

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

***One (1) vacancy with term to 9-30-20, representing the following category: 1 - Agent, Employee or Tenant. (Note: Per the Texas Local Government Code, succeeding 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 appointment of Krystof Kucewicz.)**

Duties

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.

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.

Member Size	Term Length
15	4

Name	District	Term	Appt. date	End date	Appointing Authority	Position	Status	Category
Steve Keenan	District 5	1	9/27/2016	9/30/2020	City Council		Resigned	Agent, Employee or Tenant
Cherylyn M Boyd	District 1	2	12/8/2015	9/30/2020	City Council		Active	Property Owner
Raymond Gignac	District 4	4	8/21/2001	9/30/2020	City Council		Active	Property Owner
Lesley B. Lomax	District 4	Partial	11/12/2019	9/30/2020	City Council		Active	Agent, Employee or Tenant
Janet Maxwell	District 4	1	12/18/2012	9/30/2020	City Council		Active	Stock Owner
Cheryl A Votzmeyer	District 1	Partial	4/9/2019	9/30/2020	City Council		Active	Property Owner
Jaime N Barrera	District 4	Partial	3/24/2020	9/30/2022	City Council		Active	Resident
Eric R Gutschow	District 5	1	9/12/2017	9/30/2022	City Council		Active	Property Owner
Casey Lain	District 2	3	6/8/2010	9/30/2022	City Council		Active	Property Owner
Brad Lomax	District 4	2	8/12/2014	9/30/2022	City Council		Active	Property Owner
Dee Dee Perez	District 5	3	6/8/2010	9/30/2022	City Council	Secretary	Active	Agent, Employee or Tenant
Glenn R. Peterson	District 4	3	6/8/2010	9/30/2022	City Council		Active	Property Owner
Joshua Richline	District 2	Partial	11/12/2019	9/30/2022	City Council		Active	Agent, Employee or Tenant
Harold Shockley Jr.	District 5	2	5/8/2012	9/30/2022	City Council	Chair	Active	Agent, Employee or Tenant
Caitlin Shook	District 4	Partial	4/10/2018	9/30/2022	City Council		Active	Agent, Employee or Tenant

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

Applicants

Name	District
Krystof Kucewicz	District 1
Suzelle M Tinnell	District 4

Application for a City Board, Commission, Committee or Corporation

Profile

Krystof

First Name

Kucewicz

Last Name

Email Address

900 N Shoreline Blvd.

Street Address

Corpus Christi

City

TX

State

78401

Postal Code

What district do you live in? *☒ District 1**Current resident of the city?**☒ Yes ☐ No**If yes, how many years?**

3 months

Mobile: (505) 570-0685

Primary Phone

Home: (361) 886-3545

Alternate Phone

Omni Corpus Christi Hotel

Employer

General manager

Job Title

Work Address - Street Address and Suite Number

900 N Shoreline Blvd.

Work Address - City

Corpus Christi

Work Address - State

TX

Work Address - Zip Code

78401

Work Phone

361-886-3545

Work E-mail address

kkucewicz@omnihotels.com

Preferred Mailing Address

☒ Home/Primary Address

Which Boards would you like to apply for?

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT: Submitted

Interests & Experiences

Are you a registered voter?

☒ Yes ☐ No

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)

Bachelor Degree, Member of Board of Directors of Austin Hotel and Lodging Association

Why are you interested in serving on a City board, commission or committee?

Interested to work with local leaders to improve downtown area.

[Upload a Resume](#)

Are you an ex-Officio member of a City Board, commission or committee?

☐ Yes ☒ No

No person shall be appointed by the Mayor or Council Members to serve on more than one board, commission, committee or corporation at the same time. If you currently serve as a voting member for a board, commission, committee or corporation are you willing to resign your current seat to serve on another board, commission, committee or corporation?

☐ Yes ☒ No

Demographics

Gender

☒ Male

Code of Ethics - Rules of Conduct/Conflicts of Interest

Do you represent any person or organization in any claim or lawsuit or proceeding involving the City?

