



Board Meeting

September 19, 2024

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

9:00 a.m., Thursday, September 19th, 2024

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 15th, 2024.
- 4) Financial Statements.
- 5) Report on absences from 2024 DMD Regular Board of Directors meetings with possible action.

AGENDA

- 6) PUBLIC FORUM:
Please limit presentations to three (3) minutes. If you plan to address the Board during this time, please sign the designated form giving your name, address and topic.
- 7) City and Partnering Organizations Reports:
 - a. Projects Construction Updates
 - b. Sales Tax Reauthorization
- 8) DISTRICT OPERATIONS:
 - a. Clean Team / Block by Block Updates
- 9) PLACEMAKING:
 - a. Projects Updates
 - i. Artesian Park
 - ii. La Retama Park
 - iii. Agnes / Laredo Gateway
 - iv. Downtown Trash Receptacles
 - v. Parklets Update
 - vi. 2024 Holiday Installations
- 10) ECONOMIC DEVELOPMENT:
 - a. Water Street Awning
 - b. Mully's
 - c. Holiday Inn Express
- 11) PROMOTIONS:
 - a. September ArtWalk Report
 - b. Special Events
 - i. MusicWalk 2024
 - ii. 2024 Holiday Series Schedule
 - c. Programming Report
 - i. Downtown Business Association
 - ii. Downtown Run Club
- 12) ORGANIZATIONAL MANAGEMENT:
 - a. ArtWalk Economic Impact Study Update
 - b. FY 2024-2025 Service Plan Amendment with possible action

- c. Review resolution FY 2023-2024 Sep-01 amendment to budget with possible action
- d. Report on Board Appointments, Election, & Possible Action
 - i. Motion to accept the resignation of K. Kucewicz from the Board of Directors
 - ii. Motion to begin accepting nominations for Board of Directors
 - iii. Motion to approve Resolution FY 2023-2024 Sep-02 To Reappoint Directors and Approve 2024-2026 Slate of Officers
- e. CCDMD Board of Directors Years of Service recognition for Janet Maxwell

13) Board Requests for Next Meeting:

14) Adjourn.

*** EXECUTIVE SESSION**

Public Notice is given that the DMD Board of Directors may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the Board of Directors specifically expects to go into executive session on the following matters. In the event the Board of Directors elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer.

Posted: County Clerk, Nueces County Courthouse. District Office, 921 N Chaparral STE 100. City Secretary, Corpus Christi City Hall IBC Bank, 221 S. Shoreline, 2nd Floor

Minutes, Regular Board of Directors Meeting August 15th, 2024
**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS FOR THE
CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT**

The meeting of the Board of Directors of the Corpus Christi Downtown Management District was held at 9:00 a.m. on Thursday, August 15th, 2024, at IBC Bank, 2nd Floor, 221 S Shoreline, Corpus Christi, TX 78401 pursuant to call and notice in accord with the Texas Open Meetings Act, District Bylaws, and District policy. The following Directors are present for the meeting: Barrera, Bornstein (non-Voting), Charles, Durrill-Reny (non-voting), Gignac, Lain, Lomax, Molina, Navarro, Perez, Peterson, Richline, & Votzmeyer-Rios. Also present: A. Mason, A. Albin, J. Bodwell, D. Campos, C. Douglas, I. Espinosa, A. O'Donnell, V. Villarreal, P. Wiggins & J. Wright, CCDMD, D. Watson, Block by Block, R. Penska, & A. Marquez, City of Corpus Christi.

Chairman Peterson determined a quorum at 9:00 a.m. Item 1 & called the meeting to order Item 2. Chairman Peterson moved to the **CONSENT AGENDA**, Items 3, 4, & 5 on the agenda. A motion was made by C. Lain 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) CITY & PARTNERING ORGANIZATIONS REPORTS:

A. Marquez provided updates on the Sales Tax Reauthorization, AEP Downtown streetlight repair and replacement schedules, and also advised that a new Parking Manager has been employed by the City.

Chairman Peterson moved to Item 8 on the agenda.

8) DISTRICT OPERATIONS

- a) Clean Team / Block by Block Updates
 - D. Watson provided an update on monthly operations by PowerPoint Presentation.
- b) Safety Team Proposal.
 - A. Mason provided an overview of the proposed project by PowerPoint Presentation and sought input, through discussion, from the Board.

Chairman Peterson moved to Item 9 on the agenda.

9) PLACEMAKING

- a) Projects Updates by A. O'Donnell per PowerPoint Presentaion
 - a. Artesian Park
 - b. La Retama Park
 - c. Agnes/Laredo Gateway
 - d. Downtown Trash receptacles

Chairman Peterson moved to Item 10 on the agenda.

10) ECONOMIC DEVELOPMENT

- a) Hotel Arya Retail Space
- b) 715 N Mesquite Parking Lot
 - J. Bodwell provided information on 2 projects by PowerPoint Presentation.

Chairman Peterson moved to Item 11 on the agenda.

11) PROMOTIONS.

- a) August ArtWalk Report
- b) Special Events

- I. 2024 Downtown Holiday Series
- c) Programming Report
 - I. Downtown Business Association
 - II. Run Club
- J. Wright provided updates by PowerPoint Presentation.

Chairman Peterson moved to Item 12 on the agenda.

12) ORGANIZATIONAL MANAGEMENT:

- a) Review Resolution FY 2023-2024 Aug-01 To Approve the CCDMD FY 2024-2025 District Service Plan and Budget with possible action
 - B. Molina moved to approve Resolution FY 2023-2024 Aug-01 To Approve the CCDMD FY 2024-2025 District Service Plan and Budget. This was seconded by C. Votzmeyer-Rios and passed unanimously.
- b) Review Resolution FY 2023-2024 Aug-02 To Approve the Certified Tax Roll with possible action
 - J. Richline moved to approve Resolution FY 2023-2024 Aug-02 To Approve the Certified Tax Roll. This was seconded by R. Charles and passed unanimously.
- c) Review Resolution FY 2023-2024 Aug-03 To Approve the Assessment Levy with possible action
 - J. Richline moved to approve Resolution FY 2023-2024 Aug-03 To Approve the Assessment Levy. This was seconded by J. Barrera and passed unanimously
- d) Audit RFP Update.
 - A. Mason provided update by PowerPoint Presentation.
- e) Advisory Council Annual Meeting.
 - A. Mason provided update by PowerPoint Presentation.
- f) Report on Board Appointments, Elections with possible action.
 - A. Mason provided update by PowerPoint Presentation.

Chairman Peterson moved to Item 13 on the agenda.

13) Board Requests for Next Meeting

There were no requests for the next meeting.

Chairman Peterson moved to Item 14 on the agenda.

14) Adjourn

Meeting adjourned at 9:56 a.m.

