





City Of Corpus Christi

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT


BOARD DETAILS




OVERVIEW



SIZE 15 Seats




TERM LENGTH 4 Years




TERM LIMIT N/A


The Corpus Christi Downtown Management District provides maintenance, security, marketing, and the promotion and improvement of property and facilities within the district; the district has the authority to levy taxes or assessments for improvements in the downtown area.




CONTACT




Alan Albin



(361) 882-2363



alan@cctexasdmd.com



DETAILS

COMPOSITION

The district is composed of at least nine, but not more than thirty directors, serving four-year staggered terms. Directors must represent one of the following categories: a resident of the district; an owner of property in the district; an owner of stock, whether beneficial or otherwise, of a corporate owner of property in the district; an owner of a beneficial interest in a trust that owns property in the district; or an agent, employee or tenant of one of the above. Per the Texas Local Government Code, succeeding directors are chosen through the recommendation of the board and the approval of the City Council.

CREATION / AUTHORITY

Title 12 (Municipal Management District), provisions of Chapter 375, Article III, Section 52, Article XVI, Section 59, Article III, Section 52-a of Texas Constitution and of the Local Government Code; 12/16/94 - amended by-laws to increase directors from seventeen to twenty members; 7/04 the directors voted to decrease directors to fifteen.

MEETS

2nd Thursday of the month, 9:00 a.m., IBC Bank, 221 S. Shoreline, 2nd Floor.

TERM DETAILS

Four-year staggered terms.

DEPARTMENT

Downtown Management District

**Corpus Christi Downtown Management District Members
December 8, 2015**

Two (2) vacancies with terms to 7-31-16 and 7-31-18 representing the following categories: 1 - a resident of the district (Resident) and 1 - an owner of property in the district (Property Owner). (Note: Directors are chosen through the recommendation of the Board and the approval of the City Council.) (The Corpus Christi Downtown Management District is recommending the new appointments of Lexi Buquet (Resident) and Cherylyn M. Boyd (Property Owner).

Name	Board Name	Status	District	Term	End Date	Category	Position
Joe Gonzalez	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 2	Partial	07/31/16	Agent, Employee or Tenant	Member
Michael Richline	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 2	1	07/31/18	Stock Owner	Member
Jonathan Richter	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	Other / Non-Resident	1	07/31/16	Agent, Employee or Tenant	Member
Wayne Lundquist	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	4	07/31/16	Agent, Employee or Tenant	Member
Cecil R Johnson	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 1	Partial	07/31/18	Agent, Employee or Tenant	Member
Tracy "Tray" Bates	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	07/31/18	Agent, Employee or Tenant	Vice-Chair
Tim Heuston	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	07/31/16	Agent, Employee or Tenant	Member
Brad Lomax	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	07/31/18	Property Owner	Member
Dee Dee Perez	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 5	2	07/31/18	Agent, Employee or Tenant	Member
Casey Lain	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 2	2	07/31/18	Property Owner	Chair
Harold Shockley Jr.	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 5	1	07/31/18	Agent, Employee or Tenant	Member
Janet Maxwell	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	Partial	07/31/16	Stock Owner	Member
Raymond Gignac	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	3	07/31/16	Property Owner	Member
Glenn Peterson	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	2	07/31/18	Property Owner	Member
Ajit David	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	Partial	07/31/18	Agent, Employee or Tenant	Member

**Corpus Christi Downtown Management District Applicants
December 8, 2015**

Name	Boards Applying For	District	Employer	Work Address	City	St.	Work Phone	Category
Cherylyn M. Boyd	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	District 1	Stonewater Properties	418 People St., Ste. 205	Corpus Christi	TX	361-585-0300	Property Owner
Lexi Buquet	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	District 1	Bucket Works, LLC	711 N. Carancahua, Ste. 1603	Corpus Christi	TX	361-884-2992	Resident

City Of Corpus Christi

Profile

Mrs Cheryln M Boyd _____
Prefix First Name Middle Initial Last Name Suffix

Email Address

Which Boards would you like to apply for?

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

Street Address

City

Suite or Apt

State

Postal Code

District 1

What district do you live in?

Please [CLICK HERE](#) for a map to verify your district assignment.