☐ Yes ☐ No

Do you, your spouse, your business or your spouse's business have a City contract?

☐ Yes ☐ No

Does your employer or your spouse's employer have a City contract?

☐ Yes ☐ No

Are you involved with any activities or employment that would conflict with the official duties on the City boards for which you are applying?

☐ Yes ☐ No

Are you, your spouse, your business or your spouse's business involved in any pending bid, proposal or negotiation in connection with a contract with the City?

☐ Yes ☐ No

Do you or your spouse have a pending claim, lawsuit or proceeding against the City?

☐ Yes ☐ No

If you answer "Yes" to any of the questions above, please explain or ask to speak with the City's Legal Department. If you answer "NO" to all questions above, please enter N/A.

N/A

Board-specific questions (if applicable)

Question applies to CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

The Corpus Christi Downtown Management District must include representatives from certain categories. Do you qualify for any of the following categories? *

☒ Property Owner

Verification

City Code Requirement - Residency

As a board, commission, or committee member, you will be asked to adhere to City Code of Ordinances, Section 2-65, which 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.

☒ I Agree

City Code Requirement - Attendance

As a board, commission, or committee member, you will be asked to adhere to City Code of Ordinances, Section 2-61, which 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 or in any attachment (e.g. resume or supporting documentation) for appointment it is subject to and must be disclosed under the Texas Public Information Act. I understand that under the Texas Public Information Act, my home address and home telephone number is subject to public disclosure unless I am elected or appointed to the position which I seek. I hereby consent to the release of my home address and home telephone number should it be requested under the Texas Public Information Act prior to my possible appointment or election. 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 Texas Public Information Act.

☒ I Agree

Oath

I swear that all of the statements included in my application and attached documents, if any, are true and correct.

☒ I Agree

KRYSTOF KUCEWICZ

7880 Hwy 290 W. Apt 420, Austin, TX 78736

Phone # 505-570-0685, E-mail: [REDACTED]

<http://www.linkedin.com/pub/krystof-kucewicz/43/458/7b/>

Experience

Omni Corpus Christi Hotel, Corpus Christi, TX

General Manager, March 2020 – presents

- AAA Four – Diamond Hotel with 475 rooms, six F&B outlets and 24,000 sq. feet of conference space.

Omni Austin Southpark Hotel, Austin, TX

General Manager, January 2019 – March 2020

- AAA Four – Diamond hotel with 317 rooms, three F&B outlets and 13,600 sq. feet of meeting space.
- Increased GOP margin by 1.2% YOY.
- Increased EBITDA by 18% YOY.
- Increased ADR by \$4.83 YOY.
- Increased REVPAR index by 0.2% YOY.
- Improved associates' satisfaction index by 0.3 YOY.

Omni Providence Hotel, Providence, RI

Director of Operations, January 2016 – January 2019

- AAA Four –Diamond hotel with 564 rooms, and 22,000 sq. feet of conference space.
- Responsible for all aspects of hotel's operations and retail space.
- Oversaw property's \$6 million renovation.
- Acted as General Manager – 6 months.
- Improved overall guest experience index, Medallia, and profitability of the hotel.
- Increased REVPAR by 6% YOY.

Omni Royal Orleans Hotel, New Orleans, LA

Director of Food & Beverage, September 2012 – December 2015

- AAA Four –Diamond hotel with 346 rooms, six F&B outlets, and 14,000 sq. feet of conference space.
- Hotel ranked #5 in Trip Advisor in New Orleans, and #5 within the company in Medallia.
- Ranked #6 F&B Division within Omni based on guest satisfaction score.
- Improved profitability of F&B department.
- Decreased food cost by 3% and beverage by 1.5%.
- Increase F&B revenue by 9% YOY.
- Participated in corporate training for Director of Operations.
- Mentored and developed entry and mid-level management for next step in their career.