_____ Glenn Peterson, Chairman.

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

Aug 31, 24

ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Deposits	
1100 · Petty Cash	7.59
1150 · PayPal	5,828.13
1215 · American Bank Operating Account	5,240.72
1223 · American Bank EFT Account	95,326.20
1284 · American Bank Office Account	880.37
Total 1000 · Bank Deposits	<u>107,283.01</u>
Total Checking/Savings	107,283.01
Accounts Receivable	
11000 · Accounts Receivable	208,579.50
Total Accounts Receivable	<u>208,579.50</u>
Other Current Assets	
2000 · Current Assets	
2200 · Prepayments	20,960.58
Total 2000 · Current Assets	<u>20,960.58</u>
Total Other Current Assets	<u>20,960.58</u>
Total Current Assets	<u>336,823.09</u>
TOTAL ASSETS	<u><u>336,823.09</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	95,134.04
Total Accounts Payable	<u>95,134.04</u>
Other Current Liabilities	
23100 · Accruals	4,347.96
23200 · ProForma Receipts	56,921.70
24000 · Payroll Liabilities	
24200 · Retirement Contributions	3,555.66
Total 24000 · Payroll Liabilities	<u>3,555.66</u>
25500 · Sales Tax Payable	0.10
Total Other Current Liabilities	<u>64,825.42</u>
Total Current Liabilities	<u>159,959.46</u>
Total Liabilities	159,959.46
Equity	176,863.63
TOTAL LIABILITIES & EQUITY	<u><u>336,823.09</u></u>

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

	<u>Aug 24</u>	<u>Aug 23</u>	<u>% Change</u>	<u>Oct '23 - Aug 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense						
Income	198,917.23	145,742.47	36.5%	2,095,673.98	2,367,536.00	88.52%
Gross Profit	198,917.23	145,742.47	36.5%	2,095,673.98	2,367,536.00	88.52%
Expense						
60000 · District Operations	56,763.38	52,189.56	8.8%	622,241.74	660,684.00	94.18%
62000 · Economic Development	0.00	0.00	0.0%	13,559.28	23,475.00	57.76%
63000 · Placemaking	29,031.54	3,015.00	862.9%	199,310.42	190,000.00	104.9%
64000 · Promotions	25,984.56	19,139.80	35.8%	356,880.00	395,950.00	90.13%
65000 · Organizational Management	84,071.30	66,922.92	25.6%	884,284.31	1,078,714.00	81.98%
Total Expense	195,850.78	141,267.28	38.6%	2,076,275.75	2,348,823.00	88.4%
Net Ordinary Income	3,066.45	4,475.19	-31.5%	19,398.23	18,713.00	103.66%
Net Income	<u>3,066.45</u>	<u>4,475.19</u>	<u>-31.5%</u>	<u>19,398.23</u>	<u>18,713.00</u>	<u>103.66%</u>

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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 - 2024 - attendance	Appt	Exp	Bond	Cell#	1/18	2/15	3/21	4/11	4/18	5/16	6/20	7/18	8/15	9/19	Absences
1	Barrera, Jaime. N	4/3/20	9/30/26	1/23	361-563-5083	√	√	√	X	1	1	√	√	√		2
2	Bornstein, Zachary	7/18/24	9/30/24													
3	Charles, Robert	12/8/15	9/30/26	1/23	361-815-8199	√	√	√	X	√	√	√	√	√		0
4	Durrill-Reny, Avery	7/18/24	9/30/24													
5	Gignac, Raymond	8/21/01	9/30/24	1/23	361-442-4345	√	√	√	√	√	√	√	√	√		0
6	Gutschow, Eric	9/12/17	9/30/26	1/23	361-510-4899	√	√	√	X	√	√	√	√			1
7	Kucewicz, Krystof	5/21/20	9/30/24	1/23	505-570-0685	1	√	√	√	√	√	√	√			2
8	Lain, Casey	6/8/10	9/30/26	1/23	361-510-9863	√	1	√	√	√	√	√	√	√		1
9	Lomax, Lesley	10/17/19	9/30/24	1/23	361-215-0858	√	1	√	√	√	√	√	1	√		2
	Maxwell, Janet [Treasurer 9/22-9/24]* resigned 6/20/24	12/18/12	9/30/24	1/23	361-739-8442	√	√	1	√	1	√					2
10	Molina, Ben	12/15/22	9/30/24	1/23	361-774-0525	√	√	√	√	√	1	√	√	√		1
11	Navarro, Chris (replaces J. Maxwell)	7/18/24	9/30/24													
12	Perez, Dee Dee [Vice-Chair 2/22-9/24]*	6/8/10	9/30/26	1/23	361-673-2800	1	√	√	X	1	√	√	1	√		3
13	Peterson, Glenn [Chair 2/22-9/24] *	6/8/10	9/30/26	1/23	361-765-7117	√	√	√	√	√	√	√	1	√		1
14	Richline, Josh [Secretary 2/22-9/24] *	10/17/19	9/30/26	1/23	361-510-0561	1	√	√	√	√	1	1	√	√		3
15	Shook, Caitlin	4/10/18	9/30/26	1/23	361-774-6724	√	√	√	X	√	√	1	√			2
16	Trevino, Adrienne	1/19/23	9/30/26	1/23	361-946-9541	√	√	√	√	√	√	√	√			1
17	Votzmeyer-Rios, Cheryl	4/9/19	9/30/24	1/23	361-728-7041	1	√	√	√	√	√	√	√	√		1
	Number in attendance					11	13	14	10	12	12	12	11	13		98
	Percentage of attending Directors	Total	17			73.3%	86.7%	93.3%	N/A	80.0%	80.0%	80.0%	73.3%	76.5%	0.0%	51.6%
	Jan thru July total Directors = 15		Term to 9/30/26	[9]												
	Aug thru Dec ytotal Directors = 17		Term to 9/30/24	[8]												
			Special Meeting													
	√ - In Attendance		* indicates Officer													

August 2024 - voting	Present	Consent.	12a	12b	12c	
Barrera, Jaime. N	√	√	√	√	√	
Bornstein, Zachary	√					
Charles, Robert	√	√	√	√	√	
Durrill-Reny, Avery	√					
Gignac, Raymond 9:02 - 9:30	√					
Gutschow, Eric	3					
Kucewicz, Krystof	3					
Lain, Casey	√	√	√	√	√	
Lomax, Lesley 9:03	√		√	√	√	
Molina, Ben (replaces Lomax, B)	√	√	√	√	√	
Navarro, Chris (replaces J Maxwell)	√	√	√	√	√	
Perez, Dee Dee [Vice-Chair 2/21-9/22]* 9:10	√	√	√	√	√	
Peterson, Glenn [Chair 2/21-9/22] *	√	√	√	√	√	
Richline, Josh [Secretary 2/21-9/22] *	√	√	√	√	√	
Shook, Caitlin	2					
Trevino, Adrienne (replaces Boyd, C)	3					
Votzmeyer-Rios, Cheryl	√	√	√	√	√	



