

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

9:00 a.m., Thursday, January 15th, 2025
IBC Bank, 221 S. Shoreline, 2nd Floor
Corpus Christi, TX 78401

POSTED
1/9/2026 1:04:03 PM
Rebecca Huerta
City Secretary

- 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 November 20, 2025.
- 4) Financial Statements.
- 5) Report on absences from 2025 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 ratify Executive Committee's approval of the FY 2025 Annual Audit
 - b. Motion to ratify Executive Committee's approval of Commercial Lease Agreement
 - c. Motion to approve agreement with Block by Block for clean services in the amount of \$643,803 per year for three years
 - d. Resolution-Jan-01 FY 2025-2026 Letter of support for proposed Sea Gulf Villa LIHTC term development at 416 N Chaparral with possible action
 - e. General Updates:
 - i. TIRZ #3 update
 - ii. Promotion of V. Villarreal to Finance & Administration Manager
 - iii. Introduction of A. Alldredge as Communications and Public Relations Coordinator
 - iv. Organizational Chart
 - v. 2026 Board Meeting dates
- 8) PLACEMAKING PRESENTATION:
 - a. 2025 Holiday Installations
 - b. Sidewalk Repairs
 - c. 2026 Mural Fest
- 9) ECONOMIC DEVELOPMENT PRESENTATION:
 - a. TIRZ #3 Projects
 - b. The Quad on Second
 - c. Cassidy's Irish Pub
 - d. Drams Bourbon Bar
 - e. The Exchange
 - f. Hotel Indigo
 - g. 416 Flats
- 10) PROMOTIONS PRESENTATION:
 - a. December ArtWalk Report
 - b. January ArtWalk Report
 - c. Special Events
 - i. Downtown Holiday Series
 - d. Programming Report
 - i. Downtown Business Association
 - ii. Downtown Run Club
 - e. Sponsorship & Grant Updates
- 11) DISTRICT OPERATIONS PRESENTATION:
 - a. Clean Team / Block by Block Updates
- 12) CITY AND PARTNERING ORGANIZATIONS REPORTS:
 - a. General City Updates as they relate to the DMD and/or Downtown by City Staff
- 13) Board Requests for Next Meeting.

14) Adjourn.

* **EXECUTIVE SESSION**

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

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