



Board Meeting

October 15, 2026

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

9:00 a.m., Thursday, October 15th, 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 September 17th, 2026.
- 4) Financial Statements.
- 5) Report on absences from 2026 DMD Regular Board of Directors meetings with possible action.

AGENDA

- 6) PUBLIC COMMENT:
Please limit presentations to three (3) minutes. If you plan to address the Board during this time, please sign the designated form giving your name, address and topic.
- 7) ORGANIZATIONAL MANAGEMENT:
 - a. Motion to accept the resignation of A. Trevino from the DMD Board of Directors
 - b. Motion to open the application process to fill A. Trevino's unexpired term on the DMD Board of Directors in accordance with adopted Bylaws
 - c. FY 2026-2027 District Service Plan Booklet
 - d. Financial Services Outsourcing Update
- 8) PLACEMAKING PRESENTATION:
 - a. Tree Maintenance
 - b. Illuminando Trees
 - c. La Retama Landscaping
 - d. 2026 Summer Planter Revitalization
 - e. Fall Banners
 - f. NEW! La Catrina Sponsor
 - g. NEW! Holiday Installation
 - h. Holiday Series Install Timeline
- 9) ECONOMIC DEVELOPMENT PRESENTATION:
 - a. Updates on TIRZ #3 Projects
 - i. Courthouse Demolition Update
 - ii. Drams Bourbon Bar
 - iii. Downtown Retail Incubator
 - iv. Form Cycling Studio and Tour de Downtown
 - v. TIRZ #3 Projects then and now
- 10) PROMOTIONS PRESENTATION:
 - a. Communication Channels
 - b. October ArtWalk Report
 - c. Micro Community
 - i. Downtown Business Association
 - d. Sponsorship & Grant Updates
- 11) DISTRICT OPERATIONS PRESENTATION:
 - a. Clean Team / Block by Block Updates
- 12) CITY AND PARTNERING ORGANIZATIONS REPORTS:
 - a. Dia de los Muertos Festival Updates by K-Space Contemporary
 - b. 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 Street. City Secretary, Corpus Christi City Hall. IBC Bank, 221 S. Shoreline, 2nd Floor.

Minutes, Regular Board of Directors Meeting September 15th, 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, September 15th, 2026, at IBC Bank, 2nd Floor, 221 S Shoreline, Corpus Christi, TX 78401 pursuant to call and notice in accord with the Texas Open Meetings Act, District Bylaws, and District policy.

The following Directors are present at the meeting: Barrera, Bornstein, Brazeal, Charles, Durrill, Gignac, Gutschow, Islava, Molina, Perez, Peterson, Richline, Shook, Trevino, & Votzmeyer-Rios. Also present: A. Medrano, J. Bodwell, V. Villarreal, & P. Wiggins, CCDMD, B. Jones, Block by Block, J. Alaniz, City of Corpus Christi.

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 Z. Bornstein 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) PLACEMAKING

a. Tree Maintenance.

A. Medrano provided an update on recent issues involving trees along Chaparral Street that have died. Due to environmental conditions, several of the remaining trees are showing signs of stress. Potential solutions were discussed to address the current situation, as well as preventative measures to protect the remaining healthy trees moving forward.

b. Dog Waste Stations.

A. Medrano provided an update on the newly installed dog waste stations. Six new stations have been installed throughout the downtown area. Station locations were determined using a heat map and input from surrounding businesses.

c. Curb Parking Improvements.

A. Medrano provided an update on the timeline for Public Works to begin painting the curbs, with work expected to begin in September. Following outreach to local businesses regarding curb marking needs, 16 requests were received.

Chairman Peterson moved to Item 8 on the agenda.

8) ECONOMIC DEVELOPMENT

a. Updates TIRZ #3 Projects

- I. Anaqua Oil & Gas
- II. 701 N Mesquite Parking Lot
- III. Thirsty
- IV. TIRZ #3 Projects then and now

J. Bodwell provided updates on three TIRZ #3 projects, highlighting the location of each project, recently completed improvements, current project updates, and associated project costs. Additionally, Nueces Brewing Company was featured as part of the TIRZ #3 “Projects: Then and Now” update, highlighting the business’s continued growth and success since opening shortly before the COVID-19 pandemic and its development into a thriving downtown business.

Chairman Peterson moved to Item 9 on the agenda.

9) PROMOTIONS.

a. Communication Channels

P. Wiggins provided updates on social media and paid advertising performance, highlighting engagement statistics and an increase in followers. The MusicWalk Stage Graphic post received significant engagement, with \$35,000 views.

b. September ArtWalk Report

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

c. Micro Community

I. Downtown Business Association:

P. Wiggins also provided an update on the meetings held in both August and September providing updates on topics covered, guest speakers, and attendance of members at the meeting. The August meeting was hosted by El Camino and the September meeting hosted by the Art Museum of South Texas.

d. Sponsorship and Grant Updates

P. Wiggins provided an update on recently submitted grant applications, including the Texas Commission on the Arts (TCA) Grant and the Coastal Bend Community Foundation Grant.

Chairman Peterson moved to Item 10 on the agenda.

10) DISTRICT OPERATIONS

a. Clean Team / Block by Block Updates

B. Jones provided updates on Clean Team maintenance activities throughout Downtown, including trimming bushes along sidewalks and adding mulch to tree beds. He also reported a decrease in graffiti tagging and provided an update on dog waste hot spots identified between July and August. Lastly, B. Jones reviewed the monthly cleanliness statistics.

Chairman Peterson moved to Item 11 on the agenda.

11) ORGANIZATIONAL MANAGEMENT:

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

A. Medrano reviewed the FY 2025–2026 second budget amendment, which was presented to close out the fiscal year and reflect projected year-end financials.

A motion to approve the FY 2025-2026 budget amendment, was made by J. Richline, seconded by C. Votzmeyer-Rios, and passed unanimously.

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

A. Medrano reviewed the FY 2026–2027 budget amendment, which reflects the budget reductions announced at the TIRZ #3 meeting.

