

2026 JAN 16 PM 3:14

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS



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

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, January 22, 2026 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=m1b6529090bd9436a7fc6f3b21bd7c0b6>

Meeting Number: 2495 447 0792

Meeting passcode: CdcFf55MTp8

Join by Phone – 1-844-992-4726

CITY CLERK DEPT
2025 JAN 15 4:02:47

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, January 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.
2. Introduce and Welcome New DMD Board Members – Ray Lozano and Alex Nava.

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. December 4, 2025 Board of Directors Meeting
4. DMD November and December 2025 Investment Reports
 - a. TexPool Accounts – balance, rate and status
5. Approval of Public Funds Investment Act Quarterly Report for October – December 2025.
6. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Hunt Companies - \$5,000 in support of various DMD events.
 - b. El Paso Community Foundation - \$5,000 in support of various DMD events.

- c. Raising Cane's - \$1,000 sponsorship of 2026 Downtown Employee Appreciation Day and \$2,000 sponsorship of 2026 Barstool Open.
- d. Thomas Adams Apparel – In-kind donation of 100 hats for 2026 Barstool Open.
- e. Destination El Paso – In-kind donation of Water Park Passes for 2026 Barstool Open.

REGULAR AGENDA

- 7. Committee Report: Finance Committee – Chair Joanne Richardson
 - a. Monthly Financial Summary
- 8. Presentation, discussion and action to accept the Downtown Management District's FY 2024-2025 Independent Auditor's Report.
- 9. Committee Report: Economic & Residential Development Committee – Chair Michael Parra
 - a. DMD Grant Funding Workshop & Incentive Resource List
 - b. Grant Programs Status/Fund Balance Report
- 10. Discussion and Action for Approval of Reimbursement Grant Agreement submitted by Ricardo Fernandez for the property owned by 510 Western, LLC. and located at 216 E. Overland.
 - a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Signature Signage & Lighting Grant Program for property located at 216 E. Overland (SSL 25-01) in the amount of \$6,381.70, with said project to be completed in accordance with the execution of the Agreement.
- 11. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Update on DMD Operational Matters
 - b. Brownfields Site Reuse & Revitalization Program Update
- 12. 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
- 13. President's Report
 - a. Update on the Deck Plaza project by Tracy Yellen, CEO of the Paso del Norte Community Foundation.
- 14. Executive Director's Report
 - a. District Tours for Board Members
 - b. Identification of Potential Projects and/or Needs
- 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, February 26, 2026 –11:30am (no action)

21. Executive Session

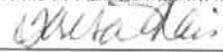
At any time during the Board Meeting, the Board may, upon motion and affirmative vote of a majority of the Board in attendance, retire into Executive Session pursuant to the Texas Government Code, Chapter 551, Sections 551.071 and 551.074(a) for the purpose of consultations with legal counsel and/or 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 16th day of January 2026, 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

Discussion: None.
Moved: Jose Garcia
Seconded: Yolanda Giner
Roll-Call Vote: For: 15; Against: 0; Abstaining: 0; Absent: 1 (Baem)
Motion Approved.

REGULAR AGENDA

7. Committee Report: Finance Committee

a. Monthly Financial Summary

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

8. Presentation, discussion and action to accept the Downtown Management District's FY2024-2025 Independent Auditor's Report.

Erin Miller and Cody Pifer of Lauterbach Borschow presented an overview of the audit and reported that the audit was clean with no material findings.

Discussion: Pifer was asked if any changes were recommended. He says nothing is necessary. Gudenrath thanked Mais for her efforts throughout the year to maintain DMD finances.
Moved: Yolanda Giner
Seconded: Kathrin Berg
Roll-Call Vote: For: 15; Against: 0; Abstaining: 0; Absent: 1 (Baem)
Motion Approved.

9. Committee Report: Economic & Residential Development Committee

a. DMD Grant Funding Workshop & Incentive Resource List

Parra announced plans for the Committee and Staff to host a workshop in March and publish a list of local, State and Federal Resources available for those looking to invest in Downtown El Paso.

b. Grant Programs Status/Fund Balance Report

Parra provided an overview of current grants and fund balances.

10. Discussion and Action for Approval of Reimbursement Grant Agreement submitted by Ricardo Fernandez for the property owned by 510 Western, LLC and located at 216 E. Overland.

- a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Signature Signage & Lighting Grant Program for property located at 216 E. Overland (SSL 25-01) in the amount of \$6,381.70, with said project to be completed in accordance with the execution of the Agreement.

Discussion: None
Moved: Kelly Tomblin
Seconded: Yolanda Giner
Roll-Call Vote: For: 16; Against: 0; Abstaining: 0; Absent: 0
Motion Approved.

11. Committee Report: Infrastructure & Advocacy Committee

a. Update on DMD Operational Matters

Baem provided a brief update on sanitation and security efforts and issues throughout the district.

b. Brownfields Site Reuse & Revitalization Program Update

Baem provided a brief update on current projects.

12. 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.

13. Presidents Report

- a. **Update on the Deck Plaza project by Tracy Yellen, CEO of the Paso del Norte Community Foundation**
Osborn introduced Yellen who provided a thorough report on the status of the project and ongoing community engagement. Following the presentation there was a brief discussion about the project.

14. Executive Director's Report

- a. **District Tours for Board Members**
Gudenrath announced that this spring, he and staff will provide district tours for Board Members with the intent of seeing the District through the eyes of the organization.
- b. **Identification of Potential Projects and/or Needs**
Gudenrath advised the Board that he is closely monitoring grant program activity and as noted earlier, efforts are underway to raise awareness and program participation. However, in the event that current trends continue, Gudenrath encouraged members to identify possible projects or needs that could be addressed by reallocating DMD grant funds to other possible uses.

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

Commissioner Stout reported that the County is dealing with budget challenges resulting from many unfunded mandates and is also working to implement projects approved during the last bond election.

18. Call to the Public* (no action)

None

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

None

20. Discussion of the Next Board Meeting – February 26, 2026 at 11:30am. (no action)

None

21. Executive Session

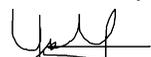
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- None

22. Adjourn

By consensus of the Board members present, the meeting adjourned at 12:52pm.

Submitted by:



Yolanda Giner
Secretary

Date: 1/29/2026