



Public Hearing and Special Meeting of the
El Paso Downtown Management District Board of Directors
Mike McQueen, President

The El Paso Downtown Management District Board of Directors Public Hearing and Special Meeting will be held Thursday, December 5, 2019 at 12:00 p.m. at the United Bank Building Conference Room of the United Bank Building, 401 E. Main Dr., El Paso, Texas

AGENDA:

1. Call to order.
2. Introduction of Downtown Management District Board Members, DMD Staff and Special Guests.
3. Opening of the Public Hearing regarding Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District
 - a. Explanation of Public Comment Process
4. Presentation by the Downtown Management District
 - a. Petition Process and Presentation of Petitions Received
 - b. Staff Presentation and Recommendation
5. Open Comment*
 - a. Receipt of any informal or formal comments, questions, objections to the Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District
 - b. Receipt of any testimony, proof, or objections to be offered regarding the Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District
6. Discussion and Action by the Downtown Management District Board of Directors in regards to the Petitions Requesting Annexation of New Properties into the El Paso Downtown Management District.
7. Executive Session

At any time during the Public Hearing and 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

8. Adjourn

** Individuals who would like to address the Board during Open Comment 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 26th day of November, 2019, 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, Teresa Mais

EL PASO DOWNTOWN MANAGEMENT DISTRICT

Minutes of the DMD Public Hearing and Special Board Meeting – December 5, 2019 Location: United Bank, 401 E. Main Drive, 1st Floor Conference Room, El Paso, Texas

Attendees: _____ **Total Members:** 19 **Quorum: 10 needed**

Total Members Present: 16

Bill Burton	Sam Legate	Steve Ortega	Peter Spier
Arlene Carroll	Ben Marcus	Eric Pearson	Brad Taylor
Jamie Gallagher	Mike McQueen	Laura Pople	Ruben Torres
Jon Law	Pacelli Mesta	Alejo Restrepo	Eddie Zuvanich

Total Members *Not* Present: 3

Martin Morgades Y.I. Santoscoy Wayne Soza

Ex-Officio Members: Tommy Gonzalez—El Paso City Manager

Staff: Joe Gudenrath; Teresa Mais; Rudy Vasquez; Analissa Carreon

Guests: Bob Blumenfeld & Gwen Pulido, Attorneys; Kent Waggoner—Texas Commission on Environmental Quality; David Stout and Carlos A. Martinez—Office of County Commissioner David Stout, Cris Canales—Office of City Council Representative Cissy Lizarraga

1. Call to order

Mike McQueen called the meeting to order at 11:59 am on December 5, 2019 at United Bank, 401 E. Main Drive, 1st Floor Conference Room, El Paso, Texas. Notice of the DMD Public Hearing and Special Board Meeting Agenda was posted at the El Paso County Courthouse, El Paso City Hall, and at the administrative office of the El Paso Downtown Management District, and on the downtownelpaso.com webpage by Teresa Mais on November 26, 2019 in accordance with the Texas Open Meeting Act on the dates indicated.

2. Introduction of Downtown Management District Board Members, DMD Staff and Special Guests.

McQueen gave a brief introduction of the DMD Board members, DMD staff and special guests.

3. Opening of the Public Hearing regarding Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District

a. Explanation of Public Comment Process

Joe Gudenrath gave an explanation of the public comment process. He stated that individuals addressing the Board sign up to speak and after the staff has conducted the presentation, the Board will invite those who signed up to speak one at a time. He further explained that each speaker should state their name for the record and will be given three minutes. This is in accordance with the DMD's Public Comment Policy. He stated that Board members should hold their comments until the conclusion of comments.

4. Presentation by the Downtown Management District

a. Petition Process and Presentation of Petitions Received

Gudenrath gave a presentation on the DMD Boundary Expansion Petition including the background, the requirements for consideration, and details about the proposed area of expansion. In addition, he presented the 13 petitions received in favor of expansion representing 37.46% of assessed value of the expansion area. He stated that four properties opposed.

b. Staff Presentation and Recommendation

Gudenrath stated that due to a lack of support at this time, the Board can either take no action or table the item with the intent to revisit in the future.

5. Open Comment*

- a. Receipt of any informal or formal comments, questions, objections to the Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District
Scott Walker stated that he was one of the property owners in the expansion area and he believes that this area is a part of Downtown El Paso. He stated that he would like for a six-month extension to happen in order to get more signatures. He stated that he would like to have private meetings with people who are on-the-fence about what the DMD does.
- b. Receipt of any testimony, proof, or objections to be offered regarding the Petition Requesting Annexation of New Properties Into the El Paso Downtown Management District
Gudenrath presented the notices of oppositions representing four properties including 315 Missouri Ave (owned by El Paso Scottish Rite Historical), 301 Missouri Ave (owned by El Paso Scottish Rite Historical), an unaddressed partial building on Missouri Ave (owned by El Paso Scottish Rite Historical), and 617 Franklin Ave owned by Franklin Ave Apartments, LLC. Gudenrath read the opposition by Renard Johnson of Franklin Ave Apartments, LLC.

6. Action by the Downtown Management District Board of Directors to Table the proposed boundary expansion for six months and to direct staff to work with the Petitioners to seek additional support.

Discussion: Sam Legate stated that the area of expansion seems like a logical fit for Downtown. Jon Law stated that there should be some evaluation of the impact the expansion before determining if DMD should get involved. Pearson stated that he was unsure if the DMD should lead these types of efforts or if it is best for property owners to manage.

Moved: Sam Legate

Seconded: Steve Ortega

Roll-Call Vote: For: 12; Against: 3 (Jon Law, Eric Pearson, Edie Zuvanich); Abstaining: 1 (Peter Spier); Absent: 0

Motion Approved.

7. 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):

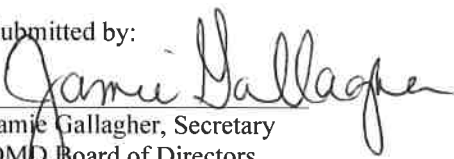
- None

8. Adjourn

By consensus of the Board the meeting adjourned at 12:19 pm.

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Submitted by:


Jamie Gallagher, Secretary
DMD Board of Directors

Date:

