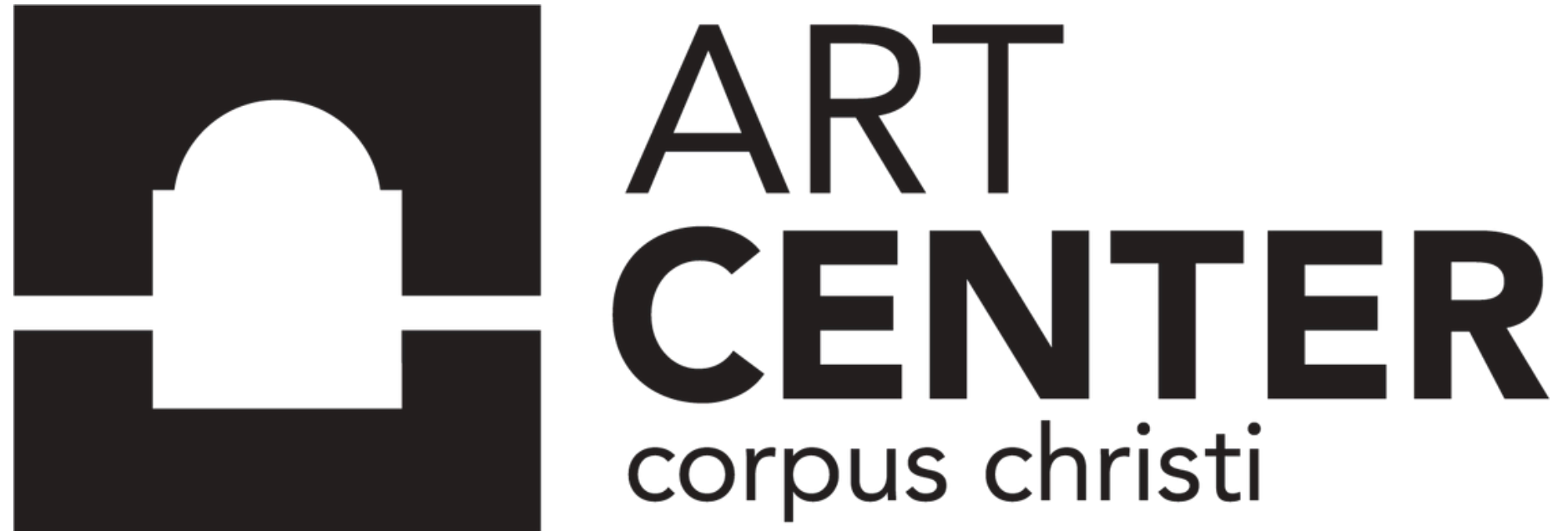


**PRESENTATION TO
CORPUS CHRISTI
CITY COUNCIL**



**2026 UPDATE WITH
CAPITAL IMPROVEMENT PLAN**

DIANNA BLUNTZER SHERMAN
EXECUTIVE DIRECTOR

ABOUT

501(C)(3) NONPROFIT

FOUNDED 1972

Serving the City continuously for 53 years.

MISSION

The mission of the Art Center of Corpus Christi is twofold:

To be the **principal creative educational center** and,

To **contribute to the growth of a vibrant art community.**



BOARD OF GOVERNORS



JUDITH CUTRIGHT
Chair



PAT ELDRIDGE
Incoming Chair



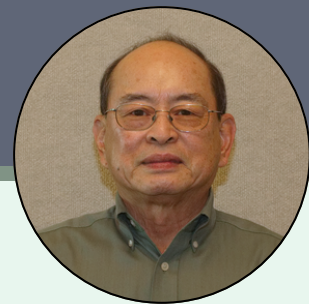
RAMON RIOS
Treasurer



LIZ DUMAS MCMULLAN
Secretary



ANNE MATULA
Past Chair



LARRY LEE



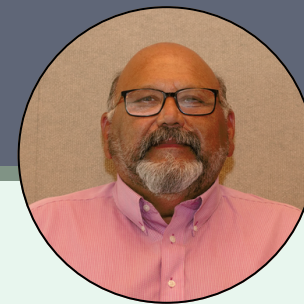
MARK BRODEUR



CHARLES DURHAM



PAT ELDRIDGE



JOSE GOMEZ



LAURA ORCHARD



HELEN VELA



ELENA RODRIGUEZ

NOT PICTURED: JIN SUN KIM, ANDI MULLEN, ARMAND SCHUMACHER, HEATHER LOEB

The Board of Governors consists of respected community members from an array of backgrounds including, education, finance, law, business and includes Veterans, and artists.



