AGENDA FOR THE REGULAR COUNCIL MEETING
AGENDA FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER 5

October 14, 2026
200 N. KANSAS - TRAINING ROOM
12:00 PM

Notice is hereby given that a meeting of the Tax Increment Reinvestment Zone Number Five (TIRZ #5) will be conducted on the above date and time.

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Tax Increment Reinvestment Zone Number Five (TIRZ #5) during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 740 958 21#

If you wish to sign up to speak, please contact Jessica Torres at TorresJX@elpasotexas.gov or (915) 212-0094 no later than by the start of the meeting.

The following members of the Tax Increment Reinvestment Zone Five (TIRZ #5) board will be present:

Jonathan Escalante, Martin Morgades, Michelle Mirazo, Edward Houghton, Robert Monarez, Arlene Carroll, Mario Porras

A quorum of the Tax Increment Reinvestment Zone Five (TIRZ #5) board members must be present and participate in the meeting.

ROLL CALL

CALL TO THE PUBLIC

Members of the public will be allowed three (3) minutes each to address the Board regarding items not listed on the Agenda.

AGENDA

1. Discussion and Action: Approval of Meeting Minutes for April 29, 2026. **BC-2609**

Attachments: TIRZ 5 Board Meeting Minutes 2026.04.29

2. Information and Discussion: Presentation and review of the TIRZ #5 End of the Year Financial Report for Fiscal Year 2026. **BC-2610**
Contact: Karina Brasgalla, BrasgallaKX@elpasotexas.gov

Attachments: TIRZ 5 END OF FY2026 REPORT

3. Information and Discussion: City Attorney's Office annual presentation. **BC-2611**
Contact: Oscar Gomez, GomezO2@elpasotexas.gov

Attachments: TIRZ5 CAO Annual PresentationV1

4. Information and Discussion: Borderplex Community Capital will provide an update on the TIRZ funds, including recent outreach efforts and the status of applications received and approved. **BC-2612**
Contact: Hector Villegas, HVillegas@borderplexcapital.org

Attachments: Borderplex Community TIRZ 5 Presentation

5. Discussion: Identification of items for future agendas **BC-2613**

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Jessica Torres at TorresJX@elpasotexas.gov a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email TorresJX@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____

File #: BC-2609, **Version:** 2

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and Action: Approval of Meeting Minutes for April 29, 2026.

TAX INCREMENT REINVESTMENT ZONE NO. 5
BOARD MEETING MINUTES
123 West Mills, Suite 111, El Paso, Texas 79901 and
Virtually
April 29, 2026
12:00 P.M.

Board Members Present:	**City Staff Present:**
Martin Morgades	Karina Brasgalla
Jonathan Escalante	Jessica Torres
Mario Porras	Oscar Gomez
Robert Monarez	
Michelle Esparza	
Steve Ortega	
Board Members Absent:	**Visitors Present:**
Gilbert Izquierdo, Edward Houghton, Arlene Carroll	David Torres Joe Gudenrath (DMD) Robert Palacios

MINUTES:

1. **Establishment of a Quorum, Call to Order, Roll Call**
   Jessica Torres called the meeting to order at 12:14 p.m.

2. **Call to the Public (items not listed on the Agenda)**
   There were no public comments.

3. **Administrative Items:**
   a. **Discussion and Action:** Approval of the January 14, 2026, Meeting Minutes. A motion to approve the minutes was made by Michelle Esparza, seconded by Robert Monarez, and unanimously carried.

4. **Information and Discussion:** David Torres reviewed the TIRZ #5 Financial Report for Q1 and Q2 of Fiscal Year 2026.

5. **Information, Discussion and Action:** Steve Ortega called for a motion to approve the revised Board statement affirming the Board's commitment to continue prioritizing funding participation in the I-10 Deck Plaza project. A motion to approve the revised statement was made by Martin Morgades, seconded by Michelle Esparza and unanimously carried.

6. **Information, Discussion and Action:** Steve Ortega called for a motion to authorize City staff to continue due diligence regarding the potential expansion of the TIRZ #5 boundaries and extension of its term beyond 2036. A motion was made by Michelle Esparza,

seconded by Johnny Escalante and unanimously carried.

7. **Information, Discussion and Action:** Steve Ortega called for a motion to approve the applicant's funding request of up to $1,000,000, subject to the specific guidelines established by City staff. A motion to approve the request was made by Martin Morgades, seconded by Johnny Escalante and unanimously carried.

8. **Discussion:** Identification of Items for Future Agendas.
   No items were identified.

9. **Adjournment**
   Steve Ortega called for a motion to adjourn. A motion was made by Martin Morgades, seconded by Michelle Esparza and unanimously carried. The meeting adjourned at 12:56 p.m.