8. District Operations

Clean Team / Block by Block Update



Landscaping- Jasmine Beds

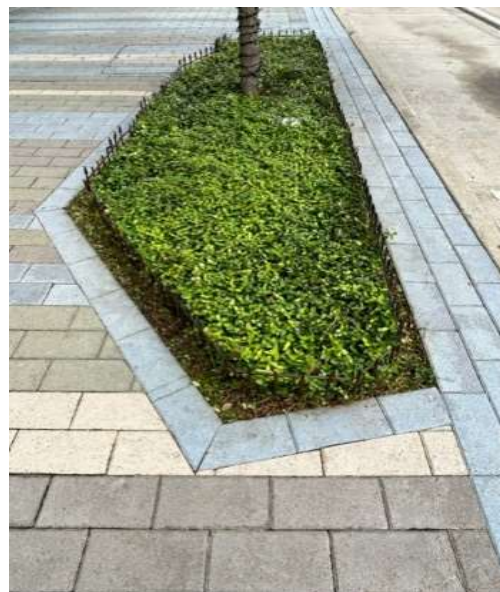
- Asiatic Jasmine: **Extremely** hardy, requires no watering, chokes out weeds, survives extreme sun and freezes
- Trimmed all 50 beds on Chaparral, properly disposed of cuttings

Collecting cuttings for disposal

Before



After



Clean Team / Block by Block Update



Landscaping- Tree Obstructions

- Lower Broadway & Lomax: Oak tree hanging below 14 ft. street compliance
- Chaparral & Lomax: Palm frond interfering with traffic sensor
- Chaparral & Starr: Oak tree blocking street light
- Chaparral & Taylor: Oak Tree blocking street light
- Mesquite & Lomax: Crepe Myrtle blocking wrong way sign
- Mesquite & Starr: Palm frond blocking wrong way sign

Before



After



Before



After



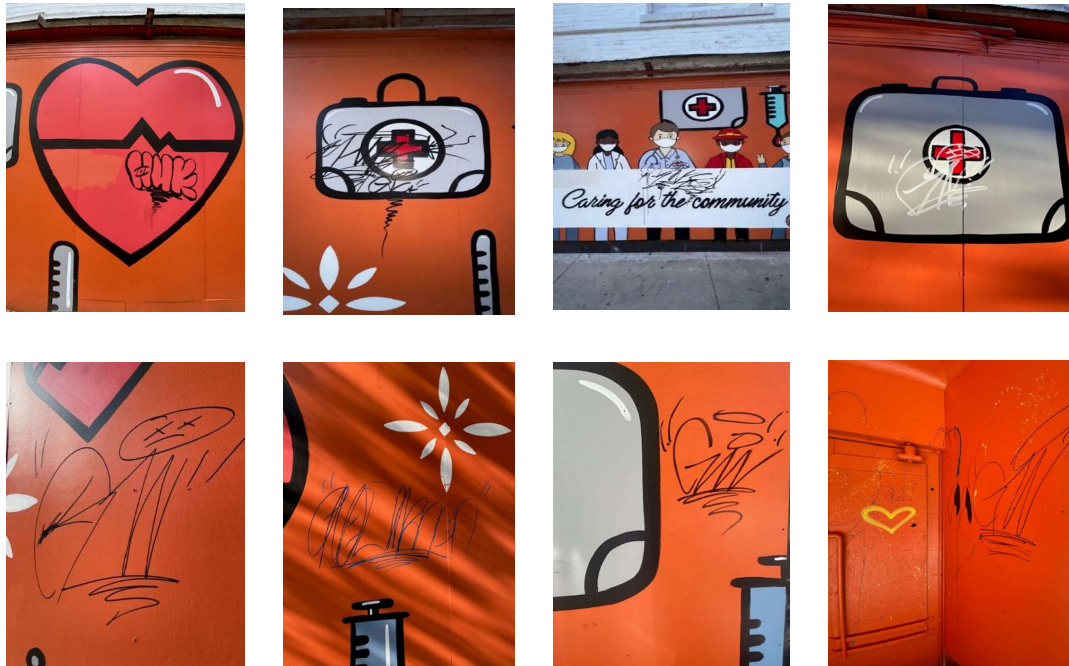
Clean Team / Block by Block Update



People Street Mural

- Still being heavily vandalized; 5 separate instances, over 20 tags
- Received paint from muralist, doing our best to maintain mural
- All photos of damage being documented & forwarded to police chief
- Installed a hidden game camera in tree to help catch perpetrator

Current Photo of Mural





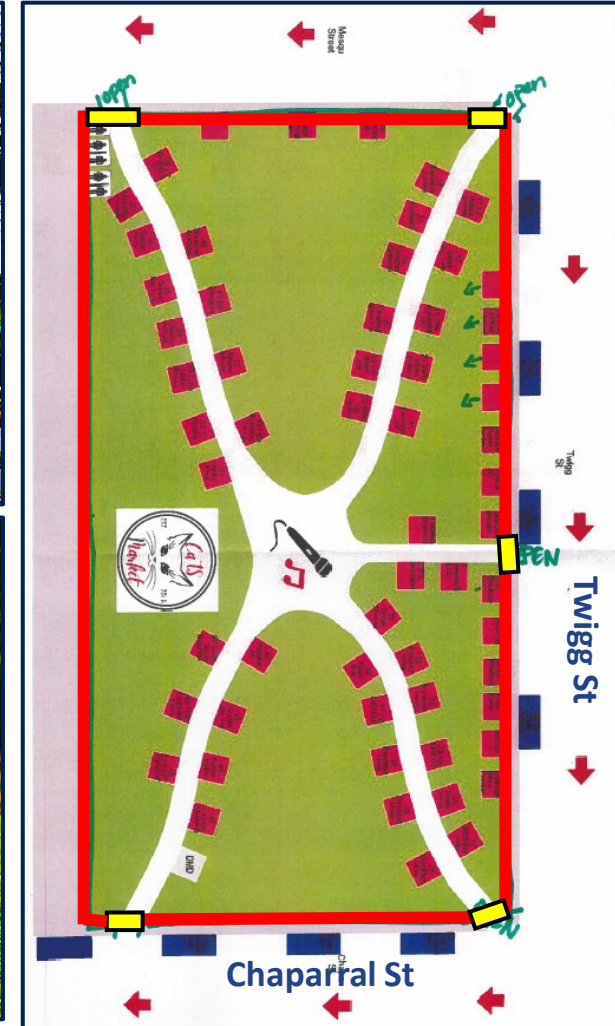
9. Placemaking

Artesian Park

Fencing Update

- Installing 868 feet of 6-foot-tall Black Aluminum Fencing around Artesian Park, w/o gates (\$44,750.10)
- S&J Fence Co.
- **Project Approved by Parks & Rec, PD, & TIRZ #3 Board**
- **Deposit Paid to S&J Fence Co.**
- Install Schedule Pending
- Predicted Completion: Mid-October

**Effects on ArtWalk: Food Truck Accessibility & Pedestrian Congestion – Revise Layout



La Retama Park

Fencing Update

- Install 367 feet of White Wood Picket Fence (\$10,845)
- D&C Fence Co.
- **Installation: Thursday, September 19**