A motion to approve the FY 2026-2027 budget amendment, was made by A. Trevino, seconded by B. Molina, and passed unanimously.

c. Report on Board Appointments, Election, & Possible Action.

A. Medrano reviewed the Executive Committee's recommendations for CCDMD Director reappointments and the 2026–2028 Slate of Officers and Executive Committee Board Representative.

A motion to ratify the Executive Committee's approval of the recommended CCDMD Director reappointments, was made by R. Gignac, seconded by A. Durrill-Reny, and passed unanimously.

The Board then proceeded with the election of the 2026–2028 Slate of Officers and confirmation of the Executive Committee Board Representative.

A motion to elect R. Charles as Treasurer of the Corpus Christi Downtown Management District, was made by Z. Bornstein, seconded by J. Nodarse-Barrera, and passed unanimously.

A motion to elect J. Richline as Secretary of the Corpus Christi Downtown Management District, was made by B. Molina, seconded by A. Trevino, and passed unanimously.

A motion to elect D. Perez as Vice-Chairperson of the Corpus Christi Downtown Management District, was made by J. Richline, seconded by A. Durrill-Reny, and passed unanimously.

A motion to elect C. Votzmeyer-Rios as Chairperson of the Corpus Christi Downtown Management District, was made by C. Shook, seconded by D. Perez, and passed unanimously.

A motion to accept the formal resignation of Glenn Peterson as Chairperson of the Corpus Christi Downtown Management District, was made by J. Richline, seconded by C. Shook, and passed unanimously.

A motion to confirm Glenn Peterson as the additional Board Representative on the Executive Committee was made by Z. Bornstein, seconded by B. Molina, and passed unanimously.

Following the completion of the officer elections and confirmation of the Executive Committee Board Representative, the Board considered the resolution formally approving the 2026–2028 Slate of Officers and Executive Committee Board Representative.

A motion to approve Resolution FY 2025-2026-Sep-03, electing the 2026–2028 Slate of Officers and confirming the Executive Committee Board Representative, was made by B. Molina, seconded by R. Charles, and passed unanimously.

d. Parking Improvement discussion with possible action.

A. Medrano reviewed the Parking Improvement Proposal, highlighting its potential to provide an additional revenue source and support the DMD’s long-term financial independence. The Board was asked to consider authorizing staff to begin conversations with the City regarding the proposed parking initiative.

A motion to authorize staff to begin discussions with the City of Corpus Christi regarding the Parking Improvement Proposal, was made by Z. Bornstein, seconded J. Richline, and passed unanimously.

e. Block by Block for Clean Services Contract discussion with possible action.

A. Medrano reviewed proposed revisions to the Block by Block Clean Services agreement following reductions to the TIRZ #3 budget. The revised scope reduces Clean Team staffing from nine to seven Ambassadors and adjusts weekly service hours and scheduling to maintain priority clean services within the available budget. The revised agreement totals \$536,528.21 for a 12-month term, resulting in an annual savings of \$115,543.

A motion to approve the agreement for Environmental Maintenance and Pressure Washing Services with MYDATT Services, Inc., dba Block by Block, in the amount of \$536,528.21 for a 12-month term was, was made by J. Richline, seconded by G. Peterson, and passed unanimously.

Chairperson Votzmeyer-Rios 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

J. Alaniz provided an update on the Corpus Christi B Corporation’s (Type B) acquisition of the property located at 1525 N. Shoreline Blvd., including the status of the property closing and plans for the property to serve as an extension of the Hilliard Center.

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

13) Board Requests for the Next Meeting

There were no requests made for the next meeting.

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

14) Adjourn

A motion was made by J. Richline to adjourn the September 17th, 2026, Board of Directors Meeting. This was seconded by R. Charles and passed unanimously.

The meeting adjourned at 10:46 a.m.

_____ Josh Richline, Secretary.

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

	<u>Sep 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Bank Deposits	
1100 · Petty Cash	40.35
1150 · PayPal	581.28
1215 · American Bank Operating Account	59,081.05
1223 · American Bank EFT Account	293,373.44
1284 · American Bank Office Account	576.72
Total 1000 · Bank Deposits	<u>353,652.84</u>
Total Checking/Savings	<u>353,652.84</u>
Accounts Receivable	
11000 · Accounts Receivable	53,357.50
Total Accounts Receivable	<u>53,357.50</u>
Other Current Assets	
2000 · Current Assets	
2200 · Prepayments	-88,385.21
Total 2000 · Current Assets	<u>-88,385.21</u>
Total Other Current Assets	<u>-88,385.21</u>
Total Current Assets	<u>318,625.13</u>
TOTAL ASSETS	<u><u>318,625.13</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	52,272.18
Total Accounts Payable	<u>52,272.18</u>
Other Current Liabilities	
23100 · Accruals	-60,907.65
24000 · Payroll Liabilities	
24100 · Payroll Taxes	71,581.78
24200 · Retirement Contributions	3,033.10
Total 24000 · Payroll Liabilities	<u>74,614.88</u>
25500 · Sales Tax Payable	-726.76
Total Other Current Liabilities	<u>12,980.47</u>
Total Current Liabilities	<u>65,252.65</u>
Total Liabilities	<u>65,252.65</u>
Equity	
30000 · Opening Balance Equity	160,983.44
32000 · Unrestricted Net Assets	3,113.98
Net Income	89,275.06
Total Equity	<u>253,372.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>318,625.13</u></u>

