



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

*The El Paso Downtown Management District Board of Directors meeting will be held Thursday, December 4, 2025 at 3 p.m. in the Center for Civic Empowerment, Blue Flame Building – 17<sup>th</sup> Floor, 304 Texas Avenue, El Paso, Texas.*

**Virtual & Telephone Participation**

Webex Meeting Link –

<https://elpasotexas.webex.com/elpasotexas/j.php?MTID=mc24c349e9e8c6ac096cdda20f14213de>

Meeting Number: 2494 327 0703

Meeting passcode: P3YhQQPQJ83

Join by Phone – 1-844-992-4726

CITY CLERK DEPT  
2025 DEC 1 PM 2:06

**Public Comment**

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, December 4, 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.

FILED FOR RECORD  
IN MY OFFICE

2025 DEC 01 PM 2:50

DELIA BRIONES  
COUNTY CLERK  
EL PASO COUNTY, TEXAS

**AGENDA:**

1. Call meeting to order.

**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. October 30, 2025 Board of Directors Meeting
3. DMD October 2025 Investment Reports
  - a. TexPool Accounts – balance, rate and status
4. 2026 DMD Board and Committee Meeting Calendar
5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
  - a. 2026 Barstool Open Hole Sponsors (\$300) – 8 ½, Church Bar, Dillinger's, EPIC, Hotel Indigo, International, Lapa Lapa, Mona Bar, Park Tavern, Rockstar Burger Bar, Rosewood, Hotel PDN (Sabor), Stanton House, The Tap, Tool Box, Unbranded, Aloft Hotel, Lotus Social House, La Bang Bang, Courtyard by Marriott, The Reagan, The Garrison, Shifty's, Sushi Itto, Oak and Antler.



- b. Glazer's Beer & Beverage - \$15,000 Presenting sponsorship of 2026 Barstool Open
- c. DoubleTree by Hilton - \$2,500 Registration Sponsor and Hole Sponsor of 2026 Barstool Open
- d. Barrio Eats & Drinks - \$1,300 Swag Bag Sponsor and Hole Sponsor of 2026 Barstool Open
- e. Chelito's - \$1,000 sponsorship and in-kind food and prize contributions for 2026 Barstool Open

### REGULAR AGENDA

- 6. Committee Report: Finance Committee – Chair Joanne Richardson
  - a. Monthly Financial Summary
- 7. Discussion and Action to amend the FY2025-2026 budget, Line 3159 Sanitation Program Crew to increase total salaries by \$26,000.
- 8. Committee Report: Economic & Residential Development Committee – Chair Michael Parra
  - a. Grant Programs Status/Fund Balance Report
- 9. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
  - a. Update on DMD Operational Matters
  - b. DMD Advocacy
    - i. Deck Plaza
- 10. 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
- 11. President's Report
  - a. 2025-2026 Executive Committee Membership
  - b. DMD Board Nominations
- 12. Discussion and Action on Appointment by Board of Directors to fill the unexpired term of Place 8 on the Downtown Management District Board with Alex Nava. (The appointment to fill an unexpired term does not require City Council approval and is final upon Board approval.)
- 13. Discussion and Action on Appointment by Board of Directors to fill the unexpired term of Place 16 on the Downtown Management District Board with Ray Lozano. (The appointment to fill an unexpired term does not require City Council approval and is final upon Board approval.)
- 14. Executive Director's Report
  - a. Annual Public Input Survey Results
  - b. Strategic Plan Review
  - c. Economic Indicator Review
- 15. Construction & Event Update – Richard Bustamante
  - a. Current/Upcoming Projects and Events



