



**Board of Directors Meeting
Mark Osborn, President**

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, May 22, 2025 at 11:30 a.m. in the Center for Civic Empowerment, Blue Flame Building – 17th Floor, 304 Texas Avenue, El Paso, Texas.

Virtual & Telephone Participation

Webex Meeting Link –

<https://elpasotexas.webex.com/elpasotexas/j.php?MTID=m4b82fd746a582d89b6bdc58c060ffe0f>

Meeting Number: 2487 447 5200

Meeting passcode: dfXMt9tpr23

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, May 22, 2025. 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.

CITY CLERK DEPT
2025 MAY 19 AM 8:37

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. March 27, 2025 Board of Directors Meeting
 - b. April 24, 2025 Board of Directors Meeting
3. DMD March & April 2025 Investment Reports
 - a. TexPool Accounts – balance, rate and status
4. Texas Public Funds Investment Act Quarterly Report – January through March 2025
5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. La Bang Bang – in-kind venue sponsor for March 2025 Downtown Business Mixer
 - b. El Paso Electric - \$5,000 supporting sponsorship of Downtown Employee Appreciation Day
 - c. Franklin Mountain Property Services - \$5,000 supporting sponsorship of Downtown Employee Appreciation Day
 - d. WestStar Bank - \$1,500 partner sponsorship of Downtown Employee Appreciation Day
 - e. Scherr Law Firm - \$3,000 presenting sponsorship of Downtown Restaurant Week
 - f. Destination El Paso – in-kind venue sponsor for May 2025 Downtown Business Mixer

FILED FOR RECORD
IN MY OFFICE

2025 MAY 19 AM 9:16

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS

REGULAR AGENDA

6. Committee Report: Finance Committee – Chair Joanne Richardson

NOTICE of DMD BOARD MEETING AGENDA – May 22, 2025

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- a. Monthly Financial Summary
 - b. FY2025-2026 Budget Process & Update
7. Committee Report: Economic & Residential Development Committee – Chair Pacelli Mesta
 - a. Grant Programs Status/Fund Balance Report
8. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Update on DMD Operational Matters
 - b. Brownfields Site Reuse & Revitalization Program Update
 - c. Position Statement Updates & Discussion
 - i. Arena Site Property Development
 - ii. TIRZ #5 Project Identification
9. Committee Report: Marketing Committee – Chair Jose Garcia
 - a. Current & Upcoming DTEP Promotions
 - b. Social Media & INSIDER Distribution List
 - c. Welcome Ambassador Program Update
 - d. DMD in the News
10. President's Report
 - a. Update on Meetings with Elected Officials and Taxing Entities
 - b. IDA Annual Conference Registration Deadline
 - c. Downtown Power Hour Luncheon Series
 - d. Board Assessment Survey
11. Executive Director's Report
 - a. Update on State Legislation
 - b. Update on Interlocal Agreement Negotiations
 - c. Procurement Process for Office Space and Audit Firm
 - d. Strategic Plan Review
 - e. Economic Indicator Review
12. Construction & Event Update – Richard Bustamante
 - a. Current/Upcoming Projects and Events
13. Economic Development Update by City of El Paso & Representative Chris Canales' Office
14. Economic Development Update by El Paso County
15. Call to the Public* (no action)
16. Open Discussion of topics relevant to Downtown El Paso (no action)
17. Discussion of the Next Board Meeting – Thursday, June 26, 2025 – 11:30am (no action)
18. 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

19. 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 May 2025, 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 Mark Osborn, 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 – May 22, 2025

Location: Center for Civic Empowerment, Blue Flame Building – 17th Floor, 304 Texas Avenue, El Paso Texas, 79901

Attendees: _____ **Total Members:** 19 **Quorum: 10 needed**
Total Members Present (In Person): 10

Kathrin Berg	Beto Burton	Daniela Caro	Arlene Carroll
Jose Garcia	Pacelli Mesta	Mark Osborn	Michael Para
Joanne Richardson	Brad Taylor		

Total Members Present (Online): 1

Maxey Scherr			
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Total Members *Not* Present: 8

Nadia Baem	Kristi Daugherty	Guillermo Garcia	Yolanda Giner
Edgar Lopez	Patrick Merrick	Peter Spier	Kelly Tomblin

Ex-Officio Members: Representative Chris Canales

Staff: Joe Gudenrath; Ivan Bernal; Richard Bustamante; Brenda Sanchez

Guests: Bob Blumenfeld, DMD Attorney; Cynthia Renteria, El Paso County; and Sito Negron, Office of Commissioner Stout.

