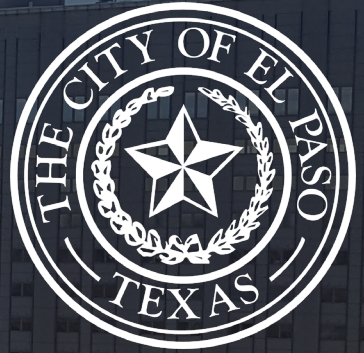


# Center for Civic Empowerment

304 TEXAS AVENUE, 17<sup>TH</sup> FLOOR

COMMUNITY + HUMAN DEVELOPMENT

OCTOBER 15, 2019





# center for civic empowerment

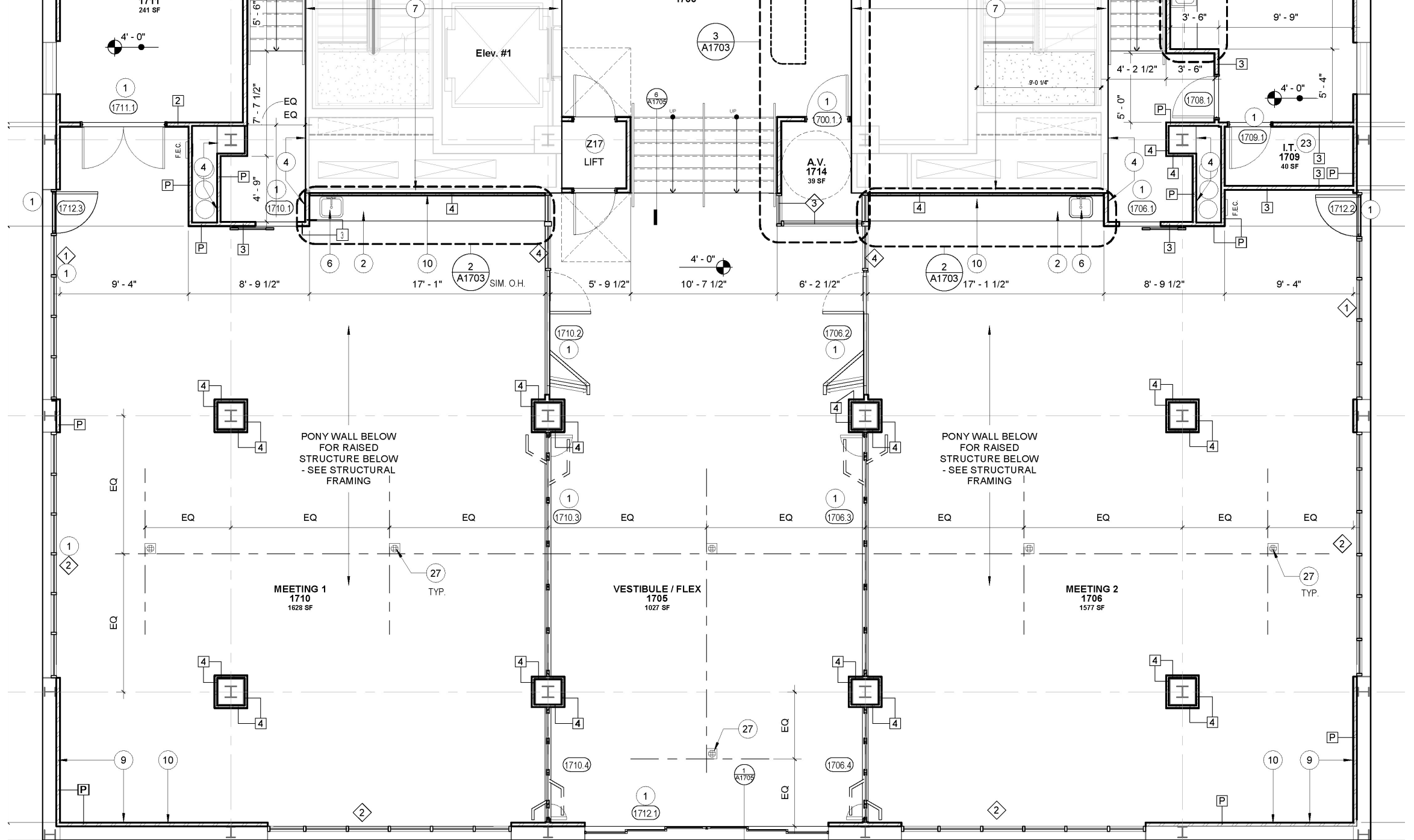
- provide a place for residents, specifically in the surrounding neighborhoods, to engage in the governing process
- to add a high quality public space for residents of El Paso engage in a dialogue about the future of our city
- to benefit and enhance the civic engagement experience for residents and visitors of El Paso
- to serve as a hub for governmental and non-profit gatherings in the heart of our city



# Amenities

- 17<sup>th</sup> Floor Secure Access
- Warming Kitchen
- Storage
- Sky deck
- Community Display
- 3 Unique meeting / collaborative spaces
  - *Training*
  - *Board / Commission*
  - *Round Table Discussion*
  - *Community Meeting*
  - *Charette*
  - *Informal Gathering*





# under consideration today...

- Interlocal Cooperation Agreement
- Lease Agreement for Property located at 304 Texas, 17<sup>th</sup> Floor

## **Interlocal Cooperation**

- provides a vehicle to proceed with disbursement of funding for the construction of a public community meeting and event space in Downtown El Paso

## **Lease Agreement**

- Upon approval of council, the City of El Paso and HACEP will enter into a lease for the use and utilization of the 17<sup>th</sup> floor of the Blue Flame Building for a period of 10 years

# Interlocal Cooperation Agreement

- agreement between the City of El Paso and the Housing Authority of the City of El Paso
- illustrates the obligations of both parties

## City Obligations

- Upon acceptance of the completed tenant improvements the City agrees to reimburse HACEP an amount up to \$1.5 million for the Project to be used for the construction of the Downtown Center for Civic Empowerment on the 17<sup>th</sup> floor of the Blue Flame Building
- When the construction of the Center is completed, accepted by the City, and ready to be occupied, the City agrees to lease the Center.

# Interlocal Cooperation Agreement

- agreement between the City of El Paso and the Housing Authority of the City of El Paso
- illustrates the obligations of both parties

## **HACEP Obligations**

- HACEP will provide proof to the City of the costs incurred by HACEP to complete the tenant improvements.
- HACEP has agreed to secure or provide additional funding for project in the amount of \$800,000.
- HACEP shall ensure the Owner and its contractors, including the Developer, complete construction of Center and have it ready to occupy by July 1, 2020.

# Lease Agreement

- 10 Year Term
- includes access to 3,200 sf of outdoor space
- Net Rentable Space of 6,115 sf
- Lease Period: July 2020 – July 2030

Year 1	Net Rentable Square Foot Rate	Base Rental/Year	Rent Per Month
1	\$11.50	\$70,317	\$5,859.78
2	\$11.85	\$72,427	\$6,035.57
3	\$12.20	\$74,600	\$6,216.64
4	\$12.57	\$76,838	\$6,403.14
5	\$12.94	\$79,143	\$6,595.23
6	\$13.33	\$81,517	\$6,793.09
7	\$13.73	\$83,963	\$6,996.88
8	\$14.14	\$86,481	\$7,206.79
9	\$14.57	\$89,076	\$7,422.99
10	\$15.00	\$91,748	\$7,645.68



