



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

List of Corpus Christi Downtown Management District Members September 22, 2015

Four (4) vacancies with terms to 7-31-16 and 7-31-18 representing any of the following categories: a resident of the district (Resident); an owner of property in the district (Property Owner); an owner of stock, whether beneficial or otherwise, of a corporate owner of property in the district (Stock Owner); an owner of a beneficial interest in a trust that owns property in the district (Trust Owner); or an agent, employee or tenant of one of the above (Agent, Employee or Tenant). *(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 Ajit David (Agent, Employee or Tenant) and Cecil R. Johnson (Agent, Employee or Tenant). They are also recommending the postponement of two (2) vacancies for further recruitment.)*

Name	Board Name	Status	District	Term	End Date	Category
Raju Bhagat	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 1	1	7/31/18	Resident
Con Browne	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 2	1	7/31/18	Agent, Employee or Tenant
Joe Gonzalez	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 2	Partial	7/31/16	Agent, Employee or Tenant
Michael Richline	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Resigned	District 2	1	7/31/18	Stock Owner
Tracy "Tray" Bates	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	7/31/18	Agent, Employee or Tenant
Jonathan Richter	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	Other / Non-Resident	1	7/31/16	Agent, Employee or Tenant
Wayne Lundquist	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	4	7/31/16	Agent, Employee or Tenant
Tim Heuston	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	7/31/16	Agent, Employee or Tenant
Brad Lomax	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	1	7/31/18	Property Owner
Dee Dee Perez	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 5	2	7/31/18	Agent, Employee or Tenant
Casey Lain	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 2	2	7/31/18	Property Owner
Harold Shockley Jr.	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 5	1	7/31/18	Agent, Employee or Tenant
Janet Maxwell	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	Partial	7/31/16	Stock Owner
Raymond Gignac	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	3	7/31/16	Property Owner
Glenn Peterson	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	Active	District 4	2	7/31/18	Property Owner

**List of Corpus Christi Downtown Management District Applicants
September 22, 2015**

Name	Boards Applying For	District	Employer	Work Address	City	ST.	Work Phone	Category
Ajit David	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	District 4	Self-Employed					A/E/T
Cecil R. Johnson	CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT	District 1	High Touch Technologies	711 Carancahua Ste 1500	Corpus Christi	TX	361-737-0646	A/E/T

BIOGRAPHICAL INFORMATION FORM FOR A CITY BOARD,
COMMISSION OR COMMITTEE FOR THE
City Of Corpus Christi

Submit Date: Sep 16, 2015
Status: submitted

Profile

Prefix	Ajit	Middle Initial	David	Suffix
	First Name		Last Name	

Email Address

Which Boards would you like to apply for?

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

Street Address	Suite or Apt
City	State
	Postal Code

District 4

What district do you live in?

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

Primary Phone	Alternate Phone
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Self-Employed

Employer	Job Title
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WorkAddress - Street Address and Suite Number

WorkAddress - City

WorkAddress - State

WorkAddress - Zip Code

Work Phone

ajitdavid@gmail.com

Work E-mail address

Home/Primary 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)

Graduate Degree in Chemical Engineering from Texas A&M University - Kingsville Board of Directors and Scholarship Committee of the Del Mar College Foundation Co-Founder of RGB Hospitality, Inc.

Registered Voter?

☒ Yes ☐ No

Current resident of the city?

☒ Yes ☐ No

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If yes, how many years?

[Ajit_David_Resume.pdf](#)

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.

Asian or Pacific Islander

Ethnicity

Male

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

Board-specific questions (if applicable)

Ajit David

Mr. Ajit David is a Corpus Christi based hotelier who along with Mr. Raju Bhagat co-founded RGB Hospitality, Inc., an entity that focuses in acquisitions and development of upscale select-service hotels. Among others in the market, he played a key role in developing the new Hyatt Place, SpringHill Suites by Marriott, and the acquisition of the Holiday Inn Downtown Marina Hotel (former Omni Marina Tower).

