



Board of Directors Meeting
Mark Osborn, President

The El Paso Downtown Management District Board of Directors meeting will be held Thursday, September 24, 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=m4fa3d20438244cf0abad4d9b17f7c1d2>

Webex Meeting Number (Access Code): 2497 379 1074

Webex Meeting Password: bWDWaqMf735

Join by Phone – 1-844-992-4726

Public Comment

The public is strongly encouraged to sign up to speak on items on this agenda before 10am, on Thursday, September 24, 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.

CITY CLERK DEPT
2026 SEP 18 PM3:42

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

FILED FOR RECORD
IN MY OFFICE

2026 SEP 18 PM 4:13

DELIA BRIONES
COUNTY CLERK
EL PASO COUNTY, TEXAS

2. Approval of Minutes:
 - a. August 27, 2026 Board of Directors Meeting
3. DMD August 2026 Investment Reports
 - a. TexPool Accounts – balance, rate and status
4. Approval of the FY2026-2027 Downtown Management District Budget.
5. Approve Adoption of the Tax Assessment Rate of \$.12 per \$100 in valuation for FY 2026-2027.
6. Approve the transfer of up to \$36,500 from uncommitted DMD Grant Funds to the DMD general fund.
7. Authorize the Executive Director to enter into a service agreement with Placer.ai for data collection services and allocate \$9,950 from Budget Line 5035 (Downtown Research) of the FY 2026-2027 Budget.
8. 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.
9. 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.
10. Approval of the 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.
11. Approval of a Position Statement 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.
12. Approval of a Position Statement in support of the establishment of a UTEP School of Law.
13. 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.

14. Recognition of donations, contributions and sponsorships to the El Paso Downtown Management District:
 - a. Helen of Troy – \$2,000 sponsorship of Downtown Employee Appreciation Day

REGULAR AGENDA

15. Committee Report: Finance Committee – Chair Joanne Richardson
 - a. Monthly Financial Summary
16. 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
17. Approval of the Reimbursement Grant Agreement submitted by 4MAT Family LP (Carlos J. Mata) for the property owned by 4MAT Family LP. and located at 822 S. Stanton Street.
 - a. That the Executive Director be authorized to sign a Reimbursement Grant Agreement for the Downtown Mural Grant Program for property located at 822 S. Stanton Street (MUR 25-01) in the amount of \$6,332.50, with said project to be completed in accordance with the execution of the Agreement.
18. Committee Report: Infrastructure & Advocacy Committee – Chair Nadia Baem
 - a. Update on DMD Operational Matters
 - b. Brownfields Site Reuse & Revitalization Program Update
 - c. Operations Management & Tracking Software/Platform
19. Presentation, Discussion and Action to authorize the Executive Director to enter into a 3-year agreement (with a 2-year extension option) for Operations Management & Tracking Software/Platform with Jia Technologies, Inc. The Jia Technologies, Inc. proposal was procured pursuant to the DMD's public competitive bidding procurement process.
20. 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

21. President's Report

- a. Executive Director Performance Evaluation
- b. Executive Director Contract
- c. Upcoming Officer Elections

22. Discussion and Action to Complete the Executive Director's Annual Performance Evaluation, Compensation Review, and Determination of Compensation.

23. Discussion and Action to authorize the Downtown Management District Board President to enter into the Fourth Amended Employment Agreement: Executive Director with Joe Gudenrath.

24. Executive Director's Report

- a. DMD Annual Survey Results
- b. Administrative Rules & Committee Charter Reviews

25. Construction & Event Update – Richard Bustamante

- a. Current/Upcoming Projects and Events

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

27. Economic Development Update by El Paso County

28. Call to the Public* (no action)

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

30. Discussion of the Next Board Meeting – Thursday, October 22, 2026 – 11:30am (no action)

31. 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):

- Discussion Regarding Executive Director Performance Evaluation, Compensation Review and Employment Contract (Section 551.074, Personnel Matter)

32. 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 18th day of September 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