



*The El Paso Downtown Management District Board of Directors meeting will be held Thursday, February 27, 2020 at 11:30 a.m. at the United Bank Building Conference Room of the United Bank Building, 401 E. Main Dr., El Paso, Texas*

**AGENDA:**

1. Call meeting to order.

**NOTICE TO THE PUBLIC**

*All matters listed under the CONSENT AGENDA will be considered by the Downtown Management District (DMD) Board to be routine and will be enacted by one motion unless separate discussion is requested by Board Members. Prior to the vote, members of the audience may ask questions regarding items on the consent agenda. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The Board may, however, reconsider any item at any time during the meeting. The wording of all agenda items shall appear in the minutes of this meeting of the DMD Board of Directors as posted, unless otherwise revised by this or other motion of the Board, without the necessity of reading the wording of each item into the record.*

**CONSENT AGENDA**

2. Approval of Minutes:
  - a. January 23, 2020 Board of Directors Meeting
3. DMD January Investment Report
  - a. TexPool Accounts – balance, rate and status

FILED FOR RECORD  
IN MAY OFFICE  
2020 FEB 24 AM 10:43  
COUNTY CLERK  
EL PASO COUNTY, TEXAS

**REGULAR AGENDA**

4. Committee Report: Finance Committee – Chair Wayne Soza
  - a. Monthly Financial Summary
5. Committee Report: Grant Programs Update – Chair Jamie Gallagher
  - a. Grant Programs Status/Fund Balance Report
6. Discussion and Action for Approval of a Reimbursement Grant Agreement for the Downtown Commercial Façade Improvement Grant Program.
  - a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Commercial Façade Improvement Grant Program for property located at 210 N. Campbell (FAC 19-01) in the amount of \$1,968.75 with said project to be completed in accordance with the execution of the Agreement.
7. Discussion and Action to amend the Reimbursement Grant Agreement for the Downtown Commercial Façade Improvement Grant Program.
  - b. That the Executive Director be authorized to sign an amended Reimbursement Grant Agreement for the Downtown Commercial Façade Improvement Grant Program for property located at 806 Texas Ave. (FAC 18-04) in the amount of \$23,864.50, an increase of \$1,175.00, with said project to be completed in accordance with the execution of the Agreement.
8. Discussion and Possible Action for Approval of Amendments to the Program Guidelines for the Downtown Commercial Façade Improvement Grant Program, the Downtown Iconic Signage & Lighting Grant Program, the Downtown Mural Grant Program, and the Downtown Pedestrian Corridor Improvement Grant Program.
  - a. Applicant Eligibility of Tax-Exempt, Non-Governmental Properties
  - b. Classify demolition associated with improvement as an eligible expense
9. Committee Report: Infrastructure & Advocacy Committee – Chair Martin Morgades
  - a. City Historical Preservation Policy Revisions
10. Committee Report: Marketing Committee – Rudy Vasquez
  - a. Current & Upcoming DTEP Promotions
  - b. Social Media & INSIDER Distribution List

- c. DMD in the News

11. President's Report

- a. Edie Zuvanich Resignation
- b. 2020 Downtown Power Hour Luncheons

12. Executive Director's Report

- a. TIRZ No. 5 Update
- b. DMD 2019 Annual Report
- c. DMD/City of El Paso Interlocal Agreement Update
- d. Downtown Residential, Retail and Land Use Analysis

13. Discussion and Possible Action to partner with the City of El Paso in a comprehensive planning effort for the Downtown and Uptown areas, allocate up to \$50,000.00 to support such efforts, and authorize Board President or Executive Director to enter into any required agreements to facilitate such support. Identified deliverables include, but are not limited to:

- a. Commercial Market Analysis
- b. Housing Market Analysis
- c. Retail Market Analysis
- d. Land Use and Urban Design Strategies
- e. Implementation Strategies, Public Investment Strategies and Strategic Financing Opportunities

14. Construction & Event Update – Amy McQuillen

- a. Current/Upcoming Projects and Events

15. Economic Development Update by City of El Paso (Mirella Craig)

16. Call to the Public\* (no action)

17. Open Discussion of topics relevant to Downtown El Paso (no action)

18. Discussion of the Next Board Meeting – March 26, 2020 at 11:30 a.m. (no action)

19. Executive Session

*At any time during the Board Meeting, the Board may, upon motion and affirmative vote of a majority of the Board in attendance, retire into Executive Session pursuant to the Texas Government Code, Chapter 551, Sections 551.071 and 551.074(a) for the purpose of consultations with legal counsel and/or discussion of a specific matter permitted to be in Executive Session pursuant to Texas Law. Executive Session is a closed, private meeting of the Board at which the public may not attend. No action and no voting may occur in Executive Session. The Board will return to open session to take any final action on any item discussed in Executive Session, or if no action is necessary, to continue or adjourn the meeting, as appropriate. The items to be discussed in executive session, if any, include the topics listed on the agenda, and possibly the following specified item(s):*

- None

20. Adjourn

*\* Call to the Public is an opportunity for members of the public to bring topics and issues to the DMD Board's attention. The Call to the Public is reserved for items generated by the public. It is not for items already posted on the Board Meeting Agenda. Items that are brought up by the public may not be discussed among the Board members or acted upon by the Board, except for limited questions related directly to the topic or a discussion whether to post the public raised item on a future agenda. Individuals who would like to address the Board must sign up on the available form prior to the start of the meeting or submit the form electronically to the DMD Executive Director at least one hour prior to the start of the meeting. Each participant is limited to three minutes to make comments. Any group of five or more persons must appoint one person to present the group's views to the Board and will be limited to three minutes to make comments. Personal attacks, name-calling, and rude or slanderous remarks will not be tolerated.*

Posted this 24<sup>th</sup> day of February, 2020, at the El Paso County Courthouse, 500 E. San Antonio, El Paso, Texas; El Paso City Hall, 300 N. Campbell, and at the administrative office of the El Paso Downtown Management District, 201 E. Main, Suite 107, El Paso, Texas, pursuant to instructions of Jon Law, Vice President of the El Paso Downtown Management District.

BY:  Teresa Mais

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IN MY OFFICE  
2020 FEB 24 AM 10:44  
COUNTY CLERK  
EL PASO COUNTY, TEXAS