Ajit has a Graduate degree in Chemical Engineering from Texas A&M University Kingsville, and was in the downstream Oil and Gas consulting business prior to venturing into hotels. Ajit currently serves on the Board of Directors and Scholarship Committee of the Del Mar College Foundation, and is a big proponent of supporting educational initiatives at all levels.

Ajit and his family moved back to Corpus Christi from Houston in 2012. His wife, Nishy George, works with Christus Spohn Hospital, and his 3-year old daughter, Jane David, is a Pre-K scholar at the Vinson Morris Children's Center (FUMC). They are members of the Church of the Good Shepherd in downtown Corpus Christi.

BIOGRAPHICAL INFORMATION FORM FOR A CITY BOARD,
COMMISSION OR COMMITTEE FOR THE
City Of Corpus Christi

Submit Date: Sep 15, 2015
Status: submitted

Profile

<u> </u>	<u>Cecil</u>	<u>R</u>	<u>Johnson</u>	<u> </u>
Prefix	First Name	Middle Initial	Last Name	Suffix
<u>[REDACTED]</u>				
Email Address				

Which Boards would you like to apply for?

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

<u>[REDACTED]</u>	<u>[REDACTED]</u>	
Street Address	Suite or Apt	
<u>[REDACTED]</u>	<u>[REDACTED]</u>	
City	State	Postal Code

District 1

What district do you live in?

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

<u>[REDACTED]</u>	<u>[REDACTED]</u>
Primary Phone	Alternate Phone

<u>High Touch Technologies</u>	<u>Account Executive</u>
Employer	Job Title

711 Carancahua ste 1500

WorkAddress - Street Address and Suite Number

Corpus Christi

WorkAddress - City

TX

WorkAddress - State

78401

Work Address - Zip Code

361-737-0646

Work Phone

cecilj@hightouchinc.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:

None

Education, Professional and/or Community Activity (Present)

Corpus Christi Education Foundation

Registered Voter?

☒ Yes ☐ No

Current resident of the city?

☒ Yes ☐ No

10

If yes, how many years?

[Cecils_resume_v7.pdf](#)

Upload a Resume

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African American

Ethnicity

Male

Gender

Verification

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☒ I Agree

Board-specific questions (if applicable)

CECIL R. JOHNSON

Professional Summary

Successful professional with 20+ years of experience in sales, sales training, public speaking, community advocacy, business development and credit and collections.

Core Competencies

- Business to Business Sales
- Social Media Specialist/Consultant
- Public Speaking
- Budget Preparation/Adherence
- Excellent Written and Verbal Communication Skills
- Large Scale Development
- Staff and Volunteer Management
- Corporate/Executive – Level Marketing

Experience

HIGH TOUCH TECHNOLOGIES

September 2013-Present

ACCOUNT EXECUTIVE/SALES

Sells the organizations' products and services by interacting with existing customers and developing new prospects; calls on existing or potential customers; determines customer needs and assists in developing solutions from new and existing product and service offerings; prepares proposals and presents it to customer; secures and renews orders, arranges delivery dates and other incidents to actual selling.

Makes regular follow-up calls on existing customer base to insure client is satisfied with their current product and services; takes action to resolve customer problems or concerns, referring those problems beyond their ability to resolve to management; documents and tracks problems to identify trends.

Build and manage a sales pipeline for multiple lines of business that High Touch supports.

Keeps informed on all new and existing products and services, and other general information of interest to customers; monitors, coordinates, and evaluates newly developing products and services to assure a high level of responsiveness to future customer needs; assesses competitors by analyzing and summarizing competitor information and trends.

Assist Marketing in presenting products and services at various conferences, seminars and various other trade shows; follow up on advertising campaigns; invite prospects/customers to seminars, events, and webinars.

Immediately enter all relevant information on sales opportunities in the ticketing system, and update as appropriate; assists management in developing realistic sales forecasting.