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

17. Economic Development Update by El Paso County

18. Call to the Public\* (no action)

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

20. Discussion of the Next Board Meeting – Thursday, January 22, 2025 – 11:30am (no action)

21. Executive Session

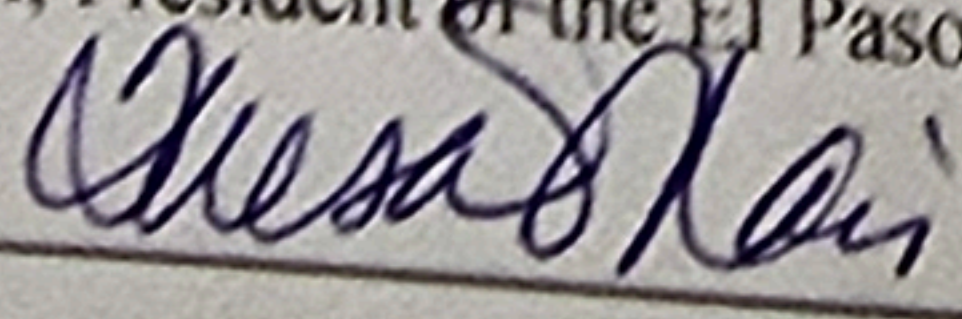
*At any time during the Board Meeting, the Board may, upon motion and affirmative vote of a majority of the Board in attendance, retire into Executive Session pursuant to the Texas Government Code, Chapter 551, Sections 551.071 and 551.074(a) for the purpose of consultations with legal counsel and/or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

22. 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 1<sup>st</sup> day of December 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 – December 4, 2025

Location: Center for Civic Empowerment, Blue Flame Building-17<sup>th</sup> Floor, 304 Texas Avenue,  
El Paso Texas, 79901

Attendees: \_\_\_\_\_ Total Members: 19 \_\_\_\_\_ Quorum: 10 needed

Total Members Present (In Person): 13

Nadia Baem	Kathrin Berg	Daniela Caro	Marcelle Fernandez
Jose Garcia	Brian Kelley	Edgar Lopez	Liliana Miranda
Mark Osborn	Michael Parra	Joanne Richardson	Nick Seckerson
Kelly Tomblin			

Total Members Present (Online): 0

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Total Members *Not* Present: 6

Beto Burton	Kristi Daugherty	Guillermo Garcia	Yolanda Giner
Patrick Merrick	Maxey Scherr		

Ex-Officio Members: None

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

Guests: Bob Blumenfeld, DMD Attorney; Anthony Boone, Block by Block

#### 1. Call meeting to order

Osborn called the meeting to order at 3:06pm on December 4, 2025 at the Center for Civic Empowerment, Blue Flame Building-17<sup>th</sup> 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 December 1, 2025 in accordance with the Texas Open Meeting Act.

### CONSENT AGENDA

#### 2. Approval of Minutes:

- a. October 30, 2025 Board of Directors Meeting

#### 3. DMD October 2025 Investment Reports

- a. TexPool Accounts – balance, rate and status

#### 4. 2026 DMD Board and Committee Meeting Calendar

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

- a. 2026 Barstool Open Hole Sponsors (\$300) – 8 ½, Church Bar, Dillinger's, EPIC, Hotel Indigo, International, Lapa Lapa, Mona Bar, Park Tavern, Rockstar Burger Bar, Rosewood, Hotel PDN (Sabor), Stanton House, The Tap, Tool Box, Unbranded, Aloft Hotel, Lotus Social House, La Bang Bang, Courtyard by Marriott, The Reagan, The Garrison, Shifty's, Sushi Itto, Oak and Antler.
- b. Glazer's Beer & Beverage - \$15,000 Presenting sponsorship of 2026 Barstool Open
- c. DoubleTree by Hilton – \$2,500 Registration Sponsor and Hole Sponsor of 2026 Barstool Open
- d. Barrio Eats & Drinks - \$1,300 Swag Bag Sponsor and Hole Sponsor of 2026 Barstool Open
- e. Chelito's - \$1,000 sponsorship and in-kind food and prize contributions for 2026 Barstool Open



**Discussion:** None.  
**Moved:** Kathrin Berg  
**Seconded:** Nadia Baem  
**Roll-Call Vote:** For: 13; Against: 0; Abstaining: 0; Absent: 0  
**Motion Approved.**

### **REGULAR AGENDA**

#### **6. Committee Report: Finance Committee**

##### **a. Monthly Financial Summary**

Richardson provided an overview of the current financial position of the DMD.