2026 ANNUAL BUDGET

ART CENTER OF CORPUS CHRISTI Profit & Loss Budget Overview January through December 2026		Jan - Dec 26
▼ Ordinary Income/Expense		
▼ Income		
▶ 40000 · GIFTED INCOME		158,460.00
▶ 41000 · ART CENTER CLAY STUDIO		6,000.00
▶ 41100 · EDUCATION		61,800.00
▶ 41300 · EXHIBITS		98,600.00
▶ 45000 · MEMBERSHIP		21,000.00
▶ 46000 · RENTALS		221,000.00
▶ 47000 · COMMUNITY EVENTS		26,500.00
▶ 49000 · TENANTS		176,400.00
Total Income		769,760.00
Gross Profit 769,760.00		
▼ Expense		
▶ CLAY STUDIO		6,000.00
▶ EDUCATION EXPENSES		61,100.00
▶ EXHIBITS EXPENSES		81,350.00
▶ FUND RAISING EXPENSES		12,000.00
▶ GENERAL EXPENSES		179,140.00
▶ 85000 · PAYROLL EXPENSE		389,580.00
▶ 90000 · RENTAL EXPENSES		16,600.00
▶ 95900 · COMMUNITY EVENTS EXPENSES		23,990.00
Total Expense		769,760.00
Net Ordinary Income		
▼ Other Income/Expense		
▶ Other Income		168,000.00
▶ Other Expense		22,100.00
Net Other Income		145,900.00
Net Income		145,900.00



The Art Center is in the best physical and fiscal condition since its founding.



285 Entrepreneurs

955 Adult Learners

Cornerstone Cultural Institution
Platform for Creative Commerce



867 Artists Displayed

33 Exhibits
4,325 Pieces Art Exhibited

ART CENTER for ARTISTS
like:
Golf Courses for Golfers
Marinas for Boaters
Natatorium for Swimmers