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

	Sep 26	Budget	% of Budget	Oct '25 - Sep 26	YTD Budget	% of Budget	Annual Budget	% Annual Budget
Ordinary Income/Expense								
Income								
42000 · Revitalization Alliance	20,000.00	42,000.00	47.62%	137,000.00	152,000.00	90.13%	152,000.00	13.16%
43400 · Assessment Income	1,456.78	0.00	100.0%	355,234.47	362,666.00	97.95%	362,666.00	0.4%
44800 · City of Corpus Christi	46,143.50	43,794.00	105.37%	535,503.50	545,534.00	98.16%	545,534.00	8.46%
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	72,913.00	72,916.00	100.0%	895,000.00	875,000.00	102.29%	875,000.00	8.33%
44855 · Park Projects	0.00	0.00	0.0%	50,000.00	150,000.00	33.33%	150,000.00	0.0%
44960 · Event Income	11,145.64	13,208.75	84.38%	232,108.61	178,505.00	130.03%	178,505.00	6.24%
45000 · Fundraising & Sponsorships	18,319.00	14,970.47	122.37%	159,827.00	247,770.00	64.51%	247,770.00	7.39%
46000 · Investments	26.87	0.00	100.0%	67.70	0.00	100.0%	0.00	
47200 · Downtown Business Association	0.00	0.00	0.0%	17,901.75	17,829.00	100.41%	17,829.00	0.0%
Total Income	170,004.79	186,889.22	90.97%	2,432,643.03	2,629,304.00	92.52%	2,629,304.00	6.47%
Gross Profit	170,004.79	186,889.22	90.97%	2,432,643.03	2,629,304.00	92.52%	2,629,304.00	
Expense								
60000 · District Operations	69,075.80	69,728.82	99.06%	807,440.73	827,309.00	97.6%	827,309.00	8.35%
62000 · Economic Development	0.00	0.00	0.0%	20,054.51	22,055.00	90.93%	22,055.00	0.0%
63000 · Placemaking	18,683.95	50,000.00	37.37%	168,276.70	388,390.00	43.33%	388,390.00	4.81%
64000 · Promotions	-1,015.11	30,038.96	-3.38%	302,643.13	355,220.00	85.2%	355,220.00	-0.29%
65000 · Organizational Management	68,735.67	72,951.17	94.22%	1,044,952.90	1,037,559.73	100.71%	1,037,559.73	6.63%
69810 · Transfer to Reserve	0.00	1,703.00	0.0%	0.00	1,703.00	0.0%	1,703.00	0.0%
Total Expense	155,480.31	224,421.95	69.28%	2,343,367.97	2,632,236.73	89.03%	2,632,236.73	5.91%
Net Ordinary Income	14,524.48	-37,532.73	-38.7%	89,275.06	-2,932.73	-3,044.09%	-2,932.73	
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	14,524.48	-37,532.73	-38.7%	89,275.06	-2,932.73	-3,044.09%	-2,932.73	

"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."

[illegible]



7. Organizational Management

Resignation of A. Trevino from the DMD Board of Directors



- I. Accept resignation of Adrienne Trevino from the CCDMD Board of Directors (term ends 9/2030)
- II. Applications to fill unexpired term to open Friday 10/16 at 8:00 am CST
 - Cover Letter
 - Resume
 - Designation letter if applicant is not the property owner
- III. Application window to close Friday 10/30 @ 5:00 pm CST
- IV. Present the Executive Committee's recommendation to the Board of Directors at November Board Meeting
- V. Need Motion to begin accepting nominations

DMD Bylaws: Any vacancy in the position of Director shall be filled by vote of the remaining members of the Board for the unexpired term. The Board may establish procedures for filling the vacancy through the solicitation of applications, review by the Executive Committee, and voting by the Board. [Revised 8/9/07 and 12/10/15]

FY 2026-2027 District Service Plan Booklet



To be provided separate from the Board Packet.

Financial Bookkeeping & Administration Outsourcing Update



Background

- Outsourcing financial services proposed at the September Annual Board Meeting.
- Goal - to identify a qualified service provider that can support the DMD's financial management needs while remaining within the approved budget.

Current Status

- Actively researching and evaluating potential financial service providers.
- One proposal has been received to date; however, the proposed cost exceeded the DMD's anticipated budget for these services.

Next Steps

- Continue identifying and evaluating qualified financial service providers.
- Obtain additional proposals for comparison.
- Return to the Board with an update and/or recommendation once a suitable provider and scope of services have been identified.

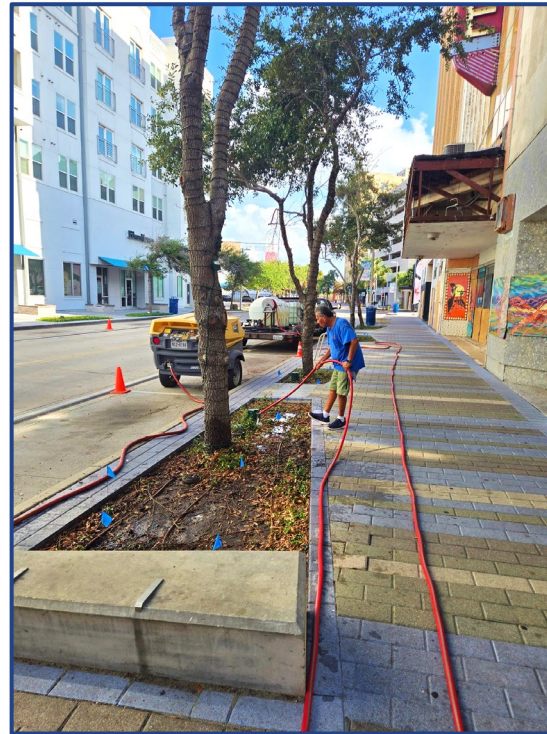


8. Placemaking

Tree Maintenance

Due to stressful environmental conditions, a total of 7 oak trees have died on Chaparral St

- August: Removed 4 trees
- September: 13 Oak Trees on 400 block of Chaparral treated with the following:
 - Air spade to relieve soil compaction
 - Fertilize with nutrient-rich compost
 - 50gal of water per tree to soak roots
- Currently: Signs of additional tree loss starting to show
- Next Step: 45 Remaining trees will be treated by next month



Air spading this seemingly dead tree as attempt of revival



Illuminando Trees

Blue Lights

- Labor Day
- Pulmonary Fibrosis Awareness Month (September)
 - In partnership with Pulmonary Fibrosis Foundation
 - *Pulmonary Fibrosis is scarring of the lungs that causes lung tissue to become thick and stiff, making it harder to breathe. - *American Lung Association*