File #: BC-2610, **Version:** 2

CITY OF EL PASO, TEXAS
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Information and Discussion: Presentation and review of the TIRZ #5 End of the Year Financial Report for Fiscal Year 2026.

Contact: Karina Brasgalla, BrasgallaKX@elpasotexas.gov

TIRZ 5
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Year Ended August 31, 2026

Tax Increment Income	**$827,262**
Expenditures	
Recurring Expenses	
Administrative Expenses	0
Border Community Capital Agreement	250,000
Pioneer Plaza & Promenades	210,526
DMD Façade Program	150,000
DMD Permitting Services	38,400
One-Time Expenses	
Façade Grant for Popular Building Redevelopment Project	1,000,000
Deck Plaza Project	561,001
Total Expenditures	**2,209,927**
Net Change in Fund Balance	**-1,382,665**
Beginning Fund Balance	**3,136,347**
Ending Fund Balance	**$1,753,681**

File #: BC-2611, **Version:** 2

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Information and Discussion: City Attorney's Office annual presentation.
Contact: Oscar Gomez, GomezO2@elpasotexas.gov

TIRZ 5 Board

City Attorney's Office Annual Presentation

Uniform Bylaws • TIRZ 5 Rules • Board Member Takeaways

Oscar Gomez – Assistant City Attorney

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Purpose of Today's Presentation

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- In 2025, City Council adopted Ordinance No. 019766 to create Uniform Bylaws for City boards and commissions.
- The Uniform Bylaws are the general operating framework for City boards.
- TIRZ 5 is also governed by its own ordinances and Texas Tax Code Chapter 311.
- **Practical rule**: follow the Uniform Bylaws, but TIRZ 5-specific rules control when they are different.

Rules Framework

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Uniform Bylaws

Citywide baseline for meetings, conduct, training, records, conflicts, and general procedures.

TIRZ 5 Ordinances

Specific rules for composition, appointments, chair, terms, and the Board's role.

Chapter 311

Texas law governing reinvestment-zone boards and other TIRZ-specific requirements.

What Ordinance No. 019766 changed

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- Council adopted the Uniform Ordinance on August 5, 2025; the bylaws became effective November 3, 2025.
- The bylaws apply unless another law, ordinance, resolution, or other controlling authority provides differently.
- They standardize expectations for scope, meetings, attendance, leadership, staff support, training, conduct, records, and conflicts.
- For TIRZ 5, the Uniform Bylaws are the starting point — not the only source of rules.

What is the TIRZ 5 Board's role?

The Board primarily advises City Council on the Zone

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Recommend

- Make recommendations to City Council concerning administration of the TIRZ fund.

Plan

- May adopt preliminary project and financing plans and submit them to Council for approval.

Support

- May prepare, implement, and monitor project plans when Council considers it advisable.

5

TIRZ 5 Special Rules

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- Composition and appointments follow the TIRZ 5 ordinance and Chapter 311 — not the standard City appointment model.
- The Mayor, with Council approval, appoints the Chair annually; the Board may elect a Vice Chair and other officers.
- Members serve two-year terms, with City-appointed members serving staggered terms.
- Vacancies are filled by the taxing unit that appointed the director.
- Chapter 311 eligibility and other TIRZ-specific requirements continue to apply.

Uniform Bylaws for TIRZ 5 Board members

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- Stay within the Board's charge and the subject matter on the posted agenda.
- Attend consistently and notify the Board Liaison or Chair if you cannot attend.
- Maintain respect, civility, and decorum.
- Disclose potential conflicts of interest.
- Do not represent the City to another entity or agency unless specifically authorized.
- Use Robert's Rules of Order as a general guide.

TIRZ 5 Support Team

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Chair / Vice Chair

- Lead meetings, maintain order, and help the Board move through its business.

Board Liaison

- City staff support for agendas, minutes, attendance, records, training, and coordination.

Legal Representative

- Assistant City Attorney provides non-partisan, non-voting legal guidance on the Board's authority, Chapter 311, TIRZ 5 ordinances, the Uniform Bylaws, conflicts of interest, Open Meetings Act requirements, and other legal questions that arise.

Training and Meeting basics

Requirements

- Complete City ethics training within 60 days after taking the oath of office and required refresher training.
- Complete Texas Open Meetings Act and Public Information Act training within 90 days after taking office.
- Sign the Code of Conduct for Appointed Officials.
- Board business should occur through properly posted meetings and agenda items.
- The Board Liaison prepares agendas, keeps minutes and attendance records, and files approved minutes.

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Chapter 311 — Framework

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- Chapter 311 is the Texas law governing tax increment reinvestment zones.
- It requires the TIRZ board to make recommendations to the governing body concerning administration of the Zone.
- It contains TIRZ-specific rules that may differ from the City's general Uniform Bylaws.
- It includes a special rule allowing participation by telecommunication device when statutory requirements are met.
- When a TIRZ-specific question arises, staff and the legal representative can help identify the controlling rule.

