



ANNUAL MEMBERSHIP MEETING

AGENDA JUNE 15, 2026, 5:00 PM

- I. Welcome
- II. Approval of the Minutes from the 2025 Annual Meeting p. 3
 - A. *June 16, 2025, Annual Meeting
- III. Year-in-Review
 - A. Year-End Activity Report
 - B. *Financial Report p. 5
- IV. Election of New Board Members
 - A. Nominating Committee Report
 - B. Nominations from the Floor
 - C. *Close Nominations
 - D. Introduction of Candidates p. 15
 - E. Election of Board Members p. 17
 - F. Announcement of Results will be made on the website
<https://www.downtownknoxville.org/alliance/board> by July 1
- V. *Approval of Fiscal Year 2026-2027 Budget p. 19
- VI. Old Business
- VII. New Business
 - A. Tentative Dates for upcoming Board Meetings p. 20
[downtownknoxville.org/about/meetings/](https://www.downtownknoxville.org/about/meetings/)
- VIII. Public Forum
- IX. Adjournment

*Denotes action items.

2027 Annual Meeting will be held on Monday, June 21, 2027, at 5:00 pm

MINUTES FROM THE 2025 ANNUAL MEETING

The 2025 Annual Meeting of the members of the Downtown Knoxville Alliance (DKA) convened on Monday, June 16, 2025, 5:00 p.m. at 100 S. Gay Street.

Board members present included board chair, Mary Katherine Wormsley, Natalea Cummings, Faris Eid, Nikki Elliott, Vince Fusco, Gay Lyons, and Bobby McCarter. DKA and Knoxville Chamber staff in attendance included: Callie Blackburn, Michele Hummel, Karen Kakanis, and Angela Lunsford.

I. Welcome

Mary Katherine Wormsley, chair, called the meeting to order and thanked everyone for attending. She announced that a quorum of membership was present in person and by proxy.

II. Approval of Minutes from 2024 Annual Meeting

Mary Katherine Wormsley called for approval of the minutes from the 2024 Annual Meeting. Natalea Cummings made a motion to approve the minutes as presented. Vince Fusco seconded the motion, and the minutes were approved as presented.

III. Year in Review

A. Activities Report

Mary Katherine Wormsley highlighted the projects, programs, and services DKA accomplished during the Fiscal Year 2024 – 2025.

B. Financial Report

The Corporation's financial report was presented, explaining the various reports included in the agenda materials. Gay Lyons made a motion to approve the financial report. Nikki Elliott seconded the motion, and the financials were approved as presented.

IV. Election of New Board Members

A. Nominating Committee Report

Mary Katherine Wormsley presented the Nominating Committee Report. She noted the committee met on May 22. They reviewed the responsibilities, the process, and the policies for nominations. After identifying potential nominees, DKA staff verified that all nominees were eligible and willing to serve on the Board. All nominees were then placed on the ballot, which was included in the agenda packet mailed to DKA members before the Annual Meeting.

B. Nominations from the Floor

Mary Katherine Wormsley opened the floor to nominations. There were no nominations.

C. Close Nominations

With no nominations from the floor, a motion to close nominations was made by Bobby McCarter and seconded by Faris Eid, which was unanimously approved.

D. Introduction of Candidates

Mary Katherine Wormsley asked the nominees to introduce themselves.

E. Election of Board Members

Everyone voted and returned their completed ballot to DKA staff. An announcement of who was elected will be posted on our website after June 30.

Natalea Cummings (business representative) and Ilana Brodt (resident) were elected.

V. Approval of the Fiscal Year 2025 – 2026 Budget

Staff presented the budget for the Fiscal Year 2025 – 2026. Nikki Elliott made a motion to approve the budget. Gay Lyons seconded the motion, which was unanimously approved as presented.

VI. Old Business

There was no Old Business.

VII. New Business

A. Tentative Dates for FY 24-25 Board Meetings

The tentative dates for upcoming board meetings were included in the agenda packet mailed to members and are posted on the DKA website.