RICHLINE TECHNICAL SERVICES/PYRAMID COMMUNICATIONS

DIRECTOR OF SALES

February 2011-Present

Responsibilities: Developing sales leads, designing sales training programs, generating sales from new clients as well as building sales from existing clients. Other duties as assigned such as working with the IT manager on operational systems with the technicians. As well as managing the day to day and long term projection plan of operations for the sales departments. Assist with managing social media platforms. Product lines include Citrix cloud solutions, ShoreTel VoIP, Ruckus wireless solutions and Lifesize video conferencing solutions

IDENTITY THEFT SOLUTIONS LLC
MANAGING PARTNER/CREDIT ANYLIST

January 2004-January 2011

Responsibilities: Business development (including presentations to many organizations including SCORE, various Rotary Clubs, the Small Business Development Center and many other organizations regarding fraud and identity theft.), IT sales, IT support, marketing, AP/AR and public relations. Public outreach and education to both consumers and businesses on how to protect and secure information to help prevent identity theft. Acting consultant to many types of corporations regarding identity theft and information security. Assisting victims of identity theft with recovery procedures and designing and implementing identity theft recovery programs. Extensive work with law enforcement agencies (local, State and federal) regarding identity theft and information security. Additionally, I worked closely with a Private Investigator for 5 years in the areas of fraud investigation of identity theft cases to identify and prosecute perpetrators. Website sales.

Waste Management, Houston, TX
Credit/Collections Analyst

April 1997-April 2004

Responsibilities: Handled the collection duties for municipal, homeowners associations and residential accounts covering commercial and residential customers in the Southwest Texas Market Area. Making collection calls daily to all "over 60-day" accounts. Created and implemented training programs for our Customer Service and Residential Collections Departments in the Houston Market Area. Worked closely with operations to conduct route audits to improve efficiency and profitability with collection schedules. Created and implemented a collection letter campaign for the Residential customers. Thirty-day letter prototype is being utilized by a majority of the offices in the U.S. markets. Worked closely with the Billing Department, Cash Application Department as well as the Operations Department to ensure maximum profitability. Served as the Customer Service Supervisor, Credit and Collections Supervisor in addition to acting as the Billing Supervisor managing staffs of 4-50 people at multiple locations.

Education

TEXAS TECH UNIVERSITY, LUBBOCK TEXAS 1984
GENERAL EDUCATION

HOUSTON COMMUNITY COLLEGE, HOUSTON TEXAS 1985
General Education

NATIONAL ASSOCIATION OF CREDIT MANAGEMENT
Currently taking classes working towards a CBA certification in credit management.

CITRIX SOFTWARE TRAINING
Citrix Certified Sales Professional 2012

Skills

- ⦿ Excellent leadership and people skills.
- ⦿ Excellent computer skills including MS office., Citrix, Connectwise and Wordpress
- ⦿ Excellent sales and sales training skills
- ⦿ Knowledge in payroll, budgeting, merchandising, training, marketing, and motivating personnel.
- ⦿ Social Media power user.

Organizations and Affiliations

Big Brothers and Big Sister of South Texas 2005-2008 Board Secretary

March of Dimes Corpus Christi Division 2006 – Present Board Secretary

- Logistics Chair March of Dimes March for Babies 2009 – 2011
- Social Media Strategist 2009 - Present

Leadership Corpus Christi graduate 2006

Leadership Corpus Christi Board Member 2007 – Present

Leadership Corpus Christi Chair 2011 – 2012

Leadership Corpus Christi Roast Chair – 2012 Roast Co-Chair 2013

Texas Crime Prevention Association Past Member

Y Women in Careers Committee Member – 2010

Downtown Management District Marketing Committee Member 2006 – 2008

Corpus Christi Crime Control Board of Directors Board Member 2006 – 2008; Board Vice President 2010 – Present

III. Media Relations/Published in:

Corpus Christi Caller-Times/ Corpus Christi Channel 6/Corpus Christi Channel 10 – Multiple interviews/stories

1440 Keys radio – Multiple Interviews with Various Hosts

1430 KCOH Houston, Texas – Interview on Identity Theft and Information Security

Business Journal of Corpus Christi/The Business Times (Valley Area) – Various Columns

The Inside Track radio show – Tejas Broadcasting – Featured guest

References available upon request