



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

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, August 22, 2024 at 11:30 a.m. at the WestStar Bank Main Board Room, WestStar Tower – 12th Floor, 601 N. Mesa Street, El Paso, Texas.

Virtual & Telephone Participation

- a. Zoom Meeting Link – <https://us02web.zoom.us/j/89589050788>
Meeting ID: 895 8905 0788
Join by Phone – 1-346-248-7799

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 11am, on Thursday, August 22, 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:

CITY CLERK DEPT
2024 AUG 19 AM 9:51

- 1. Call meeting to order.
- 2. Presentation & discussion on the status of the proposed Deck Plaza over I-10.

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. June 27, 2024 Board of Directors Meeting
- 4. DMD June & July 2024 Investment Reports
 - a. TexPool Accounts – balance, rate and status
- 5. Approval of Public Funds Investment Act Quarterly Report for April – June 2024.

FILED FOR RECORD
IN MY OFFICE

2024 AUG 19 AM 10:27

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS

REGULAR AGENDA

- 6. Buildings of Impact Presentation & Discussion
 - a. Newberry Building & Krupp Building Presentation by Joel Guzman
- 7. Presentation & Discussion by the El Paso Chamber on their Assessment of El Paso Sports and Entertainment Venues.
- 8. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Position Statement Updates, Discussion and Possible Action
 - i. City of El Paso Multi-Purpose Performing Arts Center (Arena)
- 9. Committee Report: Finance Committee – Chair Arlene Carroll
 - a. Monthly Financial Summary

10. Presentation, Discussion and Action on Approval of 2024-2025 Downtown Management District Budget.
11. Discussion and Action to Approve Adoption of the Tax Assessment Rate of \$.12 per \$100 in valuation for FY 2024-2025.
12. Discussion and Possible Action to authorize the Executive Director to enter into a service agreement with Placer.ai for data collection services and allocate \$11,917 from Budget Line 5035 (Downtown Research) of the FY2023-2024 Budget (\$917) and the FY2024-2025 Budget (\$11,000).
13. Approval of the purchase of a Ford F350 for primary use by DMD Sanitation Staff to provide services throughout the Downtown Management District (DMD). The DMD has procured the vehicle through TIPS, a regional education service center operating under Texas Education Code. DMD agrees to pay Silsbee Ford or an equivalent vendor, up to \$60,000 for the purchase and set-up of the identified vehicle with funds coming from the DMD’s established Capital Fund.
14. Committee Report: Economic & Residential Development Committee – Chair Pacelli Mesta
 - a. Grant Programs Status/Fund Balance Report
15. Discussion and Action to amend a Reimbursement Grant Agreement submitted by Nevena Christi & Marty Snortum for the property located at 115 Anthony Street
 - a. That the Executive Director be authorized to sign an amended Reimbursement Grant Agreement for the Downtown Mural Grant Program for property located at 115 Anthony Street (FAC 23-01) in the amount of \$2,374.92, with said project to be completed in accordance with the execution of the Agreement.
16. Discussion and Action to amend a Reimbursement Grant Agreement submitted by Adam Lucero for the property owned by The Place at Union Plaza Inc. and located at 115 Durango Street
 - b. That the Executive Director be authorized to sign an amended Reimbursement Grant Agreement for the Downtown Pedestrian Corridor Improvement Grant Program for property located at 115 Durango Street (PCI 23-01) in the amount of \$6,468.75, with said project to be completed in accordance with the execution of the Agreement.
17. Committee Report: Marketing Committee – Chair Bill Burton
 - a. Current & Upcoming DTEP Promotions
 - b. Social Media & INSIDER Distribution List
 - c. DMD in the News
18. President’s Report
 - a. Executive Director Performance Evaluation
 - b. Board Member Nominations
19. Discussion and Action on Approval of recommendations to City Council to fill upcoming vacancies on the Downtown Management District Board of Directors as follows:

<u>Position</u>	<u>Candidate</u>	<u>Last Appt Date</u>	<u>Term#</u>	<u>Expiration Date</u>
Place 1	Nadia Baem	2021	2	August 2027
Place 2	Edgar Lopez	2021	2	August 2027
Place 3	Michael Parra*	2022	1	August 2027
Place 4	Mark Osborn	2021	2	August 2027
Place 5	Kelly Tomblin	NA	1	August 2027
Place 6	Robert (Beto) Burton	NA	1	August 2027
Place 7	Kathrin Berg	NA	1	August 2027

* Indicates candidate was appointed to a partial term and is being nominated for his/her first full term.

All the above persons recommended are qualified to serve on the Board in accordance with the qualifications established by Chapter 375 as follows: are at least 18 years old, and are connected within the District as either (1) a resident, (2) owner of property, (3) owner of stock on property, as an individual or in a corporate capacity, (4) owner of a beneficial interest in a trust that owns property, or (5) be an agent, employee or tenant of the owners listed in categories 2, 3 and 4. And further, all of the above persons have experience in at least one of the following statutorily mandated areas: (1) energy matters, (2) commercial banking, (3) real estate development, (4) finance and insurance matters, (5) matters relating to retail or the provision of services, (6) provision of utilities, or (7) general issues the district will address.

20. Executive Director's Report

- a. Downtown Power Hour Luncheon Series
- b. Recognition of Outgoing Board Members

21. Construction & Event Update – Richard Bustamante

- a. Current/Upcoming Projects and Events

22. Economic Development Update by City of El Paso

23. Economic Development Update by El Paso County

24. Call to the Public* (no action)

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

26. Discussion of the Next Board Meeting – Thursday, September 26, 2024 – 4pm (no action)

27. 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

28. 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 19th day of August 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 Steve Ortega, President of the El Paso Downtown Management District.

BY:  Teresa Mais