Primary Phone

Alternate Phone

Stonewater Properties
Employer

Regional Property Manager
Job Title

418 People St., Ste 205
WorkAddress - Street Address and Suite Number

Corpus Christi
WorkAddress - City

TX
WorkAddress - State

78401

WorkAddress - Zip Code

361-585-0300

Work Phone

cherylyn@stonewaterproperties.com

Work E-mail address

Work Address

Preferred Mailing Address

Interests & Experiences

Do you currently serve on any other City board, commission or committee at this time? If so, please list:

No, not at this time

Education, Professional and/or Community Activity (Present)

MBA from A&M Corpus Christi, Have worked for owners in the downtown area over 30 years. Community Activity includes participation in Sea City Work Camp, President of Corpus Christi Aggie Mom's

Registered Voter?

Yes No

Current resident of the city?

Yes No

45 years

If yes, how many years?

[Cherylyn_Boyd_Resume_2014.docx](#)

Upload a Resume

Demographics

Completion of this information is VOLUNTARY. The City will use this information for statistical purposes only, such as tracking the diversity of board and commission appointees. By providing this information, you will help us ensure that appointments represent a broad cross-section of the community.

Caucasian/Non-Hispanic

Ethnicity

Female

Gender

Verification

City Code Requirement

As a board, commission, or committee member, you will be asked to adhere to: City Code of Ordinances, Section 2-65, states that all members of city boards and commissions, including ad hoc committees, appointed by the city, must be residents of the city. A move outside the city limits of the city by any member shall constitute automatic resignation from the particular board or commission on which such member served. City Code of Ordinances, Section 2-61, provides that absences from more than 25% of regularly scheduled meetings during a term year on the part of any board, commission or committee member shall result in an automatic termination. An absence shall be deemed unexcused unless excused by the board, commission or committee for good cause no later than its next meeting after the absence.

I Agree

Consent for Release of Information

I understand that if any member of the public makes a request for information included in this application for appointment must be disclosed under the Public Information Act. I also understand that it may not be legally possible to maintain the confidentiality of such information, and I hereby release the City of Corpus Christi, and its agents, employees and officers, from any and all liability whatsoever if the information must be released pursuant to the Public Information Act.

I Agree

Oath

I swear that all of the statements included in my application are true and correct.

I Agree

CHERYLYN M. BOYD



EMPLOYMENT HISTORY

- Present **Stonewater Properties USA, Inc.**
Sept. 2009 Regional Property Manager
- Lease and manage the operations and maintenance of 13 properties totaling approximately 441,521 sq.ft. of commercial, retail, flex and warehouse space. Successfully increased occupancy by 56.9% since employed.
- Aug. 2009 **NORTEL**, San Antonio
Nov. 2005 Territory Account Manager-South Texas Reason for leaving: Nortel filed Bankruptcy and company downsized
- Manage Partner and customer relationships in the design, purchase, and implementation of voice/data/wireless infrastructure and applications
- Nov. 2005 **INNOVATIVE COMMUNICATIONS SYSTEMS**, San Antonio
Feb. 2004 Account Executive-Corpus Christi Reason for leaving: Hired by Nortel as Manufacturer Rep.
-
- August 2001 **ONE SHORELINE PLAZA, WILLIFORD PROPERTY GROUP (6/2000-8/2001),**
Feb. 1991 **SHORELINE MANAGEMENT COMPANY (6/1995-6/2000), STARK PROPERTIES MANAGEMENT, INC. (2/1991-6/1995)**
Property Manager (Promoted from Assistant Manager in 1995) Reason for leaving: Williford chose to bring in a degree'd representative from Houston.
- Property Manager in the operations and maintenance of a 361,000 square foot office building.
 - Developed and implemented an Employee Safety Manual.
 - Acted as liaison between tenants and owners and vendors and upper management.
 - Prepared yearly budgets.
 - Prepared market surveys and maintained relations with other property managers.
 - Coordinated and supervised tenant improvement construction.
 - Compiled monthly reports including: General Ledger, Revenue Statement, Occupancy Report, Status of Leases Report, and Construction Reports.
 - Hired, trained and supervised administrative, maintenance and construction personnel.
 - Prepare all monthly payroll, payroll taxes, and quarterly reports.
 - Prepared monthly draws of expenses and rent collections.
 - Negotiated and prepared new leases for prospective tenants and renewals of leases for existing tenants.