VIII. Public Forum

Several members mentioned the issues they are seeing with scooters in the downtown area. Many noted that they are a public nuisance, scattered throughout downtown, blocking accessible ramps and often driving on sidewalks and/or driving in the wrong direction of traffic. A comment was made regarding whether the ambassadors could assist with realigning the scooters to their correct placement or with the scooter company. Staff will follow up with the City on this problem.

IX. Adjournment

With no other business, Mary Katherine Wormsley declared the Annual Meeting adjourned and thanked everyone for attending.

Secretary

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD May 31, 2026

Jul '25 - Jun '26

OPERATING ACTIVITIES

Net Income	(162,140)
Adjustments to reconcile Net Income to net cash provided by operations:	
1110 - Other Receivable	(5,341)
1350 - Prepaid Expenses	12,158
1750 - Accumulated Depr - Leaseholds	219
1760 - Accumulated Depr - Furniture	485
2020 - Accounts Payable	75,748
2600 - Accrued Payables	(183,000)
Net cash provided by Operating Activities	(261,872)
INVESTING ACTIVITIES	-
1650 - Leashold Improvements	-
Net cash provided by Financing Activities	-
Net cash increase/(decrease) for period	(261,872)
Cash at beginning of period	1,885,267
Cash at end of period	1,623,394

Current Liabilities (104,387)

 Accrued Payables (311,978)

Accounts receivable and Other 12,945

Prepaid Expenses 17,034

Fixed Assets 52,448

 Subtotal **(333,938)**

Projected Remaining Budgeted Income (Expenses)

 Revenue -

 Development (85,000)

 Quality of Life (119,929)

 Business Support (3,150)

 Marketing/Sponsorships (21,132)

 Administration (35,933)

Subtotal **(265,144)**

Projected Cash - Before Minimum Reserve **1,024,312**

Minimum Cash Balance - Reserve (150,000)

Projected Cash Availability 874,312

Downtown Knoxville Alliance
Statement of Cash Flows
Fiscal YTD May 31, 2026

Project	Grants	Permit Date	Comp Date	Accrued	YE 6/30/2026	Total
314 Union Ave (COK)	250,000			9/30/2022	0	0
Art & Cultural Alliance	10,000			6/30/2024	0	0
	<u>260,000</u>				<u>0</u>	<u>0</u>

* City approval required

Note: Farragut Building/Hyatt Place, 530 S. Gay Street

In 2015, DKA Board agreed to receive \$4,578 and abate the increased incremental assessments during the project's 25-year PILOT term which ends 3/17/41.

Note: Church + Henley formerly State Supreme Court, 700 Henley Street

In 2019, DKA approved a 10-year abatement of the incremental assessment for the State Supreme Court project starting 48 months after developers close on the two parcels to allow for construction and project stabilization. DKA will continue to receive assessments for both properties based on the acquisition cost. DKA's assessment is expected to be approx. \$3,208 during the abatement time. The City's 25 year PILOT term ends 3/4/48. The property closed on 9/30/19. DKA's abatement ends 9/30/2033.

Downtown Knoxville Alliance
Budget Variance Report
For the 11 Periods Ended May 31, 2026

