



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

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, August 27, 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 Link: <https://elpasotexas.webex.com/elpasotexas/j.php?MTID=mb5289a48c61d01ebc6ae9938147ac1e7>

Webex Meeting Number (Access Code): 2481 661 6751

Webex Meeting Password: QPkAPRjX772

Join by Phone – 1-844-992-4726

**CITY CLERK DEPT
2026 AUG 21 AM 11:37**

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, August 27, 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:

**FILED FOR RECORD
IN MY OFFICE**

2026 Aug 21 PM 12:58

1. Call meeting to order.

NOTICE TO THE PUBLIC

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

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. June 25, 2026 Board of Directors Meeting
3. DMD June & July 2026 Investment Reports
 - a. TexPool Accounts – balance, rate and status
4. Texas Public Funds Investment Act Quarterly Report – April through June 2026
5. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Paso Del Norte Health Foundation – \$2,000 sponsorship of Downtown Employee Appreciation Day
 - b. Flautas Juarez – In-Kind Food Donation for Marketing Committee Meeting
 - c. District Coffee - \$250 in support of Cafecito Crawl
 - d. House Coffee – In-Kind donation of disposable cups for Cafecito Crawl
 - e. ParkHill - \$3,000 Presenting Sponsorship of Cafecito Crawl
 - f. DoubleTree Hotel - \$2,500 Check-in Sponsor for 2027 Barstool Open
 - g. Destination El Paso – In-Kind Host of the July 29 Downtown Business Mixer
 - h. Anson 11 – In-Kind Host of the September 23 Downtown Business Mixer

REGULAR AGENDA

6. Committee Report: Finance Committee – Chair Joanne Richardson
 - a. Monthly Financial Summary

7. Presentation, Discussion and Action on Approval of 2026-2027 Downtown Management District Budget.
8. Discussion and Action to Approve Adoption of the Tax Assessment Rate of \$.12 per \$100 in valuation for FY 2026-2027.
9. Discussion and Action to transfer up to \$34,000 from uncommitted DMD Grant Funds to the DMD general fund.
10. Authorize the Executive Director to spend up to \$13,950 for the purchase baseball hats to be distributed to participants of the 2027 Barstool Open from Thomas Adams Apparel. The budgeted amount will be allocated from Budget Line 6017c (DTEP Barstool Open) of the FY 2026-2027 Budget.
11. Approval of the purchase of a Ford F450 for primary use by DMD Sanitation Staff to provide power washing services throughout the Downtown Management District (DMD). The DMD has procured the vehicle through TIPS, a regional education service center operating under Texas Education Code. DMD agrees to pay Silsbee Ford or an equivalent vendor, up to \$78,000 for the purchase and set-up of the identified vehicle with funds coming from the DMD's established Capital Fund.
12. Committee Report: Economic & Residential Development Committee – Chair Michael Parra
 - a. Grant Programs Status/Fund Balance Report
 - b. Annual Review of Existing and Potential Programs and Amendments
13. Discussion and Action for Approval of Reimbursement Grant Agreement submitted by Gauranga Enterprises, LLC (Priya Bhakta) for the property owned by Mills Parking, LLC. and located at 301 N. Stanton Street.
 - a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Pedestrian Corridor Improvement Grant Program for property located at 301 N. Stanton Street (PCI 25-01) in the amount of \$8,215.00, with said project to be completed in accordance with the execution of the Agreement.
14. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Update on DMD Operational Matters
 - b. Brownfields Site Reuse & Revitalization Program Update
 - c. Position Statements
15. Discussion and Action to direct staff to develop and implement a strategy for the renovation and expansion of Aztec Calendar Park through partnerships with the public and private sector.
16. Discussion and Action to ratify a position statement in support of the establishment of a UTEP School of Law.
17. 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
18. President's Report
 - a. Executive Director Performance Evaluation Process Review
 - b. Executive Director Contract
 - c. Board Member Appointments
19. Discussion and Action on Approval of recommendations to City Council to fill upcoming vacancies on the Downtown Management District Board of Directors as follows:

<u>Position</u>	<u>Candidate</u>	<u>Last Appt Date</u>	<u>Term#</u>	<u>Expiration Date</u>
Place 15	Maxey Scherr	2023	2	August 2029
Place 16	Ray Lozano, Jr.	2025*	1*	August 2029
Place 17	Joanne Richardson	2023	2	August 2029
Place 18	Yolanda Giner	2023	2	August 2029
Place 19	Kristi Daugherty	2023	2	August 2029

Place 20	Guillermo Garcia	2023	2	August 2029
Place 21	Patrick Merrick	2023	2	August 2029

* Indicates candidate was appointed to a partial term and is being nominated for his/her first full term.