Agnes / Laredo Gateway

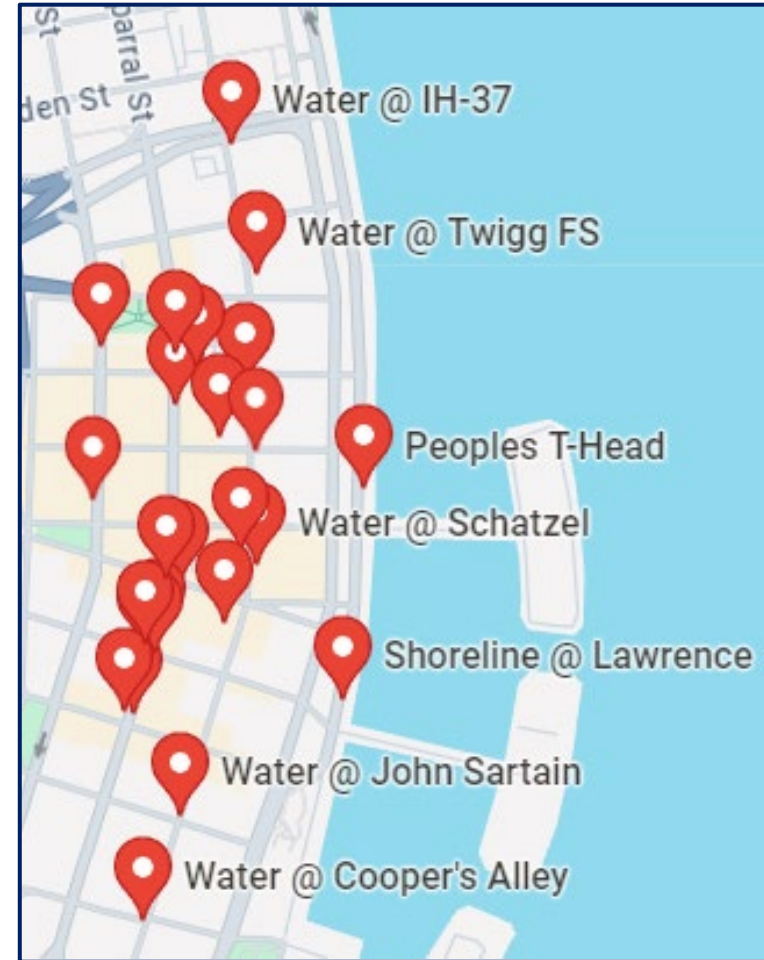
DESIGN WORKSHOP

- Working with DW to Reconfigure last 1-Way section of Chaparral St between Cooper's Alley & Kinney St
- August 28: Held Site Visit & Stakeholder Meeting at The Annex
- **DW in "Final Concept" Stage of Design Process**
- Predicted Proposal Completion: September End



Downtown Trash Receptacles

- 25 new Trash Receptacles from Victor Stanley
- Final Order Details Confirmed 9/4
- 10-12 Week Production Time
- City will Install Throughout District once Received
- Predicted Installation: **Mid-November**



Parklets Update

The Exchange & Rebel Toad Brewing Co. – Lomax St

- In 2021, City committed \$100,000 of ARPA Funds and approved a Parklet Ordinance
- Grant Funds for expiring @ end of 2024
- Goal to replace current temporary setup on Lomax with parklet over 4 parking spaces
- July 22: Preapplication Meeting w/Traffic Engineering
- August 14: Parklet Denied by Public Works/Traffic Eng.
- We have requested an appeal process.
- Parklet can stay in place until next spring



Additional Issue - Road Condition

- Damaged from construction at Homewood Suites & TAMUCC
- Needs to be repaved and restriped
- Temporary Parklet will Have to be Removed
- City inspectors will check the condition and require any necessary repairs until next spring



Parklets Update

**** ARPA Grant Funds for Parklets Expiring @End of 2024**

Cassidy's Irish Pub – Peoples St

- Install Parklet over 2 Parking Spaces on North Side of Peoples Street, Adjacent to Pub
- August 22: Preapplication Meeting w/Public Works
- September 16: Denied by Traffic Engineering/Public Works
- We have requested an appeal process.



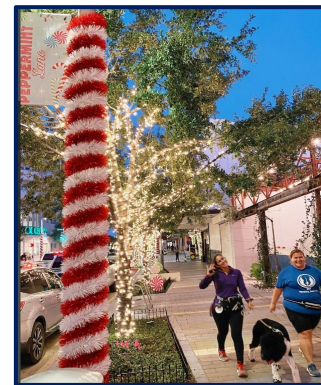
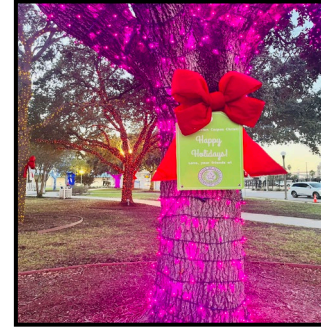
House of Rock – Starr St

- Install Parklet over 2 Parking Spaces on South Side of Starr St, Adjacent to HOR
- August 22: Preapplication Meeting w/Public Works
- Status: Documents Under Review by Public Works



2024 Holiday Installations

- Tree Wrap Lighting in La Retama Park & Artesian Park Winter Wonderland
 - Install to be Complete: Friday, October 18
- La Catrina (Dia de los Muertos)
 - Install to be Complete: Monday, October 21
 - Festival: Saturday, October 26
- Port Holiday Tree
 - Install to be Complete: Tuesday, October 29
 - Lighting Ceremony: Friday, November 01 (ArtWalk)
- Ornament Sky in La Retama Park
 - Install to be Complete: Thursday, October 31
- Peppermint Lane (Garland & Peppermints)
 - Install to be Complete: Thursday, October 31
- Deck Downtown
 - Install to be Complete: Saturday, November 9
- H-E-B Tree at Water's Edge Park
 - Volunteer Ornament Replacement Day: Friday, November 22
 - Star Placement & Install to be Complete: Monday, December 02
 - Lighting Ceremony: Saturday, December 07





10. Economic Development

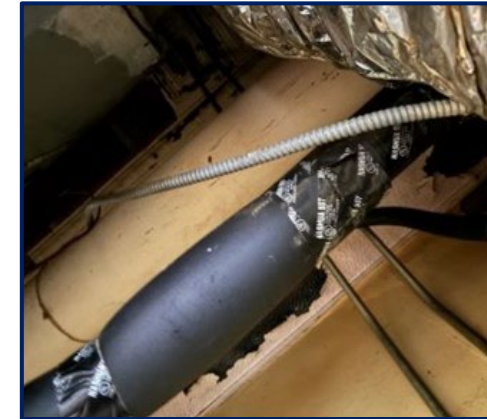
Water Street Awning (Update)

Address	416 N Chaparral Street
Description	<ul style="list-style-type: none"> Water Street Market, LLC plans to improve the façade of Water Street Oyster Bar facing Water Street by installing an awning. The project was approved administratively by city staff and the DMD in May 2024. This project has been completed and reimbursement has been submitted.
Project Cost	\$ 19,800
Incentive Proposed	<ul style="list-style-type: none"> Streetscape & Safety Program \$9,900
Completion Date	December 31, 2024



Mully's (Update)

Address	<ul style="list-style-type: none"> 621 N Chaparral Street
Description	<ul style="list-style-type: none"> Maher Enterprises, LLC has operated as Mulligans Pub now known as Mully's for 24 years at their downtown location. This project was for complete upgrade to their HVAC system and was approved on June 25, 2024. Completed improvements include: <ul style="list-style-type: none"> Removal of current HVAC system New condenser New air handler and electric heat strip Sealing of the duct system and of refrigerant pipe insulation per 2018 International Energy Conservation Code.
Project Cost	<ul style="list-style-type: none"> \$55,000
Incentive Proposed	<ul style="list-style-type: none"> Commercial Finish-Out Program - \$16,500
Completion Date	<ul style="list-style-type: none"> June 30, 2025



