

2024 SEP 23 AM 9:28

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS



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

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, September 26, 2024 at 4:00 p.m. in the El Paso Community Foundation Room, 333 N. Oregon Street, Texas Avenue, El Paso, Texas.

Virtual & Telephone Participation

- a. Zoom Meeting Link – <https://us02web.zoom.us/j/84307373356>
Meeting ID: 843 0737 3356
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, September 26, 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:

- 1. Call meeting to order.
- 2. Welcome and Introductions
- 3. Presentation & discussion regarding El Paso County’s Capital Improvement Bonds.

CITY CLERK DEPT
2024 SEP 23 AM 8:52

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

- 4. Approval of Minutes:
 - a. August 22, 2024 Board of Directors Meeting
- 5. DMD August 2024 Investment Reports
 - a. TexPool Accounts – balance, rate and status
- 6. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Franklin Mountain Property Services - \$5,000 Supporting Sponsorship of Downtown Employee Appreciation Day
 - b. Raising Cane’s - \$2,800 in-kind donation for Downtown Employee Appreciation Day
 - c. Unbranded – in-kind support of Downtown Business Mixer (August)
 - d. Lapa Lapa – in-kind support of Downtown Business Mixer (September)

REGULAR AGENDA

- 7. Committee Report: Finance Committee – Chair Arlene Carroll
 - a. Monthly Financial Summary

8. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Position Statement Updates & Discussion
 - i. City of El Paso Multi-Purpose Performing Arts Center (Arena)
 - ii. I-10 Deck Plaza
 - b. Reestablishment of B2B Public Safety Communication Tool

9. Committee Report: Economic & Residential Development Committee – Chair Pacelli Mesta
 - a. Grant Programs Status/Fund Balance Report
 - b. Consideration of New Grant Program to Incentivize Infill & Adaptive Reuse Residential Projects

10. Discussion and Action for Approval of a Reimbursement Grant Agreement submitted by Pride and Passion, LLD DBA Tibor’s Craft Cocktails for the property owned by The Place at Union Plaza Inc. and located at 115 Durango Street, Suite A
 - a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Signature Signage and Lighting Grant Program for property located at 115 Durango Street, Suite A (SSL 23-02) in the amount of \$1,125.00, with said project to be completed in accordance with the execution of the Agreement.

11. Committee Report: Marketing Committee – Chair Bill Burton
 - a. Current & Upcoming DTEP Promotions
 - b. Social Media & INSIDER Distribution List
 - c. DMD in the News

12. President’s Report
 - a. Executive Director Performance Evaluation

13. Executive Director’s Report
 - a. Downtown Power Hour Luncheon Series
 - b. Interlocal Agreement with the City of El Paso
 - c. DMD Annual Stakeholder Survey

14. Construction & Event Update – Richard Bustamante
 - a. Current/Upcoming Projects and Events

15. Economic Development Update by City of El Paso

16. Economic Development Update by El Paso County

17. Call to the Public* (no action)

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

19. Discussion of the Next Board Meeting – Thursday, October 24, 2024 – 11:30am (no action)

20. 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):

- Discussion regarding Claim for Damages (Section 551.071, Consultation with Attorney).

21. 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 23rd day of September 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

EL PASO DOWNTOWN MANAGEMENT DISTRICT

Minutes of the Meeting of the Board of Directors – September 26, 2024

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

Attendees: Total Members: 20 Quorum: 11 needed

Total Members Present (In Person): 12

Nadia Baem	Daniela Caro	Arlene Carroll	Guillermo Garcia
Yolanda Giner	Patrick Merrick	Pacelli Mesta	Steve Ortega
Mark Osborn	Michael Parra	Peter Spier	Brad Taylor

Total Members Present (Online): 0

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Total Members Not Present: 8

Manuel Burke	Bill Burton	Kristi Daugherty	Jose Garcia
Edgar Lopez	Eric Pearson	Joanne Richardson	Maxey Scherr

Ex-Officio Members: None

Staff: Joe Gudenrath

Guests: Bob Blumenfeld, DMD Attorney (virtual); Sito Negron, Office of Commissioner Stout;
Jose Landeros, El Paso County

1. Call meeting to order

Steve Ortega called the meeting to order at 4:05pm on September 26, 2024 in Main Board Room of WestStar Bank, WestStar Tower – 12th Floor, 601 N. Mesa Street, 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 September 26, 2024 in accordance with the Texas Open Meeting Act. A quorum was established at 4:26pm.

2. Welcome and Introductions

Ortega welcomed all attendees and thanked the meeting host. Attendees introduced themselves.

3. Presentation & discussion regarding El Paso County’s Capital Improvement Bonds

Jose Landeros gave a presentation on the upcoming El Paso County Bond Initiatives and the projects included. Board members discussed implementation oversight, project management, future operations and maintenance costs, and El Paso County’s relationship with the UMC Bond Initiative.