EDUCATION

Texas A&M, Corpus Christi	2006 Masters of Business Administration (MBA)
Texas A&M, Corpus Christi	2004 Bachelors Degree in Business Administration (BBA) Magna Cum Laude Emphasis: MIS
Del Mar College:	Associates Degree in Business Administration (ABA)

Nortel - QSP	Qualified Sales Professional – 90 hrs Sales & Product Training
IREM	Series 600 Courses (Leadership Series), 300, 400, 500 Courses
IREM	CPM Candidate (effective 11/99)
BOMA	BOMA Boot Camp
Texas Realtors Institute	Real Estate GRI Course
Hall Institute of Real Estate	Texas Real Estate License

SEMINAR

Dale Carnegie:	1996
Zig Ziegler:	Motivation and Sales (1993)
BOMA:	Emergency Recovery (1994)

ORGANIZATIONS

BOMA	Member from 1986 - 2001, President 1997 and 1998
Downtown Optimist Club	Member 1995- 2001

REFERENCES

Joe Adame, Joe Adame & Assoc.
Tara Cupps, Gaelic Management
Dennis Dodd, Brocade



City Of Corpus Christi

Profile

Ms. Lexi _____ Buquet _____
Prefix First Name Middle Initial Last Name Suffix

Email Address

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Postal Code

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Primary Phone

Alternate Phone

Bucket Works, LLC
Employer

COO/Partner
Job Title

711 N. Carancahua, Suite 1603
WorkAddress - Street Address and Suite Number

Corpus Christi
WorkAddress - City

TX
WorkAddress - State

78401

WorkAddress - Zip Code

361-884-2992

Work Phone

lexi@bucketworksadvertising.com

Work E-mail address

Work Address

Preferred Mailing Address

Interests & Experiences

Do you currently serve on any other City board, commission or committee at this time? If so, please list:

No

Education, Professional and/or Community Activity (Present)

BA in Mass Communication, emphasis in Advertising from Texas State University - San Marcos COO/Partner of Bucket Works, LLC Co-Founder/President of Corpus Christi Ride-In Theater

Registered Voter?

Yes No

Current resident of the city?

Yes No

27

If yes, how many years?

[DMD Board of Director Application.pdf](#)

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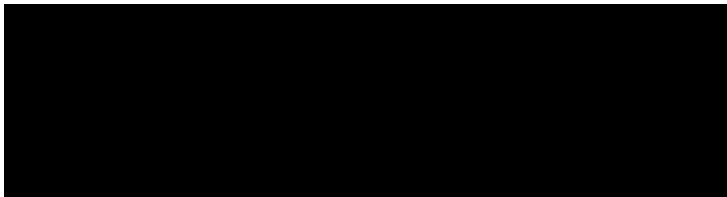
I Agree



Nomination for Board of Directors
Corpus Christi Downtown Management District

Lexi Buquet

October 28, 2015



October 28, 2015

Terry Sweeney
Executive Director
Corpus Christi Downtown Management District
223 N. Chaparral St., Ste. A
Corpus Christi, TX 78401

Re: Seeking nomination for Board of Directors

Mr. Sweeney,

I respectfully request a nomination for a seat on the Board of Directors for the Corpus Christi Downtown Management District (DMD).

In the same year I opened my family advertising agency on N. Carancahua, I became a resident of the Marina Arts District. Since 2009, I have been watching the positive renovations and developments take place just outside my windows at Nueces Lofts. I quickly realized the motivation behind the growth and decided that I could do my part and bring value to my neighborhood as well.

With the help of like-minded friends and a marketing background, The SpokesPeople came into existence in 2011. Attracting up to 50 *casual* bicyclists, our mission was to highlight Corpus Christi's charm, which is magnified while on a bike. We hosted social rides that brought business to hotspots of the Marina Arts District like House of Rock, Executive Surf Club, Harrison's Landing, and many other bike-friendly, local establishments.

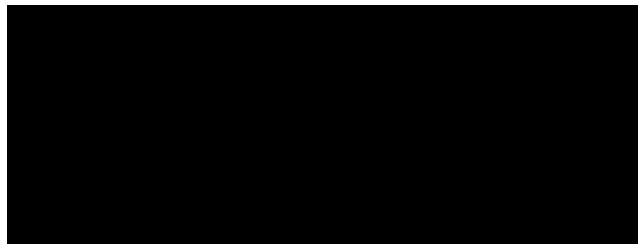
Later that year, I co-founded the Corpus Christi Ride-In Theater, producing the largest outdoor movie screenings in Corpus Christi. Now officially a 501c3, the CC Ride-In Theater has consistently screened cult classics every month in the Watergardens for an audience ranging from 100-1,000. In its fourth year, the CC Ride-In Theater has brought thousands of people off their couches and out of their homes to enjoy a unique outdoor movie experience.