Omni Fort Worth Hotel, Fort Worth, TX

Assistant Director of Food & Beverage, November 2010 – September 2012

- Property with 614 rooms, five F&B departments, and 68,000 sq. feet of conference space.
- Selected for Manager of the Quarter and Manager of the Year, 2011.
- Improved F&B Associate Engagement Survey score by 0.40.
- Improved Overall F&B Medallia score, #1 F&B Division within the company, 2011.
- Selected for Executive in Development training program.
- Acted as Director of F&B during assigned task force at the other Omni properties.
- Participated in task force during pre-opening and opening 1000-room Omni Dallas Hotel.

Eldorado Hotel & Spa, Santa Fe, NM
Food and Beverage Manager, November 2006 – August 2010
Restaurant Manager, April 2006 – November 2006

Inn of the Anasazi a Rosewood Hotel, Santa Fe, NM
Restaurant Manager, July 2005 – April 2006

Hilton of Santa Fe, Santa Fe, NM
Restaurant & Bar Manager, Sommelier, September 2003 – July 2005
Banquet Manager, February 2002 – September 2003 and
Banquet Captain, November 2001 – February 2002

Seabourn – Cunard Cruise Line, Southampton, England,
May 1999 – November 2001

Celebrity Cruise Line, Miami, FL
August 1996 – December 1998

Skills

Computer knowledge: Windows, Microsoft Office, Mac OS, MICROS, Info Genesis, Delphi, BirchStreet, Opera, and Foresight.
Language: English, Polish, Russian – fluent; German, Spanish - basic

Education

Bachelor of Science: Hotel, Restaurant & Tourism Management
New Mexico State University, Las Cruces, NM
GPA 3.7/4.0

Associate in Applied Science: Business Administration
Santa Fe Community College, Santa Fe, NM, 2005

Associate, Paramedic - Medical College, Poland, 1995

Application for a City Board, Commission, Committee or Corporation

Profile

Suzelle

First Name

M

Middle Initial

Tinnell

Last Name

Email Address

5541 Ocean Drive

Street Address

Corpus Christi

City

TX

State

78412

Postal Code

What district do you live in? *☒ District 4**Current resident of the city?**☒ Yes ☐ No**If yes, how many years?**

7

Mobile: (206) 650-6095

Primary Phone

Business: (361) 653-5151

Alternate Phone

American Bank

Employer

Director, Enterprise Planning &
Alignment

Job Title

Work Address - Street Address and Suite Number

800 N Shoreline Blvd, Ste 2N

Work Address - City

Corpus Christi

Work Address - State

Texas

Work Address - Zip Code

78401

Work Phone

3616535151

Work E-mail address

stinnell@americanbank.com

Preferred Mailing Address

☒ Home/Primary Address

Which Boards would you like to apply for?

CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT: Submitted

Interests & Experiences**Are you a registered voter?**

☒ Yes ☐ No

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)

BBA, TAMU-CC Leadership Corpus Christi 42 Executive Management team for American Bank

If you applied for multiple boards, which boards are you most interested in serving on, in order of preference? (Limit to top three)

I have not yet applied for any other board committees, but plan on applying for two more opportunities: 1. Corpus Christi Regional Economic Development Corporation 2. Clean City Advisory Committee 3. CC Community Investment Corporation/Loan Review Committee

Why are you interested in serving on a City board, commission or committee?

I would like to utilize my management, planning and organizational skills to help improve our city for current residents and to identify opportunities and investments that can be made to improve the city's livability and quality of life to make it more attractive as a home to prospective citizens and young people who have grown up here or are attending our local colleges and university.

[Upload a Resume](#)

Are you an ex-Officio member of a City Board, commission or committee?

☐ Yes ☒ No

Demographics

Gender

☒ Female

Code of Ethics - Rules of Conduct/Conflicts of Interest

Do you represent any person or organization in any claim or lawsuit or proceeding involving the City?

☐ Yes ☐ No

Do you, your spouse, your business or your spouse's business have a City contract?

☐ Yes ☐ No

Does your employer or your spouse's employer have a City contract?