CONSENT AGENDA

4. Approval of Minutes:

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

5. DMD August 2024 Investment Reports

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

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

- a. **Franklin Mountain Property Services - \$5,000 Supporting Sponsorship of Downtown Employee Appreciation Day**
- b. **Raising Cane’s - \$2,800 in-kind donation for Downtown Employee Appreciation Day**
- c. **Unbranded – in-kind support of Downtown Business Mixer (August)**

d. **Lapa Lapa – in-kind support of Downtown Business Mixer (September)**

Discussion: None.
Moved: Pacelli Mesta
Seconded: Yolanda Giner
Roll-Call Vote: For: 12; Against: 0; Abstaining: 0; Absent: 0
Motion Approved.

REGULAR AGENDA

Ortega proposed without objection that the Board consider Agenda Item #10 before proceeding. Following action on Item #10, the Board returned to Item #7.

7. Committee Report: Finance Committee

a. Monthly Financial Summary

Carroll gave a brief overview of the DMD’s current financial position.

8. Committee Report: Infrastructure & Advocacy Committee

a. Position Statement Updates and Discussion

i. City of El Paso Multi-Purpose Performing Arts Center (Arena)

Baem updated the Board on legal limitations placed on DMD advocacy efforts, as well as the decision of the local Chambers to not get involved in the issue. Giner asked what and who limits our actions. Blumenfeld provided an overview of restrictions placed by State law.

ii. I-10 Deck Plaza

Baem updated the Board on recent activity surrounding the development of the plaza including the Reconnecting Communities Grant applied for by the MPO with support from the County and the City. Negron stated that on Monday the County took additional steps to support the effort. DMD Board Members expressed their thanks to El Paso County for their leadership on this issue.

b. Reestablishment of B2B Public Safety Communication Tool

Baem advised the Board that staff will be reestablishing this public safety information sharing tool in light of recent activity and concerns.

9. Committee Report: Economic & Residential Development Committee

a. Grant Programs Status/Fund Balance Report

Mesta gave a brief overview of current projects and budget status of DMD managed grant programs.

b. Consideration of New Grant Program to Incentivize Infill & Adaptive Reuse Residential Projects.

Mesta gave a brief overview of a new program being developed to support residential infill and adaptive reuse projects by providing funding for utility improvements. The program will be brought before the Board at a future meeting for approval.

10. Discussion and Action for Approval of a Reimbursement Grant Agreement submitted by Pride and Passion, LLD DBA Tibor’s Craft Cocktails for the property owned by The Place at Union Plaza Inc. and located at 115 Durango Street, Suite A

a. That the Executive Director be authorized to sign an amended Reimbursement Grant Agreement for the Downtown Signature Signage and Lighting Grant Program for property located at 115 Durango Street, Suite A (SSL 23-02) in the amount of \$1,125.00, with said project to be completed in accordance with the execution of the Agreement.

Discussion: None
Moved: Arlene Carroll
Seconded: Nadia Baem
Roll-Call Vote: For: 12; Against: 0; Abstaining: 1 (Burton); Absent: 0
Motion Approved.

11. Committee Report: Marketing Committee

a. Current & Upcoming DTEP Promotions

Gudenrath reported on upcoming events and promotions.

b. Social Media & INSIDER Distribution List

Gudenrath reported on current levels of engagement across the DMD's social media channels and newsletter.

c. DMD in the News

Gudenrath reviewed DMD media mentions in August 2024.

12. President's Report

a. Executive Director Performance Evaluation

Ortega advised the Board that participation in the online evaluation was strong but there is still an opportunity to participate. Results will be shared at a future meeting to conclude the evaluation process.

13. Executive Director's Report

a. Downtown Power Hour Luncheon Series

Gudenrath reported on the success of the annual outreach series.

b. Interlocal Agreement with the City of El Paso

Gudenrath reported that the current agreement expires in a year, negotiations will begin this fall, and an amendment for Tree & Landscaping Maintenance may be presented prior to the end of the current agreement.

c. DMD Annual Stakeholder Survey

Gudenrath shared the results of the Annual Survey.

14. Construction & Event Update

a. Current/Upcoming Projects and Events

Gudenrath provided a brief update about current construction projects still underway in the Downtown and upcoming events.

15. Economic Development Update by City of El Paso

None

16. Economic Development Update by El Paso County

None

17. Call to the Public* (no action)

None

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

None

19. Discussion of the Next Board Meeting – October 24, 2024 at 11:30am. (no action)

None

20. Executive Session

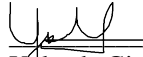
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- Discussion regarding Claim for Damages (Section 551.071, Consultation with Attorney)
The Board did not enter into Executive Session.

21. Adjourn

By consensus of the Board the meeting adjourned at 5:08pm.

Submitted by:



Yolanda Giner
Secretary

Date: 9/30/24