Pink Lights

- 9/25 for “Dolly Day”
 - Following many organizations, cities, and states that have recognized September 25 as “Dolly Day” in remembrance of Dolly Parton and the significant legacy she left behind





La Retama Landscaping

- **Complete overhaul of Landscaping in La Retama Park!** 157 new plants were installed across the 6 flower beds, including:
 - Yellow Esperanza
 - Orange lantana
 - Red firecracker grass
- **Irrigation in the park is back up and running!** The system is programmed for early morning hours once a day for the first 30 days after planting to:
 - Abide by the stage 1 water restrictions
 - Reduce evaporation in the heat of the day
 - Enhance a deep root absorption
- Starting October 18, 2026:
Irrigation will run once a week on Tuesday (trash day)



2026 Summer Planter Revitalization



- Contracted services to install 725 new plants across 83 empty sidewalk planters, including:
 - Yellow Lantana
 - Lime Green And Purple Sweet Potato Vine
 - Red Firecracker Grass
 - Topsoil and mulch
- Plants should continue to mature and bloom until Winter
- Clean Team keeping planters watered daily



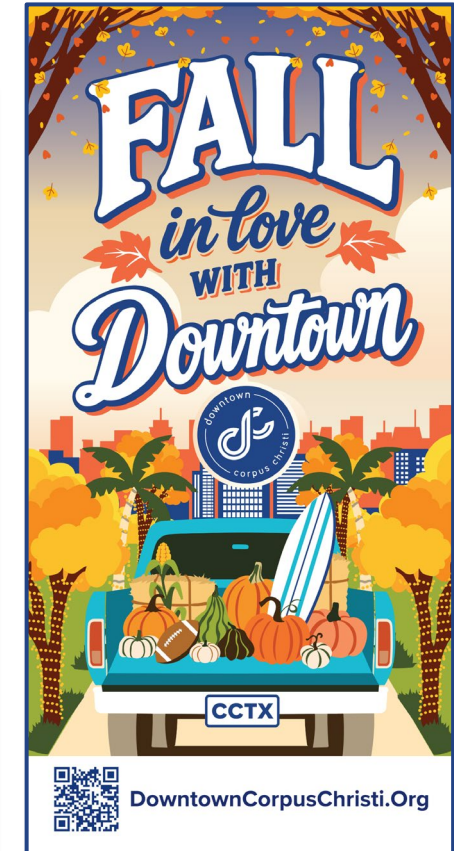
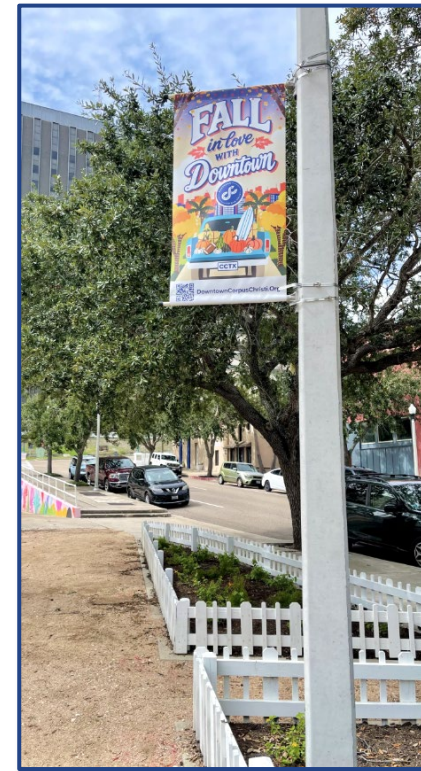
Fall Banners



Banner Improvement Initiative Continued

40 New! Fall Banners

- 36 along Chaparral St
- 4 in La Retama Park



New! La Catrina Sponsor

2026 La Catrina, Presented by IBC Bank

- 2023: La Catrina Introduced in conjunction with **Dia de Los Muertos Festival**
- Structure: Used Port Holiday Tree frame; Torso & head designed and constructed by *Enlightening Ideas*
- 2023 & 2024: Installed in La Retama
- 2025: Moved to Artesian Park, due to relocation of Port Holiday Tree
- 2026: **THANK YOU to IBC Bank** for a **\$4,500** sponsorship, with a **3-year commitment**, to bring La Catrina back to La Retama Park, with a **newly-constructed frame and skirt!**



New! Holiday Installation



Christmas in La Retama Park, Presented by AEP Texas

- 2025: Port Holiday Tree moved to Artesian Park; La Retama only had the wrapped oak trees
- 2026: **THANK YOU to AEP Texas** for a **\$10k** sponsorship, with a **3-year commitment**, to bring the holiday spirit back to La Retama Park!
- Installations will include:
 - 15ft Warm White Commercial Tree of Lights
 - Red & Silver Ornamental Sky Canopy
 - Warm White Light on Oak Trees





Holiday Series Install Timeline

Artesian Park Winter Wonderland (DRA)

- Last Week: Started Tree Wraps
- 11/04: Bows & Gift Tags

La Catrina (IBC Bank)

- 10/19: Install
- 10/24: Dia Festival

Port Holiday Tree (POCC)

- 10/29-11/01: Frame
- 11/02: Ornaments & Lights Volunteer Event
- 11/02-11/04: Panels
- 11/06: Lighting Ceremony

Christmas in La Retama Park (AEP TX)

- Last Week: Started Tree Wraps
- 11/02-11/05: LED Tree & Ornamental Sky

Peppermint Lane (AEP TX)

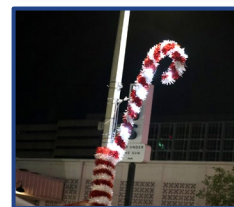
- 11/09-11/13: Garland, Candy Canes & Peppermints
- 11/15: Lighting Ceremony

Seawall Banners

- 11/09-11/13: Install

H-E-B Holiday Tree (H-E-B)