	July 2025 - May 2026			July 2025 - June 2026		
	Actual	Budget	Variance	Budget	Remaining	8% Remaining
Income						
4020 CBID Assessment	1,196,166	1,100,000	(96,166)	1,200,000	3,834	0%
4100 Interest on Cash Reserves	55,101	27,500	(27,601)	30,000	(25,101)	-84%
Total Income	\$ 1,251,267	\$ 1,127,500	\$ (123,767)	\$ 1,230,000	\$ (21,267)	-2%
Gross Profit	\$ 1,251,267	\$ 1,127,500	\$ (123,767)	\$ 1,230,000	\$ (21,267)	-2%
Expenses						
5100 Business Support						
5150 Merchant Support	46,850	45,833	(1,016)	50,000	3,150	6%
Total 5100 Business Support	\$ 46,850	\$ 45,833	\$ (1,016)	\$ 50,000	\$ 3,150	6%
5200 Development						
5205 Special Projects	15,000	91,667	76,667	100,000	85,000	85%
5225 Path to Prosperity	15,000	13,750	(1,250)	15,000	-	0%
Total 5200 Development	\$ 30,000.00	\$ 105,416.67	\$ 75,416.67	\$ 115,000.00	\$ 85,000.00	74%
5300 Marketing Expenses						
5305 Advertising	59,772	55,000	(4,772)	60,000	228	0%
5306 Print & Content Dev.	56,149	55,000	(1,149)	60,000	3,851	6%
5360 Sponsorships - Events	129,300	114,583	(14,717)	125,000	(4,300)	-3%
5364 Downtown Scavenger Hunt	3,550	18,333	14,783	20,000	16,450	82%
5375 Website	28,410	27,500	(910)	30,000	1,590	5%
5376 Brand Refinement	6,687	9,167	2,479	10,000	3,313	33%
Total 5300 Marketing Expenses	\$ 283,868	\$ 279,583	\$ (4,284)	\$ 305,000	\$ 21,132	7%
5400 Administration						
5415 Office Lease Expenses	13,630	20,167	6,536	22,000	8,370	38%
5420 Meals/Lodging/Travel	4,667	5,500	833	6,000	1,333	22%
5430 Office Expenses	11,431	7,333	(4,098)	8,000	(3,431)	-43%
5435 Bank Fees	150	183	34	200	50	25%
5440 Postage	1,895	2,292	396	2,500	605	24%
5450 Professional Svc	11,374	11,000	(374)	12,000	626	5%
5460 Services Contract	200,928	203,546	2,618	222,050	21,122	10%
5465 Professional Dev.	6,257	11,917	5,660	13,000	6,743	52%
5480 Software	1,040	1,375	335	1,500	460	31%
5490 Insurance D&O	846	825	(21)	900	54	6%
Total 5400 Administration	\$ 252,217	\$ 264,138	\$ 11,920	\$ 288,150	\$ 35,933	12%
5650 Quality of Life						
5655 Security	53,799	110,000	56,201	120,000	66,201	55%
5657 Ambassador Program	156,915	156,915	-	171,180	14,265	8%
5659 Beautification	50,305	41,250	(9,055)	45,000	(5,305)	-12%
5663 Open Street Activation	232	9,167	8,935	10,000	9,768	98%
5664 Initiatives from Survey	90,000	114,583	24,583	125,000	35,000	28%
Total 5650 Quality of Life	\$ 351,251	\$ 431,915	\$ 80,664	\$ 471,180	\$ 119,929	25%
6000 Depreciation Expense	7,714.80	-	(7,714.80)			
Total Expenses	\$ 971,900	\$ 1,126,886	\$ 154,985	\$ 1,229,330	\$ 265,144	22%
Net Income	\$ 279,367	\$ 614	\$ (278,752)	\$ 670	\$ (286,411)	

Accrued Payables at 05.31.26

City of Knoxville (314 Union Ave) accrued 9/30/22	FY23	\$	250,000.00
Market Square Power Wash (total of 2)	FY24	\$	3,200.00
Marketing/branding/activation requests COK street closures	FY24	\$	3,937.52
Art & Cultural Alliance - Emporium Project	FY24	\$	10,000.00
Sustainable Solutions - Cigarette Litter Prevention & Recycling	FY26	\$	3,190.48
East TN History Center - For 2026 Programming	FY26	\$	5,000.00
Knoxville Museum of Art for 2026 Programming	FY26	\$	5,000.00
Big Ears Festival - March 26-29, 2026	FY26	\$	5,000.00
Rossini Festival - April 18-19,2026	FY26	\$	2,500.00
2026 Old City Market & 1st Friday Block Parties	FY26	\$	5,000.00
2026 Open Streets Knoxville - May 17, 2026	FY26	\$	1,650.00
Children's Festival of Reading - May 16, 2026	FY26	\$	2,500.00
Synnergy Fest & Make Music Day - June 14-17, 2026	FY26	\$	1,500.00
Chalk Walk April 11, 2026 & Dogwood Arts Fest April 24-26, 2026	FY26	\$	5,000.00
13th Knox Asian Festival at World's Fair Park - August 29-30, 2026	FY26	\$	2,500.00
City of Knoxville Concerts on the Square	FY26	\$	2,000.00
Old City Association Rhinestone Fest - June 5-6, 2026	FY26	\$	1,500.00
European Culture Festival - August 16, 2026	FY26	\$	2,500.00
		\$	311,978.00

