



**Board of Directors Meeting
Steve Ortega, President**

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, March 28, 2024 at 4:00 p.m. in the El Paso Community Foundation Room, 333 N. Oregon Street, El Paso, Texas.

Virtual & Telephone Participation

- a. Zoom Meeting Link – <https://us02web.zoom.us/j/87192328970>
Zoom Meeting ID: 871 9232 8970

CITY CLERK DEPT
2024 MAR 25 PM 2:04

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 11am, on Thursday, March 28, 2024. Visit <https://downtownelpaso.com/procedures-for-addressing-the-el-paso-downtown-management-district-dmd-board-of-directors/> or call 915-240-3116 to sign up prior to the start of the meeting.

AGENDA:

FILED FOR RECORD
IN MY OFFICE

- 1. Call meeting to order.
- 2. Welcome and Introductions by DMD President – Steve Ortega.

2024 MAR 25 PM 2:34

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS

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

- 3. Approval of Minutes:
 - a. February 22, 2024 Board of Directors Meeting
- 4. DMD February 2024 Investment Reports
 - a. TexPool Accounts – balance, rate and status
- 5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Kemp Smith LLP - \$2,500 Presenting Sponsor of the 2024 Downtown Power Hour Luncheon Series & \$2,000 Presenting Sponsor of the 2024 Social Events with Former DMD Board Members.

REGULAR AGENDA

6. Buildings of Impact Presentation & Discussion
 - Program Overview
 - Banner Building and Caples Building Presentation by Joel Guzman
 - Update by Joe Gudenrath
7. El Paso County Multi-Year Capital Plan Presentation & Discussion
8. DMD 2023 Annual Report and 2024 Look Ahead Presentation & Discussion
9. Open Discussion of topics relevant to Downtown El Paso (no action)
10. Call to the Public* (no action)
11. Discussion of the Next Board Meeting – Thursday, April 25, 2024 – 11:30am (no action)

12. 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

13. 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 25th day of March 2024, 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 Ruben Torres, President of the El Paso Downtown Management District.

BY:  _____, Teresa Mais

EL PASO DOWNTOWN MANAGEMENT DISTRICT

Minutes of the Meeting of the Board of Directors – March 28, 2024

Location: El Paso Community Foundation Room, 333 N. Oregon Street, El Paso, Texas

Attendees: Total Members: 21 Quorum: 11 needed

Total Members Present (In Person): 12

Nadia Baem	Daniela Caro	Guillermo Garcia	Jose Garcia
Yolanda Giner	Edgar Lopez	Patrick Merrick	Steve Ortega
Mark Osborn	Michael Parra	Eric Pearson (4:42pm)	Joanne Richardson

Total Members Present (Online): 0

Total Members Not Present: 9

Manuel Burke	Bill Burton	Arlene Carroll	Kristi Daugherty
Pacelli Mesta	Cynthia Ortwein	Maxey Scherr	Peter Spier
Brad Taylor			

Ex-Officio Members: None

Staff: Joe Gudenrath; Richard Bustamante; Lupe Diaz; Terry Mais; Marilú Alemán

Guests: Robert Aguinaga, DMD Attorney; Cristian Martinez, El Paso County Capital Planning Dept.; Jamie Gallagher, Former Board Member; Tripper Goodman, Former Board Member; Mike McQueen, Former Board Member; Ruben Torres, Former Board Member

1. Call meeting to order

Steve Ortega called the meeting to order at 4:04pm on March 28, 2024 in the El Paso Community Foundation Room, 333 N. Oregon, El Paso, Texas. Notice of the DMD Board of Directors Meeting Agenda was posted at the El Paso County Courthouse, El Paso City Hall, and at the administrative office building of the El Paso Downtown Management District, and on the downtownelpaso.com webpage by Teresa Mais on March 25, 2024 in accordance with the Texas Open Meeting Act.

2. Welcome and Introductions by DMD President – Steve Ortega

Ortega welcomed everybody to the meeting, thanked the sponsor – Kemp Smith, and asked everybody to introduce themselves.

CONSENT AGENDA

3. Approval of Minutes:

- a. **February 22, 2024 Board of Directors Meeting**

4. DMD February 2024 Investment Reports

- a. **TexPool Accounts – balance, rate and status**

5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:

- a. **Kemp Smith LLP - \$2,500 Presenting Sponsorship of the 2024 Downtown Power Hour Luncheon Series & \$2,000 Presenting Sponsor of the 2024 Social Events with Former DMD Board Members.**

Discussion: None.
Moved: Yolanda Giner
Seconded: Jose Garcia
Roll-Call Vote: For: 11; Against: 0; Abstaining: 0; Absent: 1 (Pearson)
Motion Approved.

REGULAR AGENDA

6. Buildings of Impact Presentation & Discussion

- Program Overview
Ortega gave a brief summary of the program and its goals.
- Banner Building and Caples Building Presentation by Joel Guzman
Guzman presented a pictorial history of both buildings and answered questions.
- Update by Joe Gudenrath
Gudenrath gave a brief overview about building ownership and recent values.

7. El Paso County Multi-Year Capital Plan Presentation & Discussion

Cristian Martinez provided the Board information on the planning, public input and process for El Paso County's upcoming bond election in November 2024. Giner asked if the County is considering any bond funded projects or programs addressing historical buildings downtown. Martinez stated that the only projects addressing historic buildings are outside of downtown, and the only projects downtown are related to County facilities. Giner and Ortega stated that it should be of interest to the DMD to take a position encouraging the development of a program or project as part of this effort. Gudenrath stated that the Board could take such action at the April meeting.

8. DMD 2023 Annual Report and 2024 Look Ahead Presentation and Discussion

Gudenrath presented the 2023 Annual Report to the Board. Ortega thanked staff for all of their efforts.

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

None

10. Call to the Public* (no action)

None

11. Discussion of the Next Board Meeting – April 25, 2024 at 11:30a.m. (no action)

None

12. Executive Session

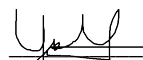
At any time during the Board Meeting, the Board may, upon motion and affirmative vote of a majority of the Board in attendance, retire into Executive Session pursuant to the Texas Government Code, Chapter 551, Sections 551.071 and 551.074(a) for the purpose of consultations with legal counsel and/or 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

13. Adjourn

By consensus of the Board the meeting adjourned at 5:11pm.

Submitted by:



Yolanda Giner
Secretary

Date: 4/1/24