- 11/12-11/19: Frame
- 11/20: Volunteer Ornament Event
- 11/20-11/25: Panels
- 12/01: Star Placement
- 12/05: Lighting Ceremony





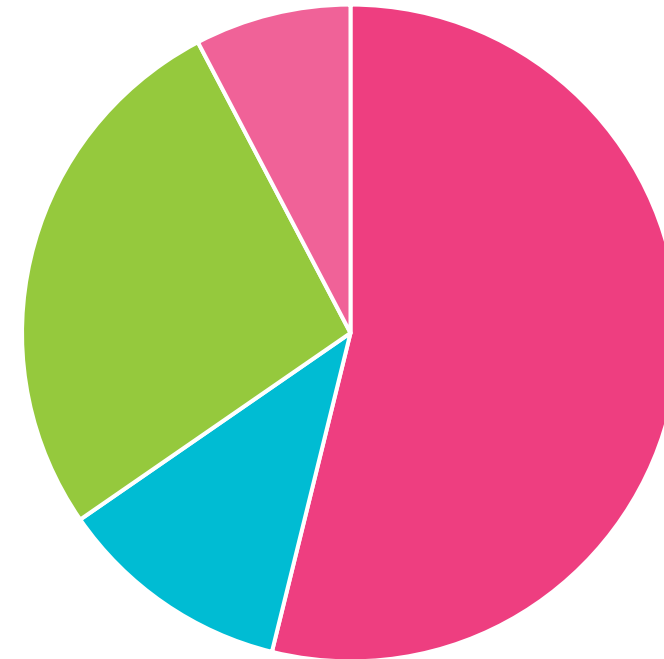
9. Economic Development



TIRZ #3 Projects

Current Projects

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



■ Predevelopment- 14 ■ Permit Pending- 3 ■ Construction- 7 ■ Reimbursement- 2

*Some Predevelopment now Non-TIRZ

FY27 DMD Service Plan Strategy K,L,M,N

Courthouse Demolition Update



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

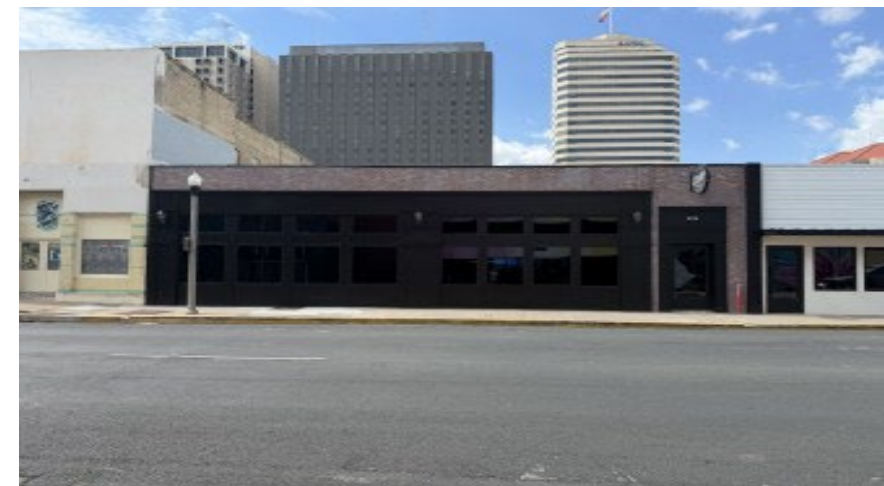
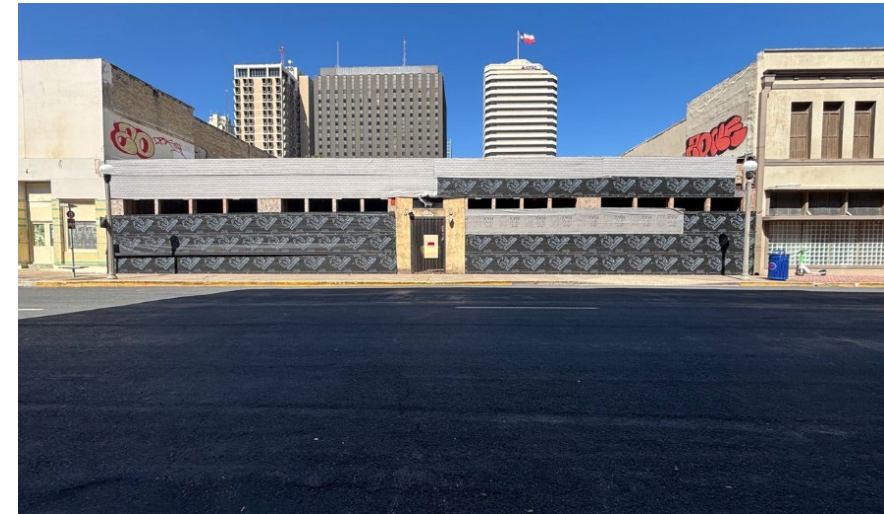
Results of the meeting are as follows:

- Payment Schedule:
 - \$1,000,000 paid before September 30, 2026
 - \$1,000,000 paid before December 31, 2026
- Funding Requirements:
 - Funds to be used for Demolition only
 - Report provided to the TIRZ #3 Board upon completion.
- Demolition Update
 - County officials opened the bids on September 24th after receiving seven proposals ranging from \$1.18 million to \$5.8 million.
 - County is now evaluating them for compliance with project specifications prepared by Hanson Engineering.
 - Commissioners Court will formally approve the selected contractor in October and begin demolition shortly after that.