Downtown Knoxville Alliance

Statement of Cash Flows

May 2026

	TOTAL
OPERATING ACTIVITIES	
Net Income	(162,140.01)
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1110 Other Receivable	(5,341.44)
1350 Prepaid Expenses	12,158.13
1750 Accumulated Depreciation:Accumulated Depr - Leaseholds	218.75
1760 Accumulated Depreciation:Accumulated Depr - Furniture	484.67
2020 Acc. Payable:Accounts Payable	75,747.70
2600 Accrued Payables	(183,000.00)
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	(99,732.19)
Net cash provided by operating activities	\$ (261,872.20)
NET CASH INCREASE FOR PERIOD	\$ (261,872.20)
Cash at beginning of period	1,885,266.59
CASH AT END OF PERIOD	\$1,623,394.39

Downtown Knoxville Alliance
Balance Sheet
As of May 31, 2026

	As of May 31, 2026	As of May 31, 2025 (PY)	Change	% Change
ASSETS				
Current Assets - Bank Accounts				
1000 Cash & Cash Equiv.				
1012 First Bank Checking	(20,000.84)	(17,570.50)	(2,430.34)	-13.83%
1014 First Bank ICS	1,382,608.33	1,352,995.96	29,612.37	2.19%
1020 Investments - Cert Dep and MM				
1022 FirstBank CD 0680	-	103,966.25	(103,966.25)	-100.00%
1036 Home Federal CD 2895	260,786.90	250,611.26	10,175.64	4.06%
1037 First Century CD 0328	-	256,981.97	(256,981.97)	-100.00%
1038 Truist CD 6084	-	253,947.23	(253,947.23)	-100.00%
Total 1020 Investments - Cert Dep and MM	\$ 260,786.90	\$ 865,506.71	\$ (604,719.81)	-69.87%
Total 1000 Cash & Cash Equiv.	\$ 1,623,394.39	\$ 2,200,932.17	\$ (577,537.78)	-26.24%
Total Bank Accounts	\$ 1,623,394.39	\$ 2,200,932.17	\$ (577,537.78)	-26.24%
Accounts Receivable				
1110 Other Receivable	10,814.58	19,627.94	(8,813.36)	-44.90%
Total Accounts Receivable	\$ 10,814.58	\$ 19,627.94	\$ (8,813.36)	-44.90%
Other Current Assets				
1350 Prepaid Expenses	17,033.64	14,548.26	2,485.38	17.08%
Total Other Current Assets	\$ 17,033.64	\$ 14,548.26	\$ 2,485.38	17.08%
Total Current Assets	\$ 1,651,242.61	\$ 2,235,108.37	\$ (583,865.76)	-26.12%
Fixed Assets				
1650 Leasehold Improvements	15,750.00	12,500.00	3,250.00	26.00%
1660 Furniture & Equipment	44,412.62	-	44,412.62	
1700 Accumulated Depreciation				
1750 Accumulated Depr - Leaseholds	(2,383.43)	-	(2,383.43)	
1760 Accumulated Depr - Furniture	(5,331.37)	-	(5,331.37)	
Total 1700 Accumulated Depreciation	\$ (7,714.80)	\$ -	\$ (7,714.80)	
Total Fixed Assets	\$ 52,447.82	\$ 12,500.00	\$ 39,947.82	319.58%
Other Assets				
1925 Security Deposit	2,130.48	-	2,130.48	
Total Other Assets	\$ 2,130.48	\$ -	\$ 2,130.48	
TOTAL ASSETS	\$ 1,705,820.91	\$ 2,247,608.37	\$ (541,787.46)	-24.11%
LIABILITIES AND EQUITY				
Current Liabilities - Accounts Payable				
2020 Accounts Payable	104,386.68	39,024.25	65,362.43	167.49%
Total 2000 Acc. Payable	\$ 104,386.68	\$ 39,024.25	\$ 65,362.43	167.49%
Total Accounts Payable	\$ 104,386.68	\$ 39,024.25	\$ 65,362.43	167.49%
Other Current Liabilities				
2600 Accrued Payables	311,978.00	1,094,312.49	(782,334.49)	-71.49%
Total Other Current Liabilities	\$ 311,978.00	\$ 1,094,312.49	\$ (782,334.49)	-71.49%
Total Current Liabilities	\$ 416,364.68	\$ 1,133,336.74	\$ (716,972.06)	-63.26%
Total Liabilities	\$ 416,364.68	\$ 1,133,336.74	\$ (716,972.06)	-63.26%
Equity				
3900 Change in NA - unrestricted	1,010,089.64	634,936.90	375,152.74	59.09%
Net Income	279,366.59	479,334.73	(199,968.14)	-41.72%
Total Equity	\$ 1,289,456.23	\$ 1,114,271.63	\$ 175,184.60	15.72%
TOTAL LIABILITIES AND EQUITY	\$ 1,705,820.91	\$ 2,247,608.37	\$ (541,787.46)	-24.11%