☐ Yes ☐ No

Are you involved with any activities or employment that would conflict with the official duties on the City boards for which you are applying?

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Are you, your spouse, your business or your spouse's business involved in any pending bid, proposal or negotiation in connection with a contract with the City?

☐ Yes ☐ No

Do you or your spouse have a pending claim, lawsuit or proceeding against the City?

☐ Yes ☐ No

If you answer "Yes" to any of the questions above, please explain or ask to speak with the City's Legal Department. If you answer "NO" to all questions above, please enter N/A.

I did not answer "yes" to any of the questions above, but the form required me to complete this section.

Board-specific questions (if applicable)

Question applies to CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT

The Corpus Christi Downtown Management District must include representatives from certain categories. Do you qualify for any of the following categories? *

- ☒ Stock Owner
- ☒ Agent Employee or Tenant

Verification

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☒ I Agree

Oath

I swear that all of the statements included in my application and attached documents, if any, are true and correct.

☒ I Agree

SUZELLE MALDONADO TINNELL

206.650.6095

• 5541 Ocean Dr, Corpus Christi, TX 78412 • [REDACTED]

EXECUTIVE PROFILE

Senior business leader with track record of identifying and implementing practical solutions and establishing best practices that enable results by focusing on the customer, optimizing resources, leading execution, and improving overall organization effectiveness. Adept at engaging team members and business leaders to quickly understand business objectives and enabling strategies; review, validate and align priorities; and put realistic plans in place to deliver against key initiatives. Known for building relationships, collaborating across all functions and levels, and motivating and developing teams that consistently deliver value in a dynamic and team-oriented environment.

PROFESSIONAL EXPERIENCE

American Bank, N.A., Corpus Christi, TX 2012-Present **Director, Enterprise Planning and Alignment (2017-Present)**

Responsible for developing and managing the enterprise strategy based on business objectives and long term goals. Identifies and oversees execution of strategic initiatives, develops Key Performance Indicators (KPIs), management reporting and dashboards; and ensures cross-company alignment of strategies, objectives and KPI's. In addition, oversees the enterprise PMO function to ensure that company initiatives are understood, prioritized and implemented to increase organizational effectiveness, deliver a superior client experience, and maximize shareholder value.

Chief Deposit Services Officer (2016-2017)

Responsible for overseeing bank-wide branch operations, including consumer and business deposit services, treasury management, customer service, and the enterprise project management office. Lead a team of senior bank officers focused on delivering relevant banking solutions that help our clients accomplish their personal and business objectives, better manage their finances, and protect their financial assets.

Manager, Project Management Office (2012-2016)

Lead planning and project management efforts to ensure successful delivery of key strategic initiatives, including new bank products and services, and focused on improving organizational and operational efficiency. Work directly with senior management team to identify strategic objectives, set project priorities aligned with business goals and develop realistic implementation plans, while considering resource constraints. Responsible for maturing the bank's project planning competency by partnering with business teams to provide training, coaching and advocacy for project management best practices.

Slalom Consulting, LLC, Seattle, WA 2011-2012 **Program Manager, Health Plan Business Transformation Project: Group Health Cooperative**

Led a large, complex technology systems implementation program for a regional health plan and care delivery organization. Responsible for planning and managing all phases of the technology implementation, incorporating project management principles and advocating for the application of standard systems development lifecycle processes. Partnered closely with business operations program manager and business leaders to define scope, understand business requirements, track and govern the overall program. Set direction and provided mentoring to 7 technical project managers, and provided ongoing business consulting to executive leaders. Initial client engagement included establishment of a Program Management Office, including developing and implementing a program organization and governance structure, as well as project management processes.