Takeaways for TIRZ 5 members

- Uniform Bylaws are the general framework.
- TIRZ 5-specific rules still matter.
- The Board's core role is to advise and recommend to Council.
- Stay within the agenda, disclose conflicts, and maintain decorum.
- Use the Board Liaison and legal representative when questions arise.

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Conclusion

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- Start with the Uniform Bylaws.
- If TIRZ 5 or Chapter 311 provides a different rule, the TIRZ-specific rule governs.
- Ask the Board Liaison about process and administration.
- Ask the legal representative when a question involves the Board's legal authority, Chapter 311, the TIRZ 5 ordinances, conflicts, Open Meetings Act requirements, or how the Uniform Bylaws apply

- *https://statutes.capitol.texas.gov/?tab=1&code=TX&chapter=TX.311&artSec=*
- *https://www.texasattorneygeneral.gov/sites/default/files/files/divisions/open-government/openmeetings_hb.pdf*
- *https://www.elpasotexas.gov/city-clerk/boards-and-commissions*

File #: BC-2612, **Version:** 2

CITY OF EL PASO, TEXAS
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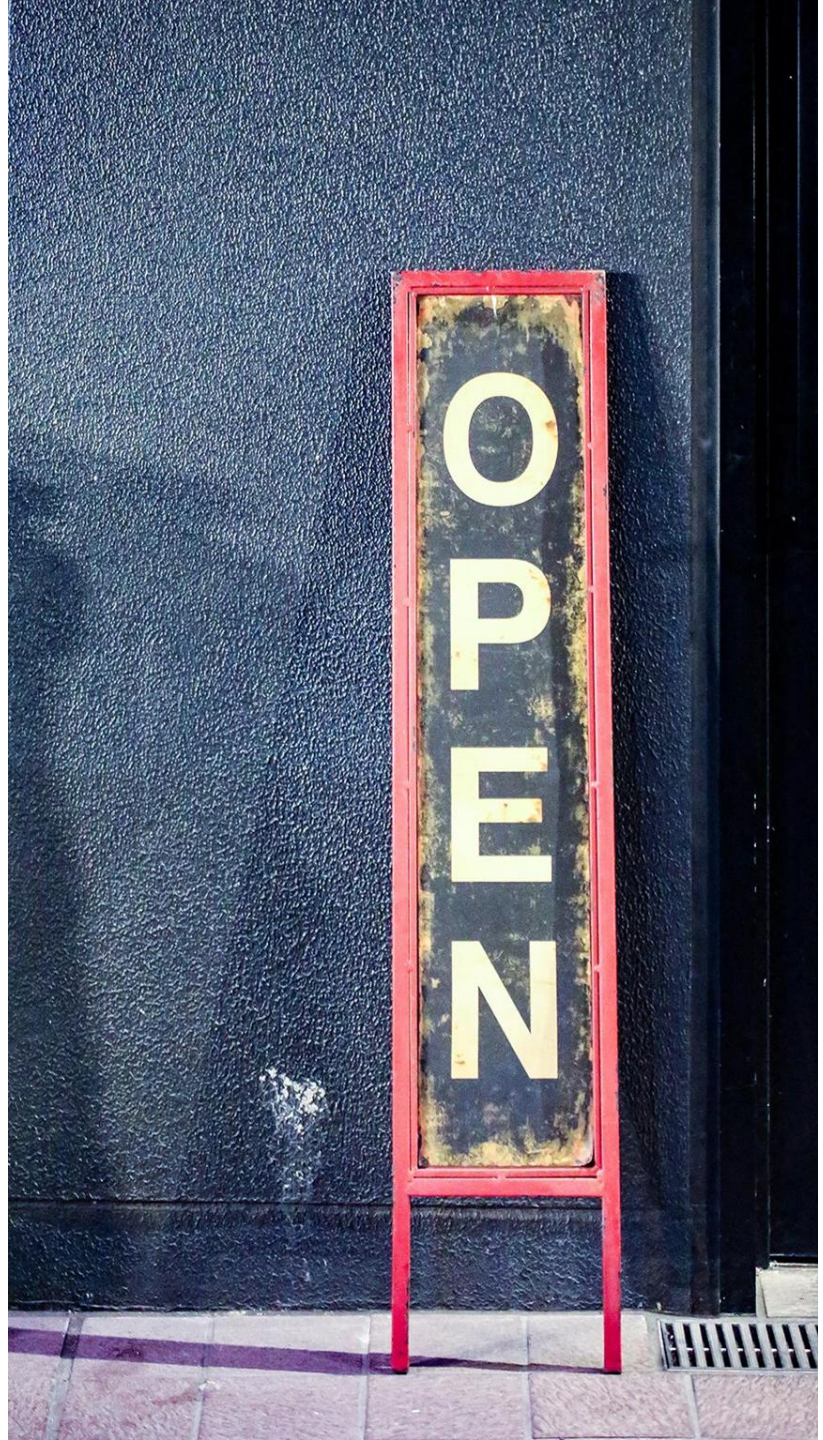
Information and Discussion: Borderplex Community Capital will provide an update on the TIRZ funds, including recent outreach efforts and the status of applications received and approved.
Contact: Hector Villegas, HVillegas@borderplexcapital.org