Holiday Inn Express (Update)

Address	1102 S Shoreline Boulevard
Description	<ul style="list-style-type: none"> • C&P Monarch, LP are working diligently to complete phase one of their project. • Completed improvements include: <ul style="list-style-type: none"> • Complete redesigned façade • New lobby entrance canopy and roof • Resurface and restriped parking lot • New lighting • Upgraded security cameras • New Mural and signage • Double doors and decorative fencing • Landscaping • Outstanding improvements include: <ul style="list-style-type: none"> • Rooftop event center • Elevator and stair access to rooftop • Pedestrian walkway • The hotel has officially opened their doors with their grand opening being held on September 18th.
Project Cost	\$19,871,896
Agreement Amendment	<ul style="list-style-type: none"> • Streetscape & Safety Improvement Program - \$920,000
New Rooftop Agreement	<ul style="list-style-type: none"> • Rooftop Activation Program- \$1,000,000 • Streetscape & Safety Program- \$80,000
Completion Date	<ul style="list-style-type: none"> • January 30, 2025





11. Promotions

September ArtWalk Report

September 6, 2024



- **16,800 visits to ArtWalk**
 - 2,600 in '23 (2023 MusicWalk)
 - 1,400 visits from Out of Towners (50+ miles)
- **182 Businesses involved:**
 - 12 ArtWalk Curators
 - 145 Vendors & Food Trucks
 - 24 of Featured Businesses
- **Entertainment**
 - 8 Block Parties + 5 Performance Areas
 - 4 Outdoor Stages\Parties (Sponsored by Andrew's)
 - 10 Stages in Venues & Businesses
- **Special Features**
 - ArtWalk Impact Survey
 - CC Mazda & CC Mistu. Partnership – FREE Community Parking & Art Booth
 - CC Firefighter C.A.R.E. Pink Fire Truck
 - CCRTA Shuttle

*Ambassador's w/Impact Survey

*CC Firefighters CARE Pink Fire Truck



*September Rackcard

*Community Art Booth

Special Events

MusicWalk 2024

MusicWalk is a collaborative effort between the DMD, the CC Film & Music Commission, Visit CC, House of Rock and many other local businesses committed to creating a vibrant and unforgettable event in Downtown Corpus Christi.

- **Two Day Event – October 4th & 5th**
 - **Friday:** Outdoor performances on 10 outdoor Stages
 - **Saturday:** Performances inside downtown music venues
- **Sponsors**
 - **Production Sponsors:** Global Stage Techs, House of Rock, and SVT Program (Del Mar College).
 - **Supporting sponsors:** Andrew’s Distributing, City of Corpus Christi’s Arts & Cultural Commission and Public Works Department, The Point of Corpus Christi, House of Rock, Cassidy's Irish Pub, La Playa by the Bay, and Rokit's Whiskey Bar & Saloon.
- **Features**
 - 60+ Bands & Musicians
 - 10+ Live Music Venues
 - TAMUCC Islander Takeover on Lomax Block





Special Events

2024 Holiday Series Schedule

- **November - December**
- **Holiday Tree in La Retama Park**
 - Sponsored by the Port of Corpus Christi
 - Friday, November 1st in La Retama Park
- **Artesian Park Winter Wonderland**
 - Sponsored by CCDMD Advisory Council
 - November - December in Artesian Park
- **Deck Downtown**
 - Sponsorship opportunity available
 - November 9th in Downtown Corpus Christi
- **Holiday Market on Peppermint Lane**
 - Sponsored by NEC Co-op Energy
 - Every Sunday Nov. 3rd – Dec. 22nd
- **Mayor's Merriest Décor Contest**
 - Sponsored by AEP Texas
 - December 6th
- **Christmas Tree in Water's Edge Park**
 - Sponsored by H-E-B
 - Saturday, December 7th
- **Illuminated Boat Parade**
 - Sponsored by The Port of Corpus Christi
 - Saturday, December 7th



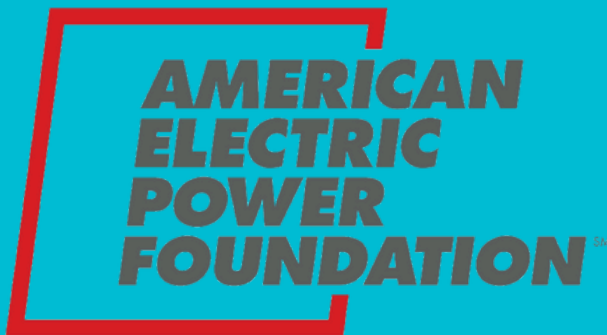
CHRISTMAS IN JULY + DOWNTOWN CORPUS CHRISTI + HOLIDAY MIXER			
2024 SCHEDULE			
EVENT NAME	PRESENTING SPONSOR	DATES & LOCATION	DESCRIPTION
HOLIDAY Tree + Free + in La Retama Park	PORT OF CORPUS CHRISTI	November 1 La Retama Park	The Holiday Tree lights up in early November for family photos and donation drives
ARTESIAN PARK Winter Wonderland	DOWNTOWN CORPUS CHRISTI Advisory COUNCIL	November 1 Artesian Park	Immerse yourself in a bright, colorful Winter Wonderland in Artesian Park
Deck Downtown		November 9 Downtown Streets	Volunteer to decorate and help bring holiday cheer to our downtown community
PEPPERMINT Lane DOWNTOWN CORPUS CHRISTI	NEC co-op energy	November 17, 24 December 1, 8, 15, 22 Chaparral Street	Take a stroll down Peppermint Lane filled with lights, decor, and Holiday Markets on Sundays
MERRIEST DOWNTOWN DECOR CONTEST	AEP TEXAS An AEP Company	Decor Due November 29 Downtown Businesses	Come see Downtown light up this holiday season and vote for your favorite decorated businesses.
CHRISTMAS TREE	H-E-B HelpingHere	December 7 Water's Edge Park	Take in the beautiful view of the H-E-B Christmas Tree light up, shop vendors, food trucks and enjoy live music!
ILLUMINATED BOAT PARADE	PORT OF CORPUS CHRISTI	December 7 Downtown Seawall	See the Downtown Marina come alive with a holiday themed boat parade and after party!

MAYOR GUAJARDO'S

SPARKLING CHRISTMAS

LIGHTS CONTEST

POWERED BY



BOUNDLESS ENERGY®

\$15,000

in total awards this year!