Starbucks Coffee Company, Seattle WA

1996 - 2010

Vice President, IT Business & Project Management (2004 - 2010)

Interim Executive Leader, HR Systems Team (2008 - 2009)

Interim Executive Leader, Information Security & Services Team (2009-2010)

Responsible for establishing and leading business operations functions for a large, centralized IT organization. Led the creation and implementation of the IT Business and Project Management organization with over 60 employees across a diverse set of functional areas including IT Program Management Office, Portfolio and Resource Management, Governance, Strategic Planning, IT Financial Management and Cost Optimization, Enterprise Telecom and Network Cost Management, Strategic Vendor Management, IT Effectiveness, and IT Audit Compliance.

Director, IT Finance and PMO (2001 - 2004)

Manager, IT Finance (1998 - 2001)

Senior Financial Analyst, Corporate Development (1996 - 1998)

U.S. Bank of Washington, Kennewick, WA

1992 - 1996

Assistant Vice President, Commercial Account Officer

- Developed new business, enhanced client relationships and increased bank profitability by cross-selling bank products and services, meeting or exceeding growth and credit quality goals for each year.
- Increased professional client base, establishing first portfolio of private banking clients in market.
- Evaluated, granted and/or recommended credit requests for commercial clients, and negotiated terms and conditions of loans based upon perceived risk and profitability.
- Delivered presentations covering topical banking issues to community organizations, local trade shows and economic development forums.

Puget Sound Bank, Seattle, WA

1989 - 1992

Commercial Loan Support Officer (1991-1992)

- Evaluated commercial credit requests for commercial loan clients using financial statement analysis tools such as trend analysis, projection and sensitivity analysis, ratio, cash flow and management analysis.
- Conducted business development activities increasing bank's market share and contribute to overall growth.

Credit Analyst/Credit Analyst Supervisor (1989 - 1991)

- Analyzed corporate financial statements, cash flows, ratios and projections to evaluate past, present and future financial strength of commercial borrowers and assist commercial loan officers in the determining credit worthiness.
- Supervised three credit analysts and one management trainee.

Republic Bank, Torrance, CA

1989

- New Accounts and Customer Service supervisor, responsible for meeting with new and existing bank customers to understand their deposit account needs and recommend suitable bank services and accounts.
- Responsible for explaining account details to customer to ensure their understanding of the rules and requirements of bank products. Also responsible for documenting accurate customer information and processing documents necessary to open new accounts.
- Provided back-up customer service support during busy periods and other special projects as assigned.

Nueces National Bank, Corpus Christi, TX

1984-1987

- Promoted to New Accounts Representative, from back-office customer support role. Responsible for meeting with new and existing bank customers to understand their checking, savings, CD/IRA or other deposit account needs and recommend suitable bank services and accounts.

- Responsible for explaining account details to customer to ensure their understanding of the rules and requirements of bank products. Also responsible for documenting accurate customer information and processing documents necessary to open new accounts.
- Attended business banking customer meetings with commercial loan officers to provide information regarding bank's deposit account products, rates and other services.
- Provided back-up customer service support during busy periods and other special projects as assigned.

EDUCATION

Bachelor of Business Administration, emphasis in Finance; Texas A&M Corpus Christi

Northwest Intermediate Commercial Lending School; University of Portland

Graduate School of Business Executive Education; University of Chicago

- Strategic Business Leadership: Creating and Delivering Value
- Information Technology for non-IT Managers: Foundations of e-business

Stanford Center for Professional Development

- Advanced Project Management Program: Mastering the Project Portfolio

COMMUNITY INVOLVEMENT

Secretary, Texas A&M Corpus Christi National Alumni Board, 2014-2016
President, PEO International, (Philanthropic Education Organization), 2015-2016
Cruising Co-Chair, Corpus Christi Yacht Club, 2015
Leadership Corpus Christi, Class 42, 2013
Parent Board Member, Holy Names Academy, Seattle, WA 2009- 2011
Volunteer, Technology Access Foundation, Seattle, WA, 2008-2010
Board Member, Tri-Cities Corporate Council for the Arts, Richland, WA, 3 years
Campaign Team Leader, United Way, Richland Washington, 2 years
Business Consultant, Junior Achievement, Richland, WA, 2 years
Student Mentor, Partners in Public Education, Seattle, WA, 1 year