All the above persons recommended are qualified to serve on the Board in accordance with the qualifications established by Chapter 375 as follows: are at least 18 years old, and are connected within the District as either (1) a resident, (2) owner of property, (3) owner of stock on property, as an individual or in a corporate capacity, (4) owner of a beneficial interest in a trust that owns property, or (5) be an agent, employee or tenant of the owners listed in categories 2, 3 and 4. And further, all of the above persons have experience in at least one of the following statutorily mandated areas: (1) energy matters, (2) commercial banking, (3) real estate development, (4) finance and insurance matters, (5) matters relating to retail or the provision of services, (6) provision of utilities, or (7) general issues the district will address.

20. Executive Director's Report

- a. Power Hour Luncheon Recap
- b. Popular Building Façade Grant
- c. DMD Annual Survey Results

21. Construction & Event Update – Richard Bustamante

- a. Current/Upcoming Projects and Events

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

23. Economic Development Update by El Paso County

24. Call to the Public* (no action)

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

26. Discussion of the Next Board Meeting – Thursday, September 25, 2025 – 11:30am (no action)

27. 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

28. 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 21st day of August 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 – August 27, 2026

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

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

Total Members Present (In Person): 11

Nadia Baem	Kathrin Berg	Kristi Daugherty	Marcelle Fernandez
Brian Kelley	Edgar Lopez	Ray Lozano	Patrick Merrick
Mark Osborn	Michael Parra	Nick Seckerson	

Total Members Present (Online): 1

Maxey Scherr			
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Total Members *Not* Present: 8

Beto Burton	Daniela Caro	Guillermo Garcia	Yolanda Giner
Liliana Miranda	Alex Nava	Joanne Richardson	Kelly Tomblin

Ex-Officio Members: City Representative Chris Canales

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

Guests: Bob Blumenfeld, DMD Attorney (online)

1. Call meeting to order

Osborn called the meeting to order at 11:35am on August 27, 2026 at 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 August 21st, 2026 in accordance with the Texas Open Meeting Act.

A quorum was present at the start of the meeting.

CONSENT AGENDA

2. Approval of Minutes:

- a. **June 25, 2026 Board of Directors Meeting**

3. DMD June & July 2026 Investment Reports

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

4. Texas Public Funds Investment Act Quarterly Report – April through June 2026

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

- a. **Paso Del Norte Health Foundation – \$2,000 sponsorship of Downtown Employee Appreciation Day**
- b. **Flautas Juarez – In-Kind Food Donation for Marketing Committee Meeting**
- c. **District Coffee - \$250 in support of Cafecito Crawl**
- d. **House Coffee – In-Kind donation of disposable cups for Cafecito Crawl**
- e. **ParkHill - \$3,000 Presenting Sponsorship of Cafecito Crawl**
- f. **DoubleTree Hotel - \$2,500 Check-in Sponsor for 2027 Barstool Open**
- g. **Destination El Paso – In-Kind Host of the July 29 Downtown Business Mixer**
- h. **Anson 11 – In-Kind Host of the September 23 Downtown Business Mixer**

Discussion: None.

Moved: Kathrin Berg
Seconded: Ray Lozano
Roll-Call Vote: For: 12; Against: 0; Abstaining: 0; Absent: 0
Motion Approved.

REGULAR AGENDA

6. Committee Report: Finance Committee

a. Monthly Financial Summary

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

Items #7, #8 and #9 were presented together.

7. Presentation, Discussion and Action on Approval of 2026-2027 Downtown Management District Budget.

8. Discussion and Action to Approve Adoption of the Tax Assessment Rate of \$.12 per \$100 in valuation for FY 2026-2027.

9. Discussion and Action to transfer up to \$34,000 from uncommitted DMD Grant Funds to the DMD general fund.

Gudenrath presented the FY2026-2027 Budget and proposed actions for approval. Osborn stated that the proposed budget had been shaped through input from all DMD committees and is not sole the recommendation of the Executive Director. Canales pointed out that commercial property valuation growth citywide for 26-27 is projected at 3.3% as opposed to the DMD's reduction of 2.7% in valuation. Kelley asked that valuation data be studied to see where fluctuations are occurring and why. Kelley also asked if a reduction in available DMD grant funds would limit the organization in any way. Gudenrath responded to Kelley in agreement with the need to analyze valuation data to better understand where the change is occurring and how we can help. Gudenrath added that the shift of DMD grant funds to the general fund will not restrict the distribution of grant funds based on recent grant activity.