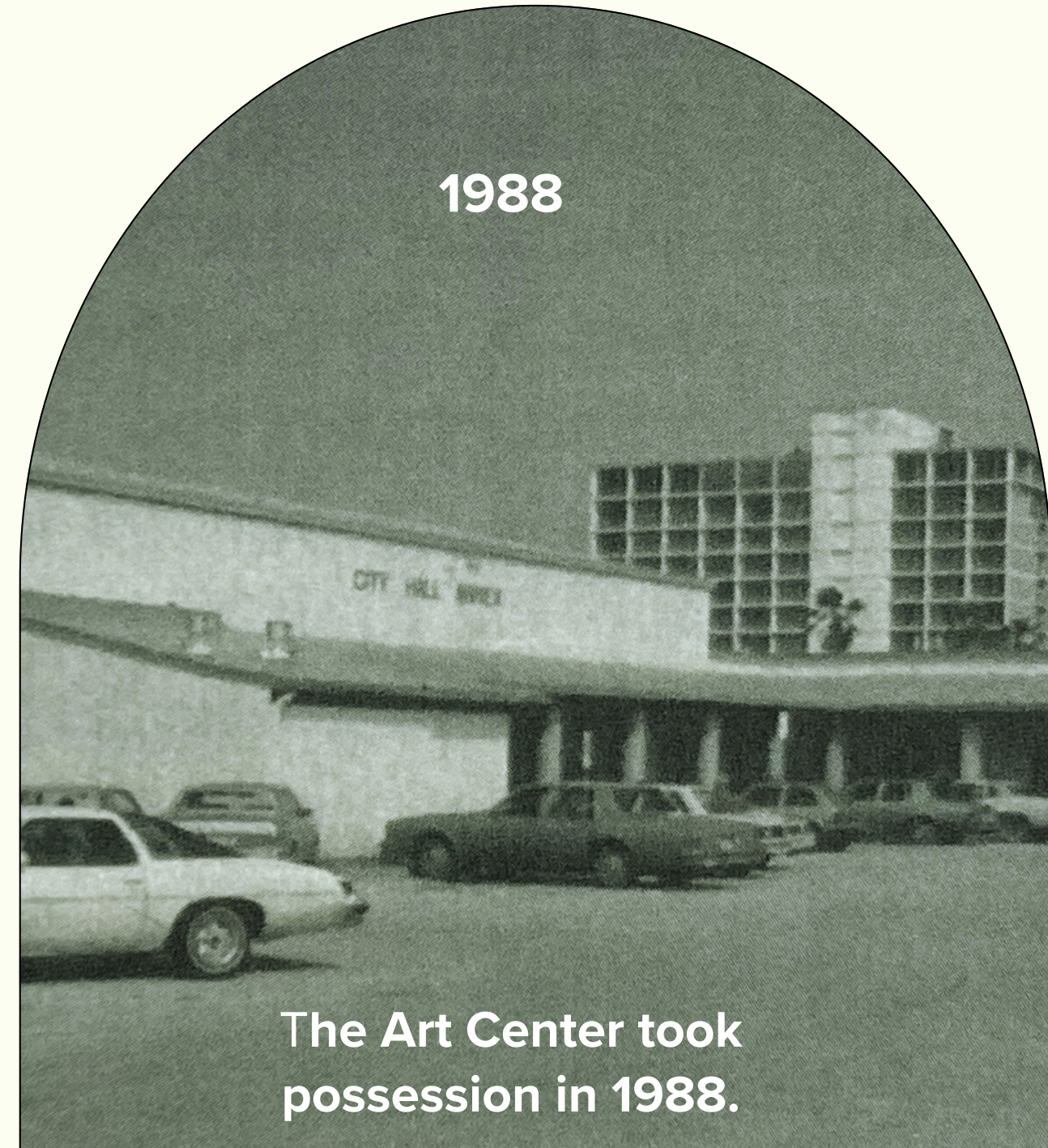
3,057 Youth Served

98,000+ Visitors

Growing Education Programs
Expanding Services

STEWARDSHIP OF CITY ASSET

1988



The Art Center took possession in 1988.

2026



38 Years of Stewardship

INVESTMENT

\$9 million in improvements
(privately funded)
Created iconic destination

ATTENDANCE

≈ 100,000 annually

PUBLIC SERVICE

No Admission Fee
Free public events
Nurture creative commerce
Access to art education
Community collaborations
Pet Friendly

GROWING DEMAND

Double digit annual program growth

CITY FUNDED IMPROVEMENTS

(since 1988)



**\$2.8 MILLION PROJECT
COMPLETED 2023**

Roof replacement

Paint exterior

Repair/Replace damaged or
dilapidated building
elements, rotted wood &
corroded/rusted metal.

BACKGROUND

DEC. 10, 2019

20 year lease approved *by City Council.*

Art Center agrees to submit a Capital Improvement Plan.

OCT. 15, 2024

Art Center proposed amendment is approved by City Council.

Add green space to lease so Art Center could explore an addition. New timeline.

JUNE 28, 2025

Unexpected real estate opportunity arises.

DEC. 3, 2025

Building donated to the Art Center for Education programs

Eliminates need for major expansion.

TODAY

Phase 1 plans are being completely reconfigured.





PROPOSED CAPITAL IMPROVEMENT PLAN

ENERGY EFFICIENCY:	<i>LED lighting</i>	<i>\$300,000</i>
	<i>Condensate capture for landscape irrigation</i>	<i>\$100,000</i>
STORM RESISTANCE:	<i>Upgrade to storm-rated windows</i>	<i>\$350,000</i>
PROTECT & SECURE:	<i>Improve exterior lighting, security system, signage</i>	<i>\$350,000</i>
ACCESSIBILITY:	<i>Expand ADA features</i>	<i>\$100,000</i>
INTERIOR RE-DESIGN:	<i>Eliminate redundancies</i>	<i>\$ 2,000,000</i>
	<i>Improve circulation patterns</i>	
IMPROVE PROPERTY:	<i>Add porte cochere. Improve landscaping. Add sculpture bases, and improve parking traffic flow</i>	<i>\$600,000</i>
PRE-DESIGN ESTIMATE:		\$3,800,000



NEXT STEPS

Capital Improvement Plan

Timeline

CIP approval by Corpus Christi City Council	within 24 months	within 9 months of Construction Plan approval	within 18 months of construction start
	Submission of Construction Plans	Construction begins	Construction completed

----- Fundraising -----



THANK YOU