Downtown Knoxville Alliance
Profit and Loss
May 2026

	May 2026	May 2025 (PY)	Change	% Change
Income				
4020 CBID Assessment	10,814.58	19,627.94	(8,813.36)	-44.90%
4100 Interest on Cash Reserves	3,733.23	4,067.73	(334.50)	-8.22%
Total Income	\$ 14,547.81	\$ 23,695.67	\$ (9,147.86)	-38.61%
Gross Profit	\$ 14,547.81	\$ 23,695.67	\$ (9,147.86)	-38.61%
Expenses				
5100 Business Support				
5150 Merchant Support	358.34	285.20	73.14	25.65%
Total 5100 Business Support	\$ 358.34	\$ 285.20	\$ 73.14	25.65%
5300 Marketing Expenses				
5305 Advertising	319.50	4,746.28	(4,426.78)	-93.27%
5306 Print and Content Development	1,440.00	12,797.09	(11,357.09)	-88.75%
5360 Sponsorships - Events	19,500.00	15,000.00	4,500.00	30.00%
5364 Downtown Scavenger Hunt	-	3,845.08	(3,845.08)	-100.00%
5375 Website	550.00	824.62	(274.62)	-33.30%
Total 5300 Marketing Expenses	\$ 21,809.50	\$ 37,213.07	\$ (15,403.57)	-41.39%
5400 Administration				
5415 Office Lease Expenses	470.08	-	470.08	
5420 Meals/Lodging/Travel	-	402.00	(402.00)	-100.00%
5430 Office Expenses	3,149.46	636.86	2,512.60	394.53%
5440 Postage	1,607.17	473.34	1,133.83	239.54%
5460 Services Contract	24,242.64	20,348.00	3,894.64	19.14%
5480 Software	87.95	75.38	12.57	16.68%
5490 Insurance D&O	108.27	70.84	37.43	52.84%
Total 5400 Administration	\$ 29,665.57	\$ 22,006.42	\$ 7,659.15	34.80%
5650 Quality of Life				
5655 Security	-	4,578.75	(4,578.75)	-100.00%
5657 Ambassador Program	14,265.00	14,265.00	-	0.00%
5659 Beautification	34,654.00	98.00	34,556.00	35261.22%
5663 Open Street Activation	231.99	-	231.99	
5664 Initiatives from Survey	75,000.00	-	75,000.00	
Total 5650 Quality of Life	\$ 124,150.99	\$ 18,941.75	\$ 29,977.25	555.44%
6000 Depreciation Expense	703.42	-	703.42	
Total Expenses	\$ 176,687.82	\$ 78,446.44	\$ 98,241.38	125.23%
Net Operating Income	\$ (162,140.01)	\$ (54,750.77)	\$ (107,389.24)	-196.14%
Net Income	\$ (162,140.01)	\$ (54,750.77)	\$ (107,389.24)	-196.14%

Downtown Knoxville Alliance

A/R Aging Summary

As of May 31, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
City of Knoxville.	10,814.58					\$10,814.58
TOTAL	\$10,814.58	\$0.00	\$0.00	\$0.00	\$0.00	\$10,814.58