Categories

2024 HOLIDAY CHAMPION

\$3,000

1ST RUNNER UP

\$2,000

2ND RUNNER UP

\$1,000

BEST EXTERIOR

\$1,000

1ST RUNNER UP

\$750

2ND RUNNER UP

\$500

BEST USE OF LIGHTS

\$1,000

1ST RUNNER UP

\$750

2ND RUNNER UP

\$500

BEST WINDOW DISPLAY

\$1,000

1ST RUNNER UP

\$750

2ND RUNNER UP

\$500

BEST WINDOW PAINT

\$1,000

1ST RUNNER UP

\$750

2ND RUNNER UP

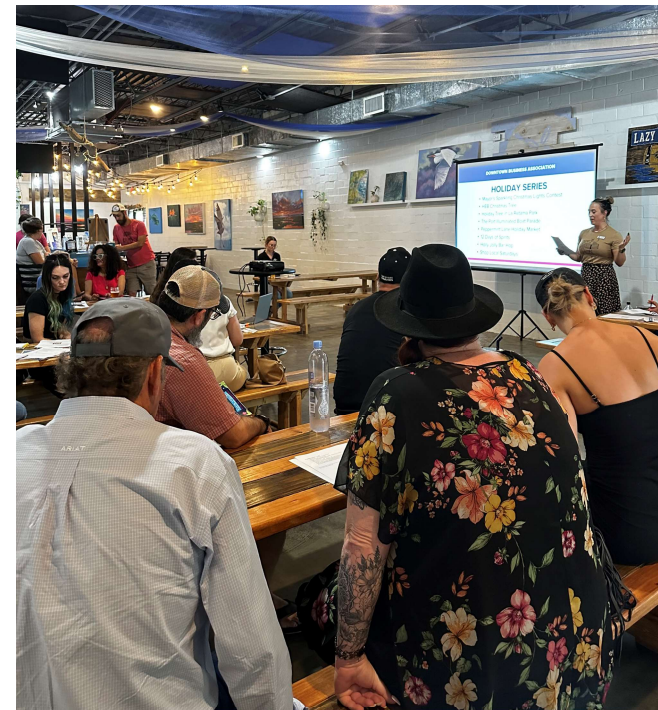
\$500

Programming Report



Downtown Business Association

- **40 Members**
- **August Meeting – 8/21**
 - **20 Attendees**
 - **Location** - Lazy Beach Downtown
 - **Speakers**
 - Jessica Matthews – Owner of Lazy Beach
 - Police Officer – Lt. Henry Mangum CCPD
 - **Details:**
 - Central Kitchen and Lazy Beach donated refreshments
 - DBA Renewals & Info about Fall promotions
- **September Meeting – 9/18**
 - **Location** - On The Rocks (New Business)
 - **Speakers**
 - Michelle Smythe – K Space
 - **Details:**
 - Dia De Los Muertos
 - Fall Events
 - MusicWalk





Programming Report

Downtown Run Club

- **Sponsors & Partners**
 - AEP Texas – Presenting Sponsor
 - CC Run Club After Dark - Co-producer
- **Start & After Party**
 - BUS & The Goldfish Bar
- **New Instagram profile:**
 - @downtownccrunclub
- **Run Club Stats**
 - **1069** total registrations from inception
 - **560** total runners in August (135 NEW runners)





12. Organizational Management



ArtWalk Economic Impact Study Update

- Partnered with South Texas Economic Development Center for ArtWalk Economic Impact Study
- Study focuses on the economic impact ArtWalk has on Downtown
- Launched survey during July ArtWalk
- 400 responses needed
- Continued survey during August & September ArtWalks
- 360 responses to date
- Survey to be completed during October ArtWalk



Motion to approve FY 2024-2025 Service Plan Amendment



District Operations - Instituting a clean, safe, beautiful environment.

- A. Improve cleanliness and perceptions of cleanliness by 5% annually.
 - Provide an 9-member Clean Team to maintain the expansion area at a consistently high level of cleanliness (track personnel, duties and hours).*
 - Conduct audit of service levels to identify additional capacity and resource needs for FY 26 and district expansion.
 - Implement plan for expanding trash receptacles across Downtown Marina Arts District & Seawall. *
- B. Elevate standard of care for landscaping and right of way fixtures to create best looking appearance.
 - Conduct three planter change outs & two seasonal park change outs per year. *
 - Foster partnership with Botanical Garden, Native Plant Society & Master Gardner Society for garden approach to Artesian Park. *
 - Maintain in-house skillset and landscaping capacity with Master Gardner Program certification. *
 - Establish schedule for regular curb painting to present best face in high volume season. *
- C. Create a consistent sense of security for all downtown users at all times.
 - Work with Police Department to launch a Downtown Safety Program with visible, round the clock presence on key corridors and public spaces.
- D. Collaborate with the community to mitigate adverse environmental and safety perception impacts of homelessness.
 - Evaluate and establish internal homeless services coordinator position. Connect City Staff with downtown business and property owners in Business Association monthly.
 - Support plans for low barrier drop in shelter for homeless.
- E. Install and maintain lighting throughout downtown to increase safety at night.
 - Continue monthly streetlight, bluff lights, and park lights audit and expand to include other lighting fixtures. *
 - Identify additional locations to deploy lights throughout the district, on buildings, alleys, etc.*
 - Update Illuminando lights to allow for tree growth.*
 - Standardize lighting levels along right of way to the Illuminating Engineering Society standards in the City's Streetscape Overlay Ordinance. *
 - Continue to maintain "guerilla" lighting features, replace Illuminando Tree Lights, and complete feasibility for Police Department Headquarters. *

Placemaking - Creating a welcoming, well-designed, accessible waterfront.

- F. Advocate for and support implementation of catalytic infrastructure improvements – especially on the waterfront.
 - Coordinate with City for design of Lower, Middle and Upper Broadway Bluff Rehabilitation to ensure connectivity between districts and historic features. *
 - Coordinate with City to design Water Street Reimagined with streetscape features with funding of construction identified for Bond 2024. *
 - Develop connectivity options for Agnes Laredo entryway. *
 - Coordinate with City to resurface Taylor Street.*
- G. Create beautiful streetscapes and interactive public spaces through urban design.
 - Continue implementations of parklets and sidewalk cafes. *
 - Assess current Urban Design Standards and analyze proposed UDC Amendments. *
 - Leverage TIRZ #3 Streetscape and Safety funding to produce façade upgrades. *
 - Collaborate with city staff on the Wayfinding Plan to ensure brand alignment. Manage seasonal Small Business Wayfinding programs. *
- H. Ensure all downtown users have a connected, convenient, and safe route to and through downtown.
 - Develop relationship with RTA, identifying bus stop upgrades and partnering to implement upgrades. *
 - Advocate and coordinate with City for reconfiguration of the Chaparral, Kinney, Agnes intersection to extend pedestrian connectivity across Chaparral Street. *
 - Partner with the City for implementation of the ADA Accessibility Report (Scooter Fund and Grants). *
- I. Enhance the parking system so that public and private parking is available for diverse users when needed.
 - Continue to advocate for implementation of Parking Action Plan. *
 - Work with City to move forward with Parking Meter Updates. *
 - Work with City to move forward with off-street lot improvements for privately owned blighted lots that support operating businesses and pilot pervious parking surfaces. *
- J. Implement family and tourist oriented placemaking initiatives that make parks and places inviting for all ages through design.
 - Develop and deploy high quality holiday installations throughout the Marina Arts District and into Waters Edge, focusing on right of way and park activations. *
 - Develop a plan for dog-friendly spaces in downtown. *
 - Support the development of public art murals throughout downtown to expand the Downtown Public Art Program. *
 - Deploy park improvements and develop plans for special use parks. *

Memo

To: DMD Board of Directors
Through: Alyssa Barrera Mason, Executive Director
From: Alan Albin, Finance and Administration Manager
Date: September 19, 2024
Subject: Resolution FY 2023-2024-Sep-01 Budget Amendment



Action Requested

Motion to approve Resolution FY 2023-2024-Sep-01 Budget Amendment.