A quorum was lost due to the departure of Board Member Berg at 12pm. No further actions were taken and only reports were provided for the remaining items.

10. Authorize the Executive Director to spend up to \$13,950 for the purchase baseball hats to be distributed to participants of the 2027 Barstool Open from Thomas Adams Apparel. The budgeted amount will be allocated from Budget Line 6017c (DTEP Barstool Open) of the FY 2026-2027 Budget.

No action taken due to lack of a quorum.

11. Approval of the purchase of a Ford F450 for primary use by DMD Sanitation Staff to provide power washing services throughout the Downtown Management District (DMD). The DMD has procured the vehicle through TIPS, a regional education service center operating under Texas Education Code. DMD agrees to pay Silsbee Ford or an equivalent vendor, up to \$78,000 for the purchase and set-up of the identified vehicle with funds coming from the DMD's established Capital Fund.

No action taken due to lack of a quorum.

12. 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.

13. Discussion and Action for Approval of Reimbursement Grant Agreement submitted by Gauranga Enterprises, LLC (Priya Bhakta) for the property owned by Mills Parking, LLC. and located at 301 N. Stanton Street.

- a. **That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Pedestrian Corridor Improvement Grant Program for property located at 301 N. Stanton Street (PCI 25-01) in the amount of \$8,215.00, with said project to be completed in accordance with the execution of the Agreement.**

No action taken due to lack of a quorum.

14. 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 ongoing projects.
- c. **Position Statements**
Gudenrath provided an update on issue context and proposed position.

15. Discussion and Action to direct staff to develop and implement a strategy for the renovation and expansion of Aztec Calendar Park through partnerships with the public and private sector.

No action taken due to lack of a quorum.

16. Discussion and Action to ratify a position statement in support of the establishment of a UTEP School of Law.

No action taken due to lack of a quorum.

17. 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.

18. Presidents Report

- a. **Executive Director Performance Evaluation Process Review**
Osborn reported that the annual performance evaluation will be conducted in September and completed at the Board Meeting.
- b. **Executive Director Contract**
Osborn reported that Gudenrath's contract expires at the end of September and a vote on its renewal will coincide with the finalization of his performance review.
- c. **Board Member Appointments**
Osborn reported that all seven nominations for this year are reappointments of existing Board Members. Once approved, the nominations will go to City Council for confirmation. One vacancy remains on the Board.

19. Discussion and Action on Approval of recommendations to City Council to fill upcoming vacancies on the Downtown Management District Board of Directors as follows:

Position Candidate	Last Appt Date	Term#	Expiration Date
Place 15Maxey Scherr	2023	2	August 2029
Place 16Ray Lozano, Jr.	2025*	1*	August 2029
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Place 19Kristi Daugherty	2023	2	August 2029
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Place 21Patrick Merrick	2023	2	August 2029

*** Indicates candidate was appointed to a partial term and is being nominated for his/her first full term.**

All the above persons recommended are qualified to serve on the Board in accordance with the qualifications established by Chapter 375 as follows: are at least 18 years old, and are connected within the District as either (1) a resident, (2) owner of property, (3) owner of stock on property, as an individual or in a corporate capacity, (4) owner of a beneficial interest in a trust that owns property, or (5) be an agent, employee or tenant of the owners listed in categories 2, 3 and 4. And further, all of the above persons have experience in at least one of the following statutorily mandated areas: (1) energy matters, (2) commercial banking, (3) real estate development, (4) finance and insurance matters, (5) matters relating to retail or the provision of services, (6) provision of utilities, or (7) general issues the district will address.

No action taken due to lack of a quorum.

20. Executive Director's Report

a. Power Hour Recap

Gudenrath reported on the seasonal outreach effort.

b. Popular Building Façade Grant

Gudenrath reported that the City approved the Interlocal Amendment and the proposed grant maximum. DMD has already received funds for the grant. DMD is awaiting the application.

c. DMD Annual Survey Results

Gudenrath gave a brief overview of the results.

21. Construction & Event Update

a. Current/Upcoming Projects and Events

Bustamante provided a brief report.

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

Rep. Canales provided a brief report on the recent budget process and approval.

23. Economic Development Update by El Paso County

None

24. Call to the Public* (no action)

None

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

None

26. Discussion of the Next Board Meeting – September 24, 2026 at 11:30am. (no action)

None

27. 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

28. Adjourn

By consensus of the Board members present, the meeting adjourned at 12:56pm.

Submitted by:



Joe Gudenrath
Executive Director

Date: 8/28/2026