Downtown Knoxville Alliance

A/P Aging Summary

As of May 31, 2026

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Card Services Center - Mastercard	2,920.53					\$2,920.53
City of Knoxville-Waste & Resources	75,000.00					\$75,000.00
Knoxville Chamber	26,466.15					\$26,466.15
TOTAL	\$104,386.68	\$0.00	\$0.00	\$0.00	\$0.00	\$104,386.68

Downtown Knoxville Alliance
Uncleared Checks Report
as of May 31, 2026

Date	Transaction Type	Num	Name	Amount
05/08/2026	Bill Payment (Check)	2949	Visit Knoxville	(2,200.00)
05/22/2026	Bill Payment (Check)	2956	Keep Knoxville Beautiful	(1,300.00)
05/22/2026	Bill Payment (Check)	2957	Able Trade LLC	(2,250.00)
05/29/2026	Bill Payment (Check)	2962	Southern Bloom Social	(1,440.00)
05/29/2026	Bill Payment (Check)	2963	Asian Culture Center of TN	(2,500.00)
05/29/2026	Bill Payment (Check)	2964	City of Knoxville Office of Special Events	(2,000.00)
05/29/2026	Bill Payment (Check)	2965	Historic Old City Association	(1,500.00)
05/29/2026	Bill Payment (Check)	2966	WDVX	(5,000.00)
05/29/2026	Bill Payment (Check)	2967	KUB	(104.00)
05/29/2026	Bill Payment (Check)	2968	Chubb	(2,417.00)
				(20,711.00)
				(20,711.00)

KNOXVILLE CBID MANAGEMENT CORPORATION

BIOGRAPHIES FOR BOARD DIRECTOR NOMINEES

Business Representative Candidates

Heather Beck MBA, APR, WELL AP

Heather Beck is Vice President and Director of Communications at BarberMcMurry Architects, a 111-year-old firm located on Market Square. She oversees BMA's communications, marketing, and community engagement efforts, as well as culture and human resources. Community engagement, particularly with the downtown community, is important to her. As a volunteer or Board member, she serves the Downtown Knoxville Alliance Marketing Committee, East Tennessee Children's Hospital, Girls Inc. of the Tennessee Valley, Humane Society Tennessee Valley, Pellissippi State Community College Foundation, and Knoxville Chamber Board of Directors.

Matthew Cummings

Matthew Cummings operates Pretentious Glass Co, a glassblowing/sculpture studio, and Pretentious Beer Co, a brewery, in the Old City. He is currently co-chair for Dogwood Arts and active with many other organizations.

Matthew received a Bachelor of Fine Art from Centre College and a Masters of Fine Art from Illinois State University; one of the oldest glass programs in the US. Matthew leads a multifaceted life, alternating between contemporary art, product design, beverage production, photography, music, and illustration, allowing each to influence the other.

On the Art side, he has exhibited nationally including SOFA Chicago and Glass Weekend at Wheaton. As for product design, Matthew is an industry-leading designer for craft beverage glassware design, founding Pretentious Glass Co in 2012, and the award-winning Pretentious Beer Co in 2016. The combination of these many worlds leads to glassware designs that are sculpturally based and take into account the physical act of consumption; and Art objects that take into account the viewer and everyday interaction with the sculpture.

Aaron Thompson

Aaron Thompson is a Knoxville-based hospitality entrepreneur, certified sommelier, and restaurateur known for building award-winning food and beverage experiences rooted in culture, creativity, and community. As co-owner of Brother Wolf, Osteria Stella, and Lilou Brasserie, Aaron has helped shape one of the Southeast's most respected hospitality groups through a blend of elevated service, thoughtful beverage programs, and immersive guest experiences.

Aaron joined Sapphire, one of downtown Knoxville's first cocktail bars, in 2005 as part of the original opening staff behind the bar. Over the next several years, he advanced from bartender to Bar Manager, then General Manager, before becoming Owner/Operator in 2008. Under Aaron's leadership, Sapphire became widely recognized for helping pioneer Knoxville's modern cocktail culture and served as a cornerstone of the city's evolving hospitality scene through 2020, laying the foundation for many of the concepts and beverage philosophies that followed.