1. Call meeting to order

Osborn called the meeting to order at 11:45am on May 22, 2025 in the Center for Civic Empowerment, Blue Flame Building – 17th Floor, 304 Texas Avenue, 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 May 19, 2025 in accordance with the Texas Open Meeting Act.

CONSENT AGENDA

2. Approval of Minutes:

- a. March 27, 2025 Board of Directors Meeting
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5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:

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- e. Scherr Law Firm - \$3,000 presenting sponsorship of Downtown Restaurant Week
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Discussion: None.
Moved: Pacelli Mesta
Seconded: Jose Garcia
Roll-Call Vote: For: 10; Against: 0; Abstaining: 0; Absent: 1 (Scherr)
Motion Approved.

REGULAR AGENDA

6. Committee Report: Finance Committee

- a. Monthly Financial Summary**
- b. FY2025-2026 Budget Process**

Gudenrath provided an overview of current financials, the upcoming budget process and preliminary valuation figures.

7. Committee Report: Economic & Residential Development Committee

- a. Grant Programs Status/Fund Balance Report**

Gudenrath provided an overview of current grants and fund balances. Gudenrath stated that the new Utility Upgrade Program did receive some media attention and that the DMD will be sending a mailing to all property owners advising them of the new and existing programs. Mesta asked if the City was participating in the new program yet. Gudenrath advised that their participation could occur as part of the new Interlocal Agreement effective October 1, 2025.

8. Committee Report: Infrastructure & Advocacy Committee

- a. Update on DMD Operational Matters**
- b. Brownfields Site Reuse & Revitalization Program Update**
- c. Position Statement Updates & Discussion**
 - i. Arena Site Property Development**
 - ii. TIRZ #5 Project Identification**

Bustamante and Gudenrath provided updates.

9. Committee Report: Marketing Committee

- a. Current & Upcoming DTEP Promotions**
- b. Social Media & INSIDER Distribution List**
- c. Welcome Ambassador Program Update**
- d. DMD in the News**

Bernal and Sanchez provided updates

10. Presidents Report

- a. Update on Meeting with Elected Officials and Taxing Entities**

Osborn stated that almost all meetings have been completed with the meeting with Mayor Johnson occurring soon. Parra and Berg indicated that the meetings are helpful and effective.
- b. IDA Annual Conference Registration Deadline**

Osborn encouraged interested Board Members to contact Gudenrath.
- c. Downtown Power Hour Luncheon Series**

Osborn reminded members these luncheons are upcoming and they should have received an email asking about their availability.
- d. Board Assessment Survey**

Osborn advised members that they will receive a link to the annual survey and asked them to complete it as soon as possible so the Board can review the results at the June meeting.

11. Executive Director's Report

- a. Update on State Legislation**

Gudenrath stated that all bills related to MMDs and PIDs have died in committee, but the exercise was helpful in strengthening the Texas Downtown Coalition.
- b. Update on Interlocal Agreement Negotiations**

Gudenrath stated that after receiving no responses from City departments, the DMD will now submit a complete proposal for consideration by the City. Ideally, a preliminary term sheet will be presented to the Board in June.

c. Procurement Process for Office Space and Audit Firm

Gudenrath stated that staff will initiate a procurement process for office space and audit services. The recommended awardees will be brought to the Board in August along with the budget.

d. Strategic Plan Review

Gudenrath provided an update on actions taken towards established goals.

e. Economic Indicator Review

Gudenrath provided an overview of established economic indicators.

12. Construction & Event Update

a. Current/Upcoming Projects and Events

Bustamante provided a report.

13. Economic Development Update by City of El Paso & Representative Chris Canales' Office

Rep. Canales updated the Board on recent City Council activities and upcoming community meetings.

14. Economic Development Update by El Paso County

Negron and Renteria provided updates regarding housing needs and an ongoing economic incentive policy review.

15. Call to the Public* (no action)

None

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

Mesta mentioned that the MACC received an award from the Texas Society of Architects. Gudenrath stated that the DMD is working with local hotels, parking lots and the City to embrace and quantify the impact of the upcoming Coldplay concerts. Garcia stated that the State of Texas has officially recognized El Paso as the Boot Capital.

17. Discussion of the Next Board Meeting – June 26, 2025 at 11:30am. (no action)

None

18. 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

19. Adjourn

By consensus of the Board members present the meeting adjourned at 12:54pm.

Submitted by:

Joanne Richardson
Treasurer

Date:

May 27, 2025