#### **7. Discussion and Action to amend the FY2025-2026 budget, Line 3159 Sanitation Program Crew to increase total salaries by \$26,000.**

Gudenrath provided background and reasoning behind the proposal that would allow for an increase in the starting Sanitation wage to compete with other employers.

**Discussion:** Kelley asked about staffing levels. Gudenrath stated that full staffing is four Full Time Supervisors and four Part-Time Staff. Berg stated that the staff and program are effective in making our Downtown clean.  
**Moved:** Jose Garcia  
**Seconded:** Kathrin Berg  
**Roll-Call Vote:** For: 13; Against: 0; Abstaining: 0; Absent: 0  
**Motion Approved.**

#### **8. Committee Report: Economic & Residential Development Committee**

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

Parra provided an overview of current grants and fund balances.

#### **9. Committee Report: Infrastructure & Advocacy Committee**

##### **a. Update on DMD Operational Matters**

Baem provided a brief update on sanitation and security plans for the holiday season, and current strategies to address public intoxication issues. Richardson verified that funds for off-duty officers were budgeted. Gudenrath added that due to the high rates, the total budget will be used this holiday season. Osborn asked if the DMD receives complaints about the public intoxication or if we are self reporting. Gudenrath stated that it is a combination of both. Tomblin reported seeing significant police presence during Winterfest festivities.

##### **b. DMD Advocacy**

###### **i. Deck Plaza**

Baem reported that the MPO has recommended \$25 million for the project.

#### **10. 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**

Sanchez and Bernal provided brief updates on all items.

#### **11. Presidents Report**

##### **a. 2025-2026 Executive Committee Membership**

Osborn identified the individuals who will serve on the Executive Committee for the coming year and thanked them for their willingness to serve.

##### **b. DMD Board Nominations**

Osborn stated that the Executive/Nominating Committee are recommending Alex Nava and Ray Lozano to fill vacant positions on the DMD Board and stated that other interested candidates will be offered the opportunity to serve on committees.

Items #12 and #13 were considered at the same time.



- 12. Discussion and Action on Appointment by Board of Directors to fill the unexpired term of Place 8 on the Downtown Management District Board with Alex Nava. (The appointment to fill an unexpired term does not require City Council approval and is final upon Board approval.)**
- 13. Discussion and Action on Appointment by Board of Directors to fill the unexpired term of Place 16 on the Downtown Management District Board with Ray Lozano. (The appointment to fill an unexpired term does not require City Council approval and is final upon Board approval.)**

**Discussion:** None.  
**Moved:** Kathrin Berg  
**Seconded:** Nadia Baem  
**Roll-Call Vote:** For: 13; Against: 0; Abstaining: 0; Absent: 0  
**Motion Approved.**

**14. Executive Director's Report**

- a. Annual Public Input Survey Results**  
Gudenrath provided an overview of the input received from the July 2025 survey.
- b. Strategic Plan Review**  
Gudenrath reported on current and ongoing efforts to achieve the identified plan goals.
- c. Economic Indicator Review**  
Gudenrath reported on internal and external indicators that shed light on opportunities and challenges within the District.

**15. Construction & Event Update**

- a. Current/Upcoming Projects and Events**  
Bustamante provided a report.

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

None

**17. Economic Development Update by El Paso County**

None

**18. Call to the Public\* (no action)**

None

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

Gudenrath encouraged all to attend the DMD's Holiday Social following the Board Meeting.

**20. Discussion of the Next Board Meeting – January 22, 2026 at 11:30am. (no action)**

None

**21. 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



**22. Adjourn**

By consensus of the Board members present the meeting adjourned at 4:04pm.

Submitted by:

  
Joanne Richardson  
Treasurer

Date:

12/14/2025