Overview

In accordance with normal end of year practice and instruction from our auditor, staff reviewed the FY 2024 budget at the end of August and proposed 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 2023-2024-Sep-01 Budget Amendment

**RESOLUTION FY 2023-2024-Sep-01
TO APPROVE AMENDMENT TO THE CCDMD FY 2023-2024 BUDGET**

WHEREAS, the CCDMD board approved the FY 2023-2024 Budget in Resolution FY 2022-2023-Sep-05 Adopting Service Plan and Budget on September 15, 2023;

WHEREAS, the CCDMD board approved the FY 2023-2024 Budget amendment in Resolution FY 2023-2024-Apr-02 Amendment to Budget on April 18, 2024;

WHEREAS, CCDMD Board has reviewed the FY 2023-2024 September Budget amendments;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD accepts and approves Resolution FY 2023-2024 Sep-01 Amendment to Budget.

The above resolution statements were approved and declared adopted on this 19th day of September 2024.

Glenn Peterson
Chairman

Alyssa Barrera Mason
Executive Director

	DMD Levy	City GF	Fundraising	Total DMD	TIRZ	Approved Apr 18	Proposed Sep 19	Comments
INCOME:								
42100 Advisory Council			\$ 225,000	\$ 225,000		\$ 225,000	\$ 225,000	
43405 Current Year Assessment Income			\$ 269,268	\$ 269,268		\$ 269,268	\$ 269,268	
44810 City Interlocal Agreement		\$ 269,268		\$ 269,268		\$ 269,268	\$ 269,268	
44820 Bike Patrol		\$ 100,000		\$ 100,000		\$ 100,000	\$ 100,000	
44830 TIRZ 3 Right of Way								
44855 Park Projects								
44850 TIRZ#3 Water St Project			\$ 62,000	\$ 62,000	\$ 1,145,064	\$ 1,075,000	\$ 1,145,064	Remove \$55,000 Office Refurb; Add Fencing \$55,595; Design Workshop \$22,969; Web Design \$41,500
44965 ArtWalk						\$ 41,000	\$ 62,000	Add \$21,000
Fundraising								
45100 Fundraising			\$ 345,000	\$ 345,000		\$ 373,000	\$ 345,000	Reduce by \$28,000 Andrews Oct Nov
45300 Sponsorships								
45400 Weekend Beat								
45500 Grants and Fundraising								
47230 Membership Dues			\$ 15,000	\$ 15,000		\$ 15,000	\$ 15,000	
47240 DRA Contributions								
Total Income	\$ 269,268	\$ 369,268	\$ 647,000	\$ 1,285,536	\$ 1,145,064	\$ 2,367,536	\$ 2,430,600	
EXPENSES:								
60320 Off Duty Bike Patrol - Pay		\$ 100,000	\$ 25,000	\$ 125,000		\$ 100,000	\$ 125,000	Increase \$25,000 Reduce \$2,000 see line 60160
60110 Clean Team		\$ 262,741		\$ 262,741	\$ 262,742	\$ 527,483	\$ 525,483	
60125 Rent and Fees		\$ 11,100	\$ 11,100	\$ 22,200		\$ 22,200	\$ 22,200	
60150 Supplies and Equipment	\$ 1,150			\$ 1,150	\$ 1,600	\$ 2,000	\$ 2,750	Increase \$750 Increase \$2,000 see line 60110
60160 Utilities		\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 8,000	\$ 10,000	
61100 Volunteer costs		\$ 1,000		\$ 1,000		\$ 1,000	\$ 1,000	
Total - DISTRICT OPERATIONS	\$ 1,150	\$ 377,341	\$ 38,600	\$ 417,091	\$ 269,342	\$ 660,683	\$ 686,433	
62200 Recruitment								
62225 Consultants & Studies								
62230 Construction Mitigation								
62250 Main St. Texas Downtown								
Total 62000 - ECONOMIC DEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,475	\$ 56,444	Add Design Workshop \$22,969; Impact report \$5,000; Gift cards \$5,000
63320 Maintenance - Right of Way						\$ 50,000	\$ 50,000	
63325 Parking Garage Study								
63327 Water Street Streetscape								
63350 Parks Projects								
63370 Cultural District								
63372 Holiday Installations								
63375 Murals								
Total 63000 - PLACEMAKING	\$ -	\$ -	\$ 39,250	\$ 39,250	\$ 23,000	\$ 60,000	\$ 62,250	Add Park fencing \$55,595 Increase \$2,250 Increase \$15,250
64155 MDR Retainer			\$ 3,600	\$ 3,600	\$ 3,600	\$ 7,200	\$ 7,200	
Total	\$ 270,418	\$ 369,268	\$ 726,850	\$ 1,366,536	\$ 1,417,964	\$ 2,427,616	\$ 2,549,294	