Drams Bourbon Bar (Completed)

Location	605 N Mesquite
Description	- Drams Bourbon Bar will be a bourbon and wine bar featuring small bites and bourbon lockers. The owner is also renovating two new retail units. - Drams also boasts an event/party room, wine room, two lounge areas with electric fireplaces, and a back patio with stage. - Work is now complete and Drams is hosting their soft opening early October with a Grand Opening at the end of October.
Project Cost	\$1,745,119 *includes building acquisition
Incentive Approved	Vacant Building Improvement Program - \$278,642 Streetscape & Safety Improvement Program - \$244,892
TIRZ Completion Date	May 30, 2027



Downtown Retail Incubator



- We are working with the owner of the Cosmopolitan Apartments to bring a retail incubator to one of the two, first floor retail spaces next year.
- Retail incubators are popular in many cities nationwide, matching up and coming small, local businesses with affordable rents and continued business support.

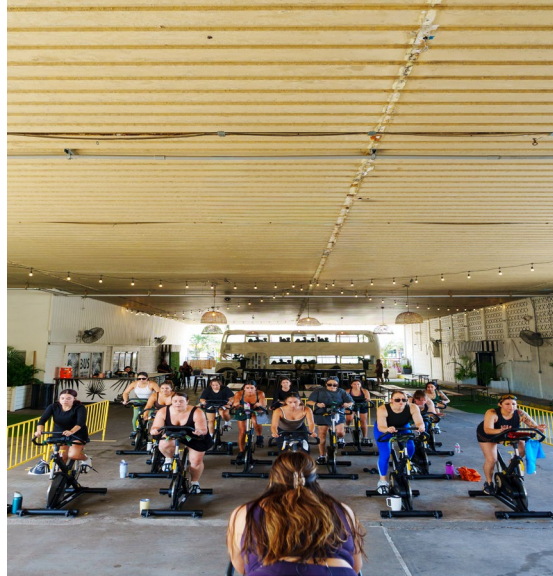


FY27 DMD Service Plan Strategy L,M,N

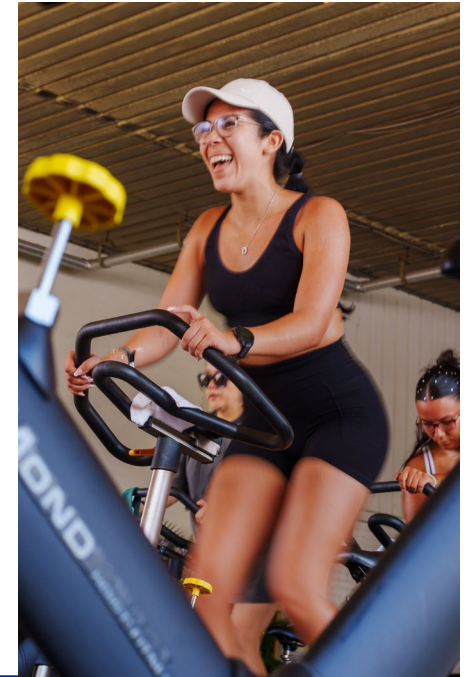
Form Cycling Studio and Tour de Downtown



- Form Cycling Studio, opening behind the Nueces Brewery early next year, is hosting cycling pop-ups throughout Downtown this Fall.
- Pop-Up Schedule:
 - October 24th- Elevate 402 Rooftop **10:00 and 11:00**
 - November 7th- El Camino **4:00 and 5:00**
 - November 15th- House of Rock **10:00 and 11:00**
 - December 12th The Annex **12:00 and 1:00**
- Sign up or learn more at:
 - Formcyclingstudio.com



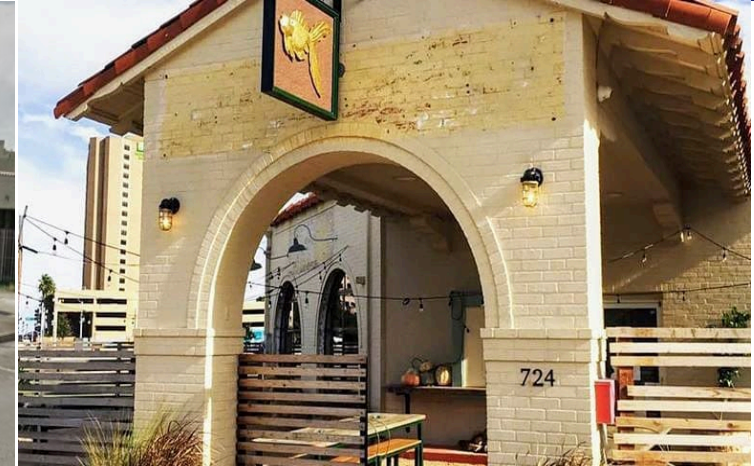
Tour DE **DOWNTOWN**
CORPUS CHRISTI, TEXAS



FY27 DMD Service Plan Strategy L,M,N

TIRZ #3 Projects Then and Now- The Goldfish

- Back in 2017 Downtown was just on the cusp of the most recent revitalization receiving a big boost from the opening of The Goldfish.
- The previous owners renovated an old Peerless Cleaners into a craft cocktail bar and patio instantly transforming that corner of Mesquite.
- Ownership changed hands in 2020 with Mike Triber and Houston Boswell adding the signature container bar, exterior/interior décor, second bathroom, and updated menu.
- The Goldfish continues to be the go-to spot on a breezy Sunday afternoon or after dinner night cap.





10. Promotions

Communication Channels



September

Facebook Followers: **50,643**

Instagram Followers: **36,795**

Best Performing Content :

Campaign: **Artwalk Rescheduled**

Goal: **Inform our Audience of the rescheduled event due to inclement weather,**

Performance:

Comments: **47**

Views: **141.6K**

Reach: **34,088**

Shares: **527**

Total Interactions: **4,861**

DBA Socials

Monthly DBA
Stories Shared
349

Daily Average
Views per post
293

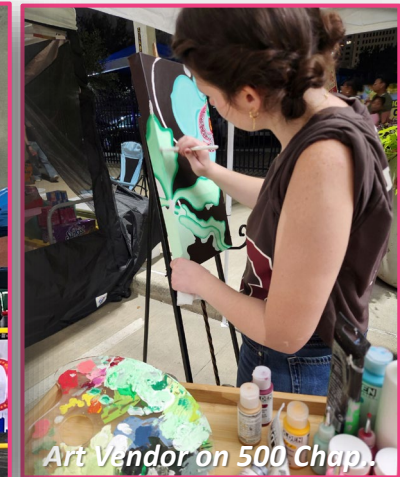
Total Monthly
Views for DBA
Member Content
102,256

