recommended CCDMD Director reappointments.

CCDMD Directors for Reappointment:

- Jaime Nodarse Barrera
- Robert Charles
- Eric Gutschow
- Josh Richline
- Adrienne Trevino
- Stephanie Brazeal
- Deanne "Dee Dee" Perez
- Glenn Peterson
- Caitlin Shook

Memo

To: DMD Board of Directors

Through: Arlene Medrano, Executive Director

From: Victoria Villarreal, Finance and Administration Manager

Date: September 17, 2026

Subject: Resolution FY 2025-2026-Sep-03 To Elect and Approve 2026-2028 Slate of Officers and Confirm the Executive Committee Board Representative

Action Requested

i. Executive Committee's recommended candidate for Board Chair and DMD Board Representative.
ii. Open the floor for additional nominations for Chairperson.
iii. Close nominations for Chairperson.
iv. Motion to elect the new Chairperson.
v. Motion to accept the resignation of Glenn Peterson as Chairperson of the CCDMD Board of Directors.
vi. Newly elected Chairperson to appoint the recommended Board Representative to the Executive Committee.
vii. Motion to approve Resolution FY 2025-2026-Sep-03 To Elect and Approve 2026-2028 Slate of Officers and Confirm the Executive Committee Board Representative.

Overview

Executive Committee terms are two-year periods, with officers elected at the Annual Board Meeting, which is held in September. Glenn Peterson has indicated his desire to step down as Chairperson while continuing to serve on the CCDMD Board of Directors and Executive Committee.

The Executive Committee has recommended a slate of candidates to serve the Executive Committee. Additional nominations for Executive Committee members will be accepted from the floor prior to the election.

The Vice Chairperson, Secretary, and Treasurer have indicated their willingness to continue serving in their respective positions for the 2026–2028 term. Following the election of the new Chairperson, the Chairperson will appoint the recommended Board Representative to the Executive Committee, subject to confirmation by the Board.

Following the election, the newly elected Chairperson will assume the Chair and continue the meeting.

Attachments

- Resolution FY 2025-2026-Sep-03 To Elect and Approve 2026-2028 Slate of Officers and Confirm the Executive Committee Board Representative

Resolution FY 2025-2026 Sep-03
To Elect and Approve 2026-2028 Slate of Officers and Confirm the Executive Committee Board Representative

WHEREAS, September 30, 2026, ends the 2025-2026 fiscal year and;

WHEREAS, September 17, 2026, is the annual CCDMD Board meeting when 2026-2028 Board Officers are elected;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD elects the following officers and board representative to serve a two-year term expiring September 2028.

Officers:

- Chair: _____
- Vice Chair: _____
- Treasurer: _____
- Secretary: _____

Non-Officer Executive Committee Members:

- Board Representative: _____

The above resolution statements were approved and declared adopted on this 17th day of September 2026.

_____
Chairperson of the Board Printed Name

_____
Chairperson of the Board Signature

_____
Arlene Medrano, Executive Director

Election of Officers,with possible action

2024-2026 Officers:

- Chair: Glenn Peterson
- Vice Chair: Deanne “Dee Dee” Perez
- Treasurer: Robert Charles
- Secretary: Josh Richline
- Board Representative: Cheryl Votzmeyer-Rios
  (Non-officer)

Executive Committee Recommendation
2026-2028 Officers:

- Chair: Cheryl Votzmeyer-Rios
- Vice Chair: Deanne “Dee Dee” Perez
- Treasurer: Robert Charles
- Secretary: Josh Richline
- Board Representative: Glenn Peterson
  (Non-officer)

Parking Improvement District Discussion

Presentation to be provided separate from board packet.

Block by Block for Clean Services

- In January 2026, the Board approved an agreement with Block by Block for clean services in the amount of $643,803 per year for three years.
- Following TIRZ #3 budget adjustments, proposed service levels have been reviewed to ensure alignment with available resources.
- Discussions with Block by Block have identified a revised scope focused on maintaining priority clean services within the updated budget.
- Review revised scope and contract terms.



Block by Block for Clean Services

- Decreasing Clean Team Ambassadors 9 to 7
- Reduction in force of two filled positions
- Reduction to 280 hours per week with a revised working schedule.
- Reallocates hours to align staffing with anticipated activity and service demand throughout the week.
- **New contract cost is $536,528.21 for 12 month period**
  - Monthly cost is $44,710.68
- Reduction of $115,543 annually
- *Motion to approve agreement for "Environmental Maintenance and Pressure washing service" with MYDATT Services In, dba Block by Block in the amount of $536,528.21 for a 12 month term.*

Position	Shift	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
Cleaning Ambassador 1	6:00 AM–2:30 PM	8	8	8			8	8	40
Cleaning Ambassador 2	6:00 AM–2:30 PM	8	8			8	8	8	40
Cleaning Ambassador 3	6:00 AM–2:30 PM	8		8		8	8	8	40
Cleaning Ambassador 4	6:00 AM–2:30 PM		8		8	8	8	8	40
Special Projects	6:00 AM–2:30 PM	8			8	8	8	8	40
Team Leader	10:00 AM–7:00 PM	8			8	8	8	8	40
Operations Manager	Flex		8	8	8	8	8		40
TOTAL DAILY HOURS		**40**	**32**	**24**	**32**	**48**	**56**	**48**	**280**

13. Board Requests for Next Meeting

14. Adjourn