	DMD Levy	City GF	Fundraising	Total DMD	TIRZ	Approved Apr 18	Proposed Sep 19	Comments
64157 Website Hosting	\$ 1,000		\$ 1,000	\$ 2,000	\$ 52,000	\$ 54,000	\$ 54,000	
64165 Email and Social Media	\$ 1,500			\$ 1,500	\$ 1,500	\$ 5,000	\$ 3,000	Reduce \$2,000
64163 Advertising, Promo & Marketing			\$ 10,000	\$ 10,000		\$ 10,000	\$ 10,000	
64164 Run Club			\$ 15,000	\$ 15,000		\$ 15,000	\$ 15,000	
64167 Branding			\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000	
64169 Video Production			\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000	
64223 ArtWalk			\$ 176,750	\$ 176,750		\$ 146,750	\$ 176,750	Add \$30,000
64225 Holiday Events			\$ 52,000	\$ 52,000		\$ 50,000	\$ 52,000	Add \$2,000
64227 Food & Beverage Event						\$ 4,500		Delete event
64229 Monthly Mixers			\$ 2,000	\$ 2,000		\$ 6,000	\$ 2,000	Reduce \$4,000
64231 Mural Festival			\$ 23,000	\$ 23,000		\$ 33,500	\$ 23,000	Reduce \$10,500
64245 State of Downtown			\$ 34,000	\$ 34,000		\$ 30,000	\$ 34,000	Add \$4,000
64300 - Sponsorships			\$ 12,000	\$ 12,000		\$ 16,000	\$ 12,000	Reduce \$4,000
64500 Table Sponsorships	\$ 8,000			\$ 8,000		\$ 8,000	\$ 8,000	
Total 64000 - PROMOTIONS	\$ 10,500	\$ -	\$ 339,350	\$ 349,850	\$ 57,100	\$ 395,950	\$ 406,950	
65100 Insurance	\$ 5,000			\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000	
65203 Internet	\$ 1,050		\$ 1,050	\$ 1,050	\$ 2,100	\$ 2,100	\$ 2,100	
65204 Office Build Out	\$ 2,500		\$ 2,500	\$ 5,000	\$ 5,000	\$ 7,500	\$ 7,500	Reduce \$50,000
65205 Office Cleaning								
65209 Office Supplies	\$ 2,000			\$ 2,000	\$ 2,000	\$ 7,000	\$ 4,000	Reduce \$3,000
65211 Postage	\$ 500			\$ 500	\$ 500	\$ 1,000	\$ 1,000	
65207 Technology - Software & Support	\$ 10,007			\$ 10,007	\$ 30,938	\$ 36,945	\$ 40,945	Add \$4,000
65215 Technology - Copier Lease	\$ 1,250			\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	
65220 Technology - Hardware	\$ 2,500			\$ 2,500	\$ 5,000	\$ 7,500	\$ 7,500	
65217 Telephone	\$ 1,250			\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	
66100 Total Payroll	\$ 175,696	\$ -	\$ 184,913	\$ 360,609	\$ 479,987	\$ 846,969	\$ 840,595	Reduce \$14,000
66410 Audit	\$ 7,500			\$ 7,500		\$ 7,500	\$ 7,500	
66415 Bank	\$ 1,000			\$ 1,000		\$ 1,000	\$ 1,000	
66420 Legal	\$ 5,000			\$ 5,000		\$ 3,000	\$ 5,000	Add \$2,000
66430 Levy	\$ 750			\$ 750		\$ 750	\$ 750	
66440 Payroll	\$ 1,500			\$ 1,500	\$ 1,500	\$ 3,000	\$ 3,000	
66450 Property Appraisals	\$ 2,000			\$ 2,000		\$ 2,000	\$ 2,000	
66510 Office Space	\$ 6,500		\$ 6,500	\$ 13,000		\$ 26,000	\$ 26,000	
66520 Storage Space								
66610 Accommodation	\$ 1,000			\$ 1,000	\$ 7,000	\$ 12,000	\$ 8,000	Reduce \$4,000
66620 Conference Fees					\$ 6,000	\$ 12,000	\$ 6,000	Reduce \$6,000
66630 Meals				\$ 500	\$ 500	\$ 7,500	\$ 1,000	Reduce \$6,000
66640 Travel					\$ 5,000	\$ 12,000	\$ 5,000	Reduce \$7,000
66650 Professional Development					\$ 8,700	\$ 14,700	\$ 8,700	Reduce \$6,000
66740 IEDC					\$ 500	\$ 500	\$ 500	
66735 TDA	\$ 250			\$ 250	\$ 250	\$ 250	\$ 250	
66725 IDA					\$ 1,500	\$ 1,500	\$ 1,500	
66710 Miscellaneous	\$ 1,000			\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
Transfer to Reserve/Contingency								
Total 65000 - ORGANIZATIONAL MANAGEMENT	\$ 228,753	\$ -	\$ 191,413	\$ 420,166	\$ 575,675	\$ 1,078,715	\$ 995,841	
Total Income	\$ 269,268	\$ 369,268	\$ 647,000	\$ 1,285,536	\$ 1,145,064	\$ 2,367,536	\$ 2,430,600	
Total Expenses	\$ 240,403	\$ 377,341	\$ 645,863	\$ 1,263,607	\$ 1,145,156	\$ 2,348,823	\$ 2,408,763	
NET SURPLUS / (DEFICIT)	\$ 28,865	\$ (8,073)	\$ 1,137	\$ 21,929	\$ (92)	\$ 18,713	\$ 21,837	
	DMD Levy	City GF	Fundraising	Total DMD	TIRZ	Approved Apr 18	Proposed Sep 19	Comments

Report on Board Appointments, Election, & Possible Action



I. Accept resignation of Krystof Kucewicz from the CCDMD Board of Directors

II. Applications for CCDMD Board of Directors to open Friday 9/20

- Cover Letter
- Resume
- Authorization if different from property

• Applications to close Friday 10/18

• Bring recommendation to Board of Directors on Thursday 11/21

• Motion to begin accepting nominations

III. CCDMD Directors and Slate of Officers for Reappointment:

Directors:

- Zachary Bornstein
- Avery Durrill Reny
- Raymond Gignac
- Lesley Lomax
- Ben Molina
- Chris Navarro
- Cheryl Votzmeyer-Rios

Officers:

- Chair: Glenn Peterson
- Vice Chair: Dee Dee Perez
- Treasurer: Robert Charles
- Secretary: Josh Richline

Non-Officer Executive Committee Members:

- Casey Lain

Memo

To: DMD Board of Directors
From: Alyssa Barrera Mason, Executive Director
Date: September 19, 2024
Subject: Resolution FY 2023-2024-Sep-02 To Reappoint Directors and Approve 2024-2026 Slate of Officers



Action Requested

- i. Motion to accept the resignation of K. Kucewicz from the Board of Directors.
- ii. Motion to begin accepting nominations for Board of Directors.
- iii. Motion to approve Resolution FY 2023-2024 Sep-02 To Reappoint Directors and Approve 2024-2026 Slate of Officers

Overview

DMD Board Terms are four year periods, with half of the board up for reappointment every four years. This year we had 6 positions up for reappointment, with two positions added recently due to the DMD expansion. Including the two new positions, 7 board members indicated a desire to continue service, and one board member indicated a desire to resign due to other obligations.

This item will accept the resignation of K. Kucewicz. We also request approval to open the position up for applications.

Further, our Executive Committee terms are two years, meaning it is time to approve a slate of officers. All officers indicated a desire to continue, with the addition of Robert Charles as the Treasurer.

Attachments

- Resolution FY 2023-2024-Sep-02 To Reappoint Directors and Approve 2024-2026 Slate of Officers

**Resolution FY 2023-2024 Sep-02
To Reappoint Directors and Approve 2024-2026 Slate of Officers**

WHEREAS, September 30, 2024, ends the 2023-2024 fiscal year and;

WHEREAS, September 19, 2024, is the annual CCDMD Board meeting when directors are appointed to fill expiring terms and 2024-2026 Board Officers are elected;

NOW, THEREFORE, BE IT RESOLVED that the CCDMD appoints the following directors to serve a four-year term expiring September 2028 and elects the following officers to serve a two-year term expiring September 2026.

Directors:

- Zachary Bornstein
- Avery Durrill Reny
- Raymond Gignac
- Lesley Lomax
- Ben Molina
- Chris Navarro
- Cheryl Votzmeyer-Rios

Officers:

- Chair: Glenn Peterson
- Vice Chair: Dee Dee Perez
- Treasurer: Robert Charles
- Secretary: Josh Richline

Non-Officer Executive Committee Members:

- Casey Lain

The above resolution statements were approved and declared adopted on this 19th day of September 2024.

Glenn Peterson, Chairman of the Board

Alyssa Barrera Mason, Executive Director

CCDMD Board of Directors Years of Service recognition for Janet Maxwell



Years of Service:

December 18, 2012 – June 20, 2024

Thank you, Janet Maxwell, for your dedication and support of the DMD in helping move downtown forward. We sincerely appreciate your efforts throughout your many years of service.





13. Board Requests for Next Meeting



14. Adjourn