ArtWalk Report



October 9, 2026

- **237 Businesses Involved:**
 - **214** Tent Vendors | **92** booked by DMD
 - **23** 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**
 - H-E-B Community Art Booth – Pumpkin Painting
 - KidsWalk at the Art Center of Corpus Christi
 - Corpus Christi Fire Fighter C.A.R.E – Pink Fire Truck
 - **Andrew's Corona Premier Music Stage**
 - Gruppo Vidal
 - Gary Hobbs



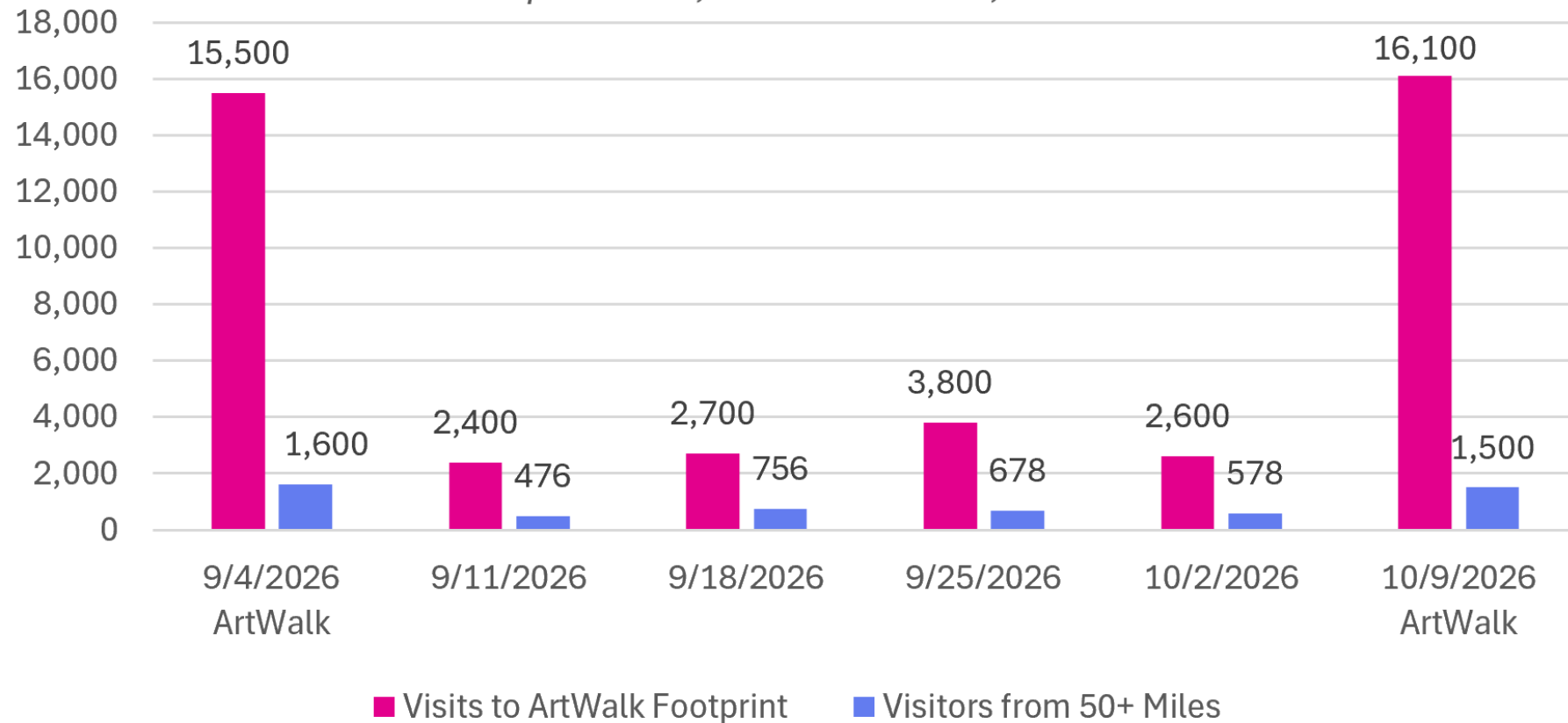
Photos by: CCDMD Team

ArtWalk Report



ArtWalk vs. Regular Friday Downtown Visitation

September 4, 2026 - October 9, 2026



Micro Community



Downtown Business Association

46 Members in 2026

- **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

- **October Meeting – 10/21/26**

- Location: Nueces Brewing
- Guest Speakers:
 - Visit Corpus Christi - Dalilah Maldonado, *VCC Community Engagement Manager*
 - Michelle Smythe – K Space / Dia de Los Muertos
- Topics Discussed
 - CCDMD Updates
 - DBA Renewals
 - 2026 Holiday Sign Ups



FY27 DMD Service Plan Strategy R

Sponsorship & Grants Updates



- **TCA Plans Approved and Contracts Processing**
- **AEP Foundation Application Submitted - \$25K for Mayor's Sparkling Christmas Light Contest (2026)**
- **Port CC Application in Progress - \$20K for the Port Holiday Tree & Illuminated Boat Parade (2027)**
- **Arts & Cultural Commission Application Deadline 11/15**

Sponsorship & Grants Updates



Parade of Pinatas

BEBE
Presented by
**CORPUS CHRISTI
DOWNTOWN MANAGEMENT DISTRICT**

VOTE HERE!

BID HERE!

MEET BEBE, DOWNTOWN CORPUS CHRISTI'S NEWEST HOMETOWN HERO! INSPIRED BY THE HARDWORKING SPIRIT OF OUR DOWNTOWN CLEAN TEAM, BEBE IS ALWAYS READY TO PICK UP LITTER, REMOVE GRAFFITI, MAINTAIN LANDSCAPING AND KEEP OUR COMMUNITY LOOKING ITS BEST.

