



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

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, June 25, 2026 at 11:30 a.m. at Emergence Health Network, 201 E. Main, Suite 600, El Paso, Texas.

Virtual & Telephone Participation

Microsoft Teams Meeting Link –

https://teams.microsoft.com/join/264500288028272?p_pX/ZLc760Q0U1E1N8dka

Meeting ID: 264 500 288 028 272

Meeting passcode: ej6t3h25

Join by Phone – 1-469-848-0155

Phone Conference ID: 338 541 559#

CITY CLERK DEPT
2026 JUN 18 AM 9:41

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, June 25, 2026. 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. Presentation and Discussion on renovation concepts for Aztec Calendar Park by Jennifer Countryman and Jonathan Matthews.

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. If a member of the public wishes to provide public comment, see below

CONSENT AGENDA

**FILED FOR RECORD
IN MY OFFICE**

2026 JUNE 18 AM 10:05

3. Approval of Minutes:
 - a. May 28, 2026 Board of Directors Meeting
4. DMD May 2026 Investment Reports
 - a. TexPool Accounts – balance, rate and status
5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Franklin Mountain Investments - \$7,500 sponsorship in support of Summer Sundays promotion, Downtown Employee Appreciation Day and Downtown El Paso Coffee Market.
 - b. WestStar Bank - \$2,500 sponsorship in support of Downtown Employee Appreciation Day.
 - c. El Paso Electric - \$15,000 Presenting Sponsorship of Downtown Employee Appreciation Day.
 - d. Burger – In-kind lunch contribution for June Marketing & Events Committee meeting.

**DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS**

REGULAR AGENDA

6. Committee Report: Finance Committee – Chair Joanne Richardson
 - a. Monthly Financial Summary
 - b. FY2025-2026 Assessment Revenue Update
 - c. FY2026-2027 Budget Process and Update
7. Committee Report: Economic & Residential Development Committee – Chair Michael Parra
 - 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
9. Committee Report: Marketing Committee – Chair Kathrin Berg
 - 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. New Marketing Committee Chair – Kathrin Berg
 - b. Power Hour Luncheons
11. Executive Director's Report
 - a. Hiring Temporary, Part Time Assistant Event Coordinator
 - b. Commercial Façade Grant for Popular Building
12. Discussion and Action to authorize the Board President to negotiate and enter into the First Amendment to the Interlocal Agreement between the City of El Paso and the Downtown Management District to all facilitate the implementation of Grant Program Task Orders.
13. Construction & Event Update – Richard Bustamante
 - a. Current/Upcoming Projects and Events
14. Economic Development Update by City of El Paso & Representative Chris Canales' Office
15. Economic Development Update by El Paso County
16. Call to the Public* (no action)

Notice to the Public: If a member of the public wishes to use the "Call to the Public," or public comment portion of the meeting, to speak to a specific agenda item, he/she may sign up in advance of the meeting with the Executive Director of the DMD, including notice of the specific agenda item, if any, he/she wishes to address to the Board. The DMD will attempt to allow the member of the public to speak before or during the time that agenda item is brought up. The "Call to the Public" is generally limited to three minutes per speaker, and all public comment must be offered in a respectful manner in view of the professional decorum observed at a DMD Board meeting.
17. Open Discussion of topics relevant to Downtown El Paso (no action)
18. Discussion of the Next Board Meeting – Thursday, August 27, 2026 – 11:30am (no action)
19. 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
20. Adjourn

Posted this 18th day of June 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

EL PASO DOWNTOWN MANAGEMENT DISTRICT

Minutes of the Meeting of the Board of Directors – June 25, 2026

Location: Emergence Health Network, 201 E. Main, 6th Floor

El Paso Texas, 79901

Attendees: **Total Members:** **20** **Quorum: 11 needed**

Total Members Present (In Person): **11**

Nadia Baem	Kathrin Berg	Beto Burton	Kristi Daugherty
Yolanda Giner	Brian Kelley	Ray Lozano	Liliana Miranda
Alex Nava	Mark Osborn	Michael Parra	

Total Members Present (Online): **0**

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Total Members *Not* Present: **9**

Daniela Caro	Marcelle Fernandez	Guillermo Garcia	Edgar Lopez
Patrick Merrick	Joanne Richardson	Maxey Scherr	Nick Seckerson
Kelly Tomblin			

Ex-Officio Members: Rep. Chris Canales

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

Guests: Bob Blumenfeld, DMD Attorney; Alma Rodriguez-Espino, Rep. Canales' Office; Jennifer Countryman, DMD Stakeholder; Jonathan Matthews, DMD Stakeholder

1. Call meeting to order

Osborn called the meeting to order at 11:35am on June 25, 2026 at Emergence Health Network, 201 E. Main, 6th Floor, 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 June 18th, 2026 in accordance with the Texas Open Meeting Act.

A quorum was reached at 11:42am.

2. Presentation and Discussion on renovation concepts for Aztec Calendar Park by Jennifer Countryman and Jonathan Matthews.