TIRZ 5 FUNDING

October 2026

Overview

- BCC signed agreement with The City of El Paso on 10/22/2024 and begun connecting with potential borrowers in December 2024.
- Since then:
  - *BCC's team has been promoting (i.e. door-to-door meetings, social media marketing, collaborated with ESO partners, etc.) lending opportunities and technical assistance to local businesses.*
  - *As of September 2026:*
    - BCC has visited/revisited 152 businesses — partnering up BOSS liaisons
    - Discussed financing structures and technical assistance to start, expand, and/or improve operations.
    - Offered access to the 2% Buy Down interest program



Supported Business

BCC has supported 11 businesses for a total of **$529K**, as of September 2026 *(vs. $284K in September 2025); Current pipeline $100K.*

- Bedrock Digital – 50K
  - Marketing agency supporting multiple businesses in media services
- Barrio Luna – 15K
  - Retail store boutique which holds space for local artists, makers and designers to sell their products
- La Baratera – 25K
  - Retail store on El Paso Street providing local goods
- The Mayflower- $25K
  - Family Restaurant serving authentic Vietnamise dishes

Outreach and Outcomes

- BCC obtained list of businesses in District 8 from EP-EDC
  - *245 business were identified in District 8*
  - *159 business were identified in the TIRZ 5*
- BCC met 152 businesses:
  - *77 business discussed lending opportunities and technical assistance with owner*
  - *75 businesses met with manager/employee in lieu of owner present*
- Alternatively, BCC identified the following amongst business previously identified:
  - *50 of businesses have closed or relocated*
  - *1 had changed industry –i.e. online gambling*

Outreach and Outcomes cont.

- The feedback received from business owners and managers were:
  - *Significant decrease in foot traffic*
  - *Express concerns in border crossing and fear of having their visas/permits taken away – More so in the last few months after immigration raids*
  - *Uncertainty of impact to their business and City economy by tariffs*
- BCC has received 13 applications
  - *BCC has followed up with these applicants and has been able to finance 11 businesses*
- BCC has created social media campaigns on (Facebook, Instagram, and LinkedIn), promoting TIRZ 5 and 2% loans

Success stories:

IFellInLoveHere is a vintage secondhand boutique offering curated 90s and Y2K apparel with inclusive sizing — carrying over 750 unique pieces up to size 3X. After years of operating on an appointment-only basis, the boutique was ready to open a permanent Downtown El Paso storefront but faced a barrier that many creative small businesses encounter: limited access to traditional lending. BCC provided a working capital loan — supported by City of El Paso TIRZ 5 district investment — to fund the expansion into a full retail storefront. IFellInLoveHere celebrated its ribbon cutting in February 2026 and now operates Tuesday through Sunday, building a vibrant community of fashion lovers in the heart of downtown.

Success stories (cont.):

The Mayflower, The Mayflower Family Restaurant is a beloved family-owned Downtown El Paso institution serving homestyle American breakfasts and authentic Vietnamese dishes — from pho and vermicelli bowls to grilled pork rice plates. Located in the TIRZ 5 district, the restaurant faced mounting repair costs and cash flow gaps that threatened the daily operations of this community staple. BCC provided a working capital and facilities repair loan, giving the owners the immediate financial relief needed to keep the kitchen running and the doors open. Combined with City of El Paso TIRZ 5 revitalization funding, The Mayflower stabilized its operations and is now positioned for long-term growth as a cornerstone of downtown El Paso's dining scene.

Future Actions

- BCC will…
  - *Continue working with businesses visited, and outreach within the area*
  - *Maintain active social media campaigns and workshop opportunities.*
  - *Keep close relationships with ESO partners to promote TIRZ 5.*

Thank you!

Hector Villegas
President/CEO
hvillegas@borderplexcapital.org

David Villalba
Sr. Loan Officer
- dvillalba@borderplexcapital.org

BORDERPLEX COMMUNITY CAPITAL
Together Reaching New Heights
A partner of the El Paso Community Foundation

File #: BC-2613, **Version:** 2

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

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Discussion: Identification of items for future agendas