WITH A LITTLE SOUTH TEXAS SASS, A WHOLE LOT OF HEART, AND CECE THE SEAGULL BY HER SIDE, BEBE BRINGS ENERGY, PRIDE, AND FUN WHEREVER SHE GOES. WHETHER SHE'S TACKLING LITTER OR CHEERING ON HER DOWNTOWN NEIGHBORS, BEBE PROVES THAT KEEPING OUR COMMUNITY CLEAN IS A SUPERPOWER, AND EVERYONE CAN BE A HERO. WATCH OUT, DOWNTOWN, BEBE HAS ARRIVED!



Presented By:
Corpus Christi Association of REALTORS®
Diversity, Equity and Inclusion Committee
Benefiting:
Día de Los Muertos Festival





11. District Operations

Clean Team / Block by Block Update



It's Fall Y'all! Here we are changing the banners out along Chaparral and adding new banners in La Retama.



Clean Team / Block by Block Update



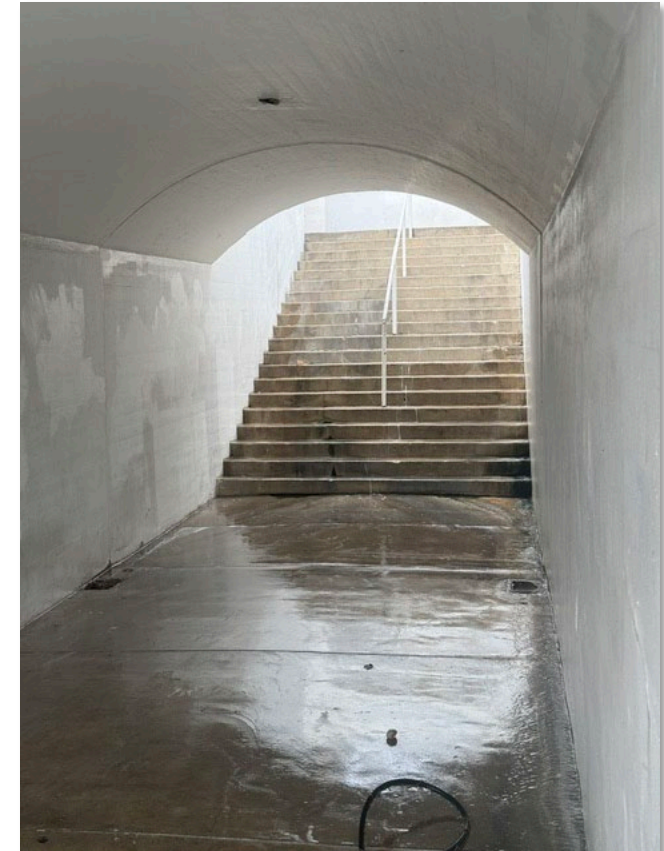
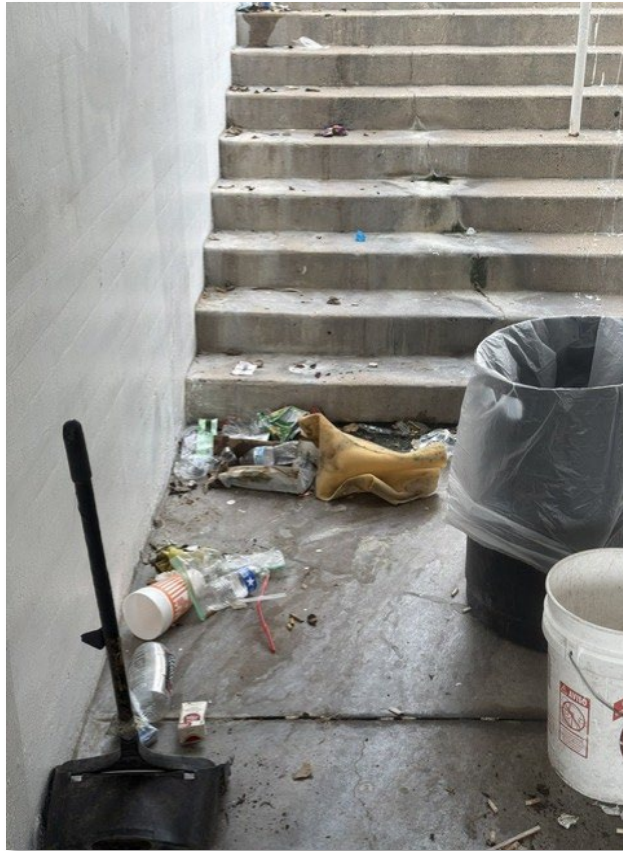
Sweeping curblines, cleaning trash receptacles, or cleaning out the hay from the fountain - these are normal jobs for our team, but they play a huge part in making downtown look impeccable.



Clean Team / Block by Block Update



Aaron does a great job of keeping the tunnel clean at Starr and Broadway.



FY27 DMD Service Plan Strategy A

Clean Team / Block by Block Update



Your downtown looks much brighter with the new plants! They are doing great with all the water and extra attention.



Clean Team / Block by Block Update



Clean Team Statistics:	July	August	Sept	FY2026
Bags of Debris Collected	890	1,036	984	9,988
Palm Fronds/Branches ^	1,920	1,567	455	15,289
Planters Maintained*	1,732	2,550	2,327	13,232
Block Faces Swept/Cleaned*	7,487	6,639	5,651	55,141
Block Faces Weeded*	316	205	534	6,220
Trash Cans Cleaned	1,384	1,949	1,271	12,802
Graffiti Removed Reported	113	94	36	1,221
Hospitality (Customer) Contacts	1,099	1,840	1,460	8,665
Homeless Contacts	624	726	598	3,921
Biohazard Removal	297	347	566	3,081

FY27 DMD Service Plan Strategy A



13. Board Requests for Next Meeting



14. Adjourn