Osborn and Gudenrath outlined the position and promise of Aztec Calendar Park, and recent efforts by the DMD to advocate for the renovation of the park. Gudenrath introduced Countryman and Matthews for their presentation on the benefits and possibilities of a renovated park. Board members engaged in a discussion concerning the closure of Myrtle, the DMD's role, costs, and future action by the DMD.

The Board considered Item #12 before returning to consider the Consent Agenda.

CONSENT AGENDA

3. Approval of Minutes:

- a. **May 28, 2026 Board of Directors Meeting**

4. DMD May 2026 Investment Reports

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

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

- a. Franklin Mountain Investments - \$7,500 sponsorship in support of Summer Sundays promotion, Downtown Employee Appreciation Day and Downtown El Paso Coffee Market.
- b. WestStar Bank - \$2,500 sponsorship in support of Downtown Employee Appreciation Day.
- c. El Paso Electric - \$15,000 Presenting Sponsorship of Downtown Employee Appreciation Day.
- d. Burger – In-kind lunch contribution for June Marketing & Events Committee meeting.

Discussion: None.
Moved: Michael Parra
Seconded: Yolanda Giner
Roll-Call Vote: For: 11; Against: 0; Abstaining: 0; Absent: 0
Motion Approved.

REGULAR AGENDA

6. Committee Report: Finance Committee

- a. **Monthly Financial Summary**
Mais provided an overview of the current financial position of the DMD.
- b. **FY2025-2026 Assessment Revenue Update**
Gudenrath provided an overview of the status of assessment revenue and the impact on the current year budget.
- c. **FY2026-2027 Budget Process and Update**
Gudenrath reviewed the schedule followed for the creation and adoption of the FY2026-2027, provided an overview of the preliminary revenue figures and provided a budget outlook based on current information. Kelley asked about how the projection of assessment revenue based on preliminary valuations was reached. Gudenrath stated that the current projection is based on the level of current protests and a more accurate figure will be identified when valuations are certified. Osborn asked about assessment revenue comparisons from year to year. Gudenrath stated he expects a decrease.

7. Committee Report: Economic & Residential Development Committee

- a. **Grant Programs Status/Fund Balance Report**
Parra provided a report on the status of existing projects and available funds.

8. Committee Report: Infrastructure & Advocacy Committee

- a. **Update on DMD Operational Matters**
Baem reported on sanitation and security efforts and issues throughout the district.
- b. **Brownfields Site Reuse & Revitalization Program Update**
Baem provided a brief update on current and potential projects, and indicated that the grant would be closed out later this year.

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**
Osborn welcomed Berg as the new committee chair. Berg invited staff to provide this month's report. Sanchez and Bernal provided brief updates on all items.

10. Presidents Report

- a. **New Marketing Committee Chair**
Osborn thanked Berg for her willingness to serve as the Committee Chair.
- b. **Power Hour Luncheons**
Osborn thanked Board Members for their participation and encouraged members to take full advantage of the opportunities to engage with stakeholders.

11. Executive Director's Report

a. Hiring Temporary, Part Time Assistant Event Coordinator

Gudenrath announced that he is looking to hire a person to fill in while a staff member is on leave.

b. Commercial Façade Grant for Popular Building

Gudenrath stated that this update was covered during the discussion of Item 12.

12. Discussion and Action to authorize the Board President to negotiate and enter into the First Amendment to the Interlocal Agreement between the City of El Paso and the Downtown Management District to facilitate the implementation of Grant Program Task Orders.

Gudenrath provided background information on the item under consideration and the expectation of a specific Commercial Façade Improvement Grant application for the Popular Building following its approval by the DMD Board and later by the City Council.

Discussion:

Kelley, Parra and Daugherty asked about specifics related to the potential task order, grant application and grant management. Gudenrath outlined current processes outline in the Interlocal for task orders and grant management. Osborn stated that the Board will be provided regular updates on task orders and grants proposed. Blumenfeld provided counsel on the voting item at hand.

Moved:

Kathrin Berg

Seconded:

Brian Kelley

Roll-Call Vote:

For: 11; Against: 0; Abstaining: 0; Absent: 0

Motion Approved.

13. Construction & Event Update

a. Current/Upcoming Projects and Events

Bustamante provided a brief report.

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

Rep. Canales provided updates on the City Budget and process, and reported that the Council approved the collection of Hotel Occupancy Tax on short term rentals.

15. Economic Development Update by El Paso County

None

16. Call to the Public* (no action)

None

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

None

18. Discussion of the Next Board Meeting – August 27, 2026 at 11:30am. (no action)

None

19. Executive Session

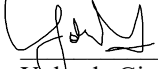
At any time during the Board Meeting, the Board may, upon motion and affirmative vote of a majority of the Board in attendance, retire into Executive Session pursuant to the Texas Government Code, Chapter 551, Sections 551.071 and 551.074(a) for the purpose of consultations with legal counsel and/or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

20. Adjourn

By consensus of the Board members present, the meeting adjourned at 12:55pm.

Submitted by:



Yolanda Giner
Secretary

Date: June 26, 2026