A Certified Sommelier with certifications from the Court of Master Sommeliers and the Wine & Spirit Education Trust (WSET), Aaron brings a deep knowledge of wine, spirits, and hospitality to every concept he helps create. Passionate about French and Italian culture, with a focus on organic and biodynamic wine production, he curates dynamic beverage programs centered on native varietals, intentional pairings, and authentic storytelling.

Aaron's work and hospitality concepts have been recognized by publications including Esquire, Bon Appétit, Wine Spectator, Forbes, Vogue, Epicurious, Chilled Magazine, and Men's Journal. Together with partner Jessica "Rabbit" King, he has helped elevate Knoxville's culinary and cocktail scene onto the national stage through spaces that balance sophistication with warmth, creating environments where exceptional food, wine, cocktails, and community naturally intersect.

Beyond operations and concept development, Aaron is deeply involved in mentorship, beverage education, and the continued evolution of modern hospitality culture. Whether developing a new concept, leading teams, or curating world-class guest experiences, he approaches hospitality with authenticity, curiosity, and an unwavering commitment to excellence.

Stakeholder Representative Candidate

Courtney Bergmeier

Courtney Bergmeier is the Executive Director of the historic Bijou Theatre in downtown Knoxville, a role she has held since 2021 after joining the organization in 2015. Under her leadership, the Bijou has experienced significant growth in programming, community engagement, and fundraising while continuing to preserve and celebrate Knoxville's cultural heritage. A University of Tennessee graduate, Courtney has lived in and around downtown Knoxville since 2010 and is passionate about historic preservation, vibrant public spaces, and the role the arts play in strengthening community.

Jennifer Montgomery

Jennifer Montgomery is the Principal Broker of Wallace Real Estate downtown. She has been a local real estate agent for more than twenty years.

Her work began with Wallace Real Estate after graduating from the University of Tennessee with a Master of Science in Urban and Regional Planning. Jennifer works with residential and commercial clients and customers. Her work includes many listings and sales in and around downtown. She is a recognized real estate agent in historic neighborhoods and districts. She also has excellent experience with farm property. Her work ranges from renovation ready to luxury properties. Jennifer loves history and incorporates her knowledge into her work. She writes a history blog and hosts walking tours through Local Lore Knoxville. Her latest walks have been focused downtown. Jennifer has lived in a variety of city neighborhoods over many years and owns a small farm that she shares with her dogs and horses.

Jennifer has also participated in the Tennessee Master Gardener program and is a supporter of Tennessee Smart Yards.

Katie Spencer

Katie Spencer serves as Director of Advancement at Knoxville Opera, where she leads fundraising, marketing, audience engagement, and community partnerships for one of East Tennessee's leading arts organizations. With a background in performing arts, nonprofit leadership, and marketing strategy, she is passionate about creating experiences that strengthen community connection and contribute to the cultural and economic vitality of Downtown Knoxville.

A Knoxville-based arts advocate and creative leader, Katie has helped grow major community events, corporate sponsorship initiatives, and public-facing arts programming that bring residents and visitors into the downtown district. Her work focuses on building meaningful partnerships between arts, business, and community organizations while creating accessible, engaging cultural experiences.

Katie holds a master's degree in Vocal Performance from Manhattan School of Music and has spent her career working at the intersection of creativity, leadership, and community impact. She is deeply invested in the continued growth and vibrancy of Downtown Knoxville as a place where arts, culture, small business, and community thrive together.

KNOXVILLE CBID MANAGEMENT CORPORATION

ANNUAL MEETING ELECTION BALLOT

Membership will elect two board positions – one business and one stakeholder. Their term starts July 1, 2026, serving a three-year term ending June 30, 2029.

Business

(select **one** of the following candidates)

_____ Heather Beck – BarberMcMurry Architects

_____ Matthew Cummings – Pretentious Glass Company, Pretentious Beer Company

_____ *Aaron Thompson – Brother Wolf, Osteria Stella, and Lilou Brasserie

_____ (write-in candidate if someone is nominated from the floor)

Stakeholder

(select **one** of the following candidates)

_____ *Courtney Bergmeier – Bijou Theatre

_____ Jennifer Montgomery – Wallace Real Estate

_____ Katie Spencer – Knoxville Opera

_____ (write-in candidate if someone is nominated from the floor)

*Indicates the person is a DKA property owner.