Both professionally and personally, I have already made a commitment to my neighborhood and am prepared to extend that commitment by becoming a Board Member of the DMD. I sincerely thank you for your consideration.

With appreciation,



Lexi Buquet





Lexi Buquet

Partner/COO of Bucket Works, LLC

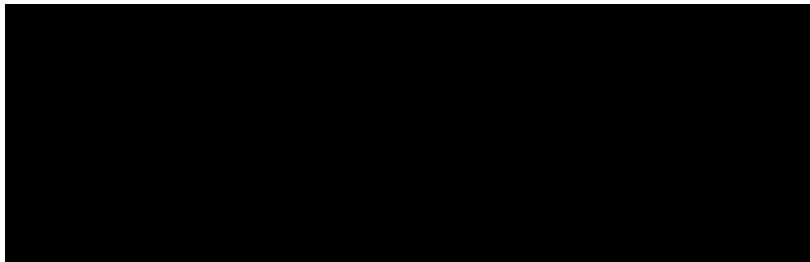
Biography

After joining her father’s business immediately after graduating from Texas State University – San Marcos, Lexi Buquet was the catalyst for a new venture with her two sisters by establishing Bucket Works, a full service advertising agency in 2009. As a Partner and Chief Operations Officer, Lexi oversees the daily operations at Bucket Works and maintains account relationships with many clients.

Having a vital role in the family business, Lexi’s devotion to community and personal growth never lessens. Professionally, she has been an active member of the American Advertising Federation-Corpus Christi for nearly a decade, and served as one of the youngest presidents in the Club’s history.

Consistently for the past several years, Lexi invests her enthusiastic personality and creative talents in the local community. Combining her love of Corpus Christi, bicycling and films, Lexi has been an integral part of founding and operating local groups like a social biking “gang” known as The SpokesPeople and the producer of the city’s largest outdoor movie events, Corpus Christi Ride-In Theater.

Lexi was named a Corpus Christi Under 40 Recipient in 2010.



Lexi Buquet
Partner/ COO of Bucket Works, LLC

EXPERIENCE

Bucket Works, LLC, Partner/Chief of Operations

January 2009 – Present

- Oversees all day-to-day operations of agency
- Serves as account executive for the majority of clients
- Serves as Executive Director of the American Advertising Federation – Corpus Christi
- Administers and maintains all communication between members and management office for association clients
- Manages ten social media platforms, including Facebook, Instagram, Twitter, and YouTube for various clients
- Develops content for social media for clients
- Serves as a copywriter and creative director for various advertising/marketing campaigns
- Develops strategic media plans and oversees all media purchases for clients
- Led the social media campaign for the Kara Sands for Nueces County Tax Assessor Collector in 2014
- Led the social media campaign for the Connie Scott for State Representative Campaign in both 2010 and 2012
- Coordinates and executes annual fundraisers, including golf, fishing, and poker tournaments for associations in both El Paso and the Rio Grande Valley

Buquet & Associates, Account Executive

August 2006 – December 2008

- Developed and presented strategic marketing campaigns and creative concepts to potential clients, nearly doubling the agency's client base in two years
- Planned and organized an annual International Auto Show in both the Rio Grande Valley and Corpus Christi attracting tens of thousands attendees
- Coordinated and executed annual industry-wide golf tournaments for the franchised new car dealers in three markets, including the Coastal Bend, Rio Grande Valley and El Paso
- Established email databases to receive monthly electronic notices sent on behalf of clients to enhance communication between members and management office, increasing membership involvement
- Introduced the use of social media for clients

EDUCATION

Bachelor of Arts in Mass Communication

Advertising, Texas State University, August 2006, Minor- Spanish

VOLUNTEER/ACCOLADES

- Co-Founder of Corpus Christi Ride-In Theater, 2011-Present
- President of Corpus Christi Ride-In Theater, 2015-2016
- Co-Founder of The SpokesPeople, 2011-Present
- Board Member, American Advertising Federation – Corpus Christi, 2009-2015
- President, American Advertising Federation – Corpus Christi, 2010-2011
- Steering Committee Member, Corpus Christi Under 40 , 2011
- Corpus Christi Under 40 Recipient, 2010
- Court Appointed Special Advocate, CASA of the Coastal Bend, 2009-2010