Election results will be verified by Bible Harris Smith and can be found on our website at:
downtownknoxville.org/alliance/board/ after July 1, 2026.

**PLEASE GET YOUR BALLOT FROM STAFF IF YOU ARE A
DKA PROPERTY OWNER**

Downtown Knoxville Alliance
Budget for FY 26-27

	AMENDED FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
Income			
CBID Tax Assessment	\$ 1,125,000	\$ 1,200,000	\$ 1,237,000
Investment Income	\$ 38,000	\$ 30,000	\$ 30,000
Total Income	\$ 1,163,000	\$ 1,230,000	\$ 1,267,000
Expenses			
Business Support	\$ 50,000	\$ 50,000	\$ 55,000
Total Business Support	\$ 50,000	\$ 50,000	\$ 55,000
Development			
Economic Impact Program	\$ 100,000	\$ 100,000	\$ 100,000
Maker's City			
Prosperity Through Innovation	\$ 15,000	\$ 15,000	\$ 15,000
Total Development	\$ 115,000	\$ 115,000	\$ 115,000
Marketing Expenses			
Advertising General	\$ 50,000	\$ 60,000	\$ 65,000
Print & Content Development	\$ 55,000	\$ 60,000	\$ 65,000
Website-all committees	\$ 30,000	\$ 30,000	\$ 30,000
Events and Sponsorships	\$ 110,000	\$ 125,000	\$ 140,000
Brand Refinement	\$ 25,000	\$ 10,000	\$ 10,000
Downtown Scavenger Hunt	\$ 20,000	\$ 20,000	\$ 20,000
Total Marketing Expenses	\$ 290,000	\$ 305,000	\$ 330,000
Quality of Life			
Security	\$ 140,000	\$ 120,000	\$ 148,000
Ambassador Program	\$ 130,766	\$ 171,180	\$ 171,180
Beautification	\$ 35,000	\$ 45,000	\$ 60,000
Trash Compactor	\$ 75,000	\$ -	\$ -
Open Street Activation	\$ 10,000	\$ 10,000	\$ 5,000
Initiatives from Survey		\$ 125,000	\$ 85,000
Total Quality of Life	\$ 390,766	\$ 471,180	\$ 469,180
Administration			
Meals/Lodging/Travel	\$ 6,000	\$ 6,000	\$ 6,000
Rent, Insurance, etc	\$ 65,000	\$ 22,000	\$ 22,000
Office Expense/Supplies	\$ 7,500	\$ 8,000	\$ 8,000
Bank Fees	\$ 200	\$ 200	\$ 200
Postage	\$ 2,500	\$ 2,500	\$ 2,500
Professional Development	\$ 6,000	\$ 13,000	\$ 13,000
Professional Services	\$ 12,000	\$ 12,000	\$ 12,000
Services Contract	\$ 244,173	\$ 222,050	\$ 228,280
Insurance Directors/Officers	\$ 900	\$ 900	\$ 900
Software	\$ 1,500	\$ 1,500	\$ 2,500
Total Administration	\$ 345,773	\$ 288,150	\$ 295,380
Total Expenses	\$ 1,191,539	\$ 1,229,330	\$ 1,264,560
Change in NAV	\$ (28,539)	\$ 670	\$ 2,440

DOWNTOWN KNOXVILLE ALLIANCE 2026 – 2027 BOARD MEETINGS

July 20, 2026 - 11:30 am

August 17, 2026 – 11:30 am

September 21, 2026 - 11:30 am

October 19, 2026 - 11:30 am

November 16, 2026 - 11:30 am

December 21, 2026 - 11:30 am

January 25, 2027 - 11:30 am (moved due to MLK Day holiday)

February 15, 2027 - 11:30 am (budget workshop at 10:00 am)

March 15, 2027 - 11:30 am

April 19, 2027 - 11:30 am

May 17, 2027 - 11:30 am

June 21, 2027 - 5:00 pm (Annual Meeting & June Board Meeting)