

# **Proposed Amendment #2 to Tax Increment Reinvestment Zone #11**

**City of El Paso, Texas**

**OCTOBER 2019**



**DAVID PETTIT**  
*Economic Development*

## TIRZ #11 – Background

- **Creation Date:** May 29, 2018
- **Termination Date:** December 31, 2054 (36 year term)
- **Size:** Originally 50 acres, expanded March 19, 2019 to include an additional 96 acres of land primarily owned by EPISD, increasing TIRZ size to 146 acres
- **Participation:** 100% real property participation within original boundaries, 0% in expanded boundaries because the parcel is located in a TRZ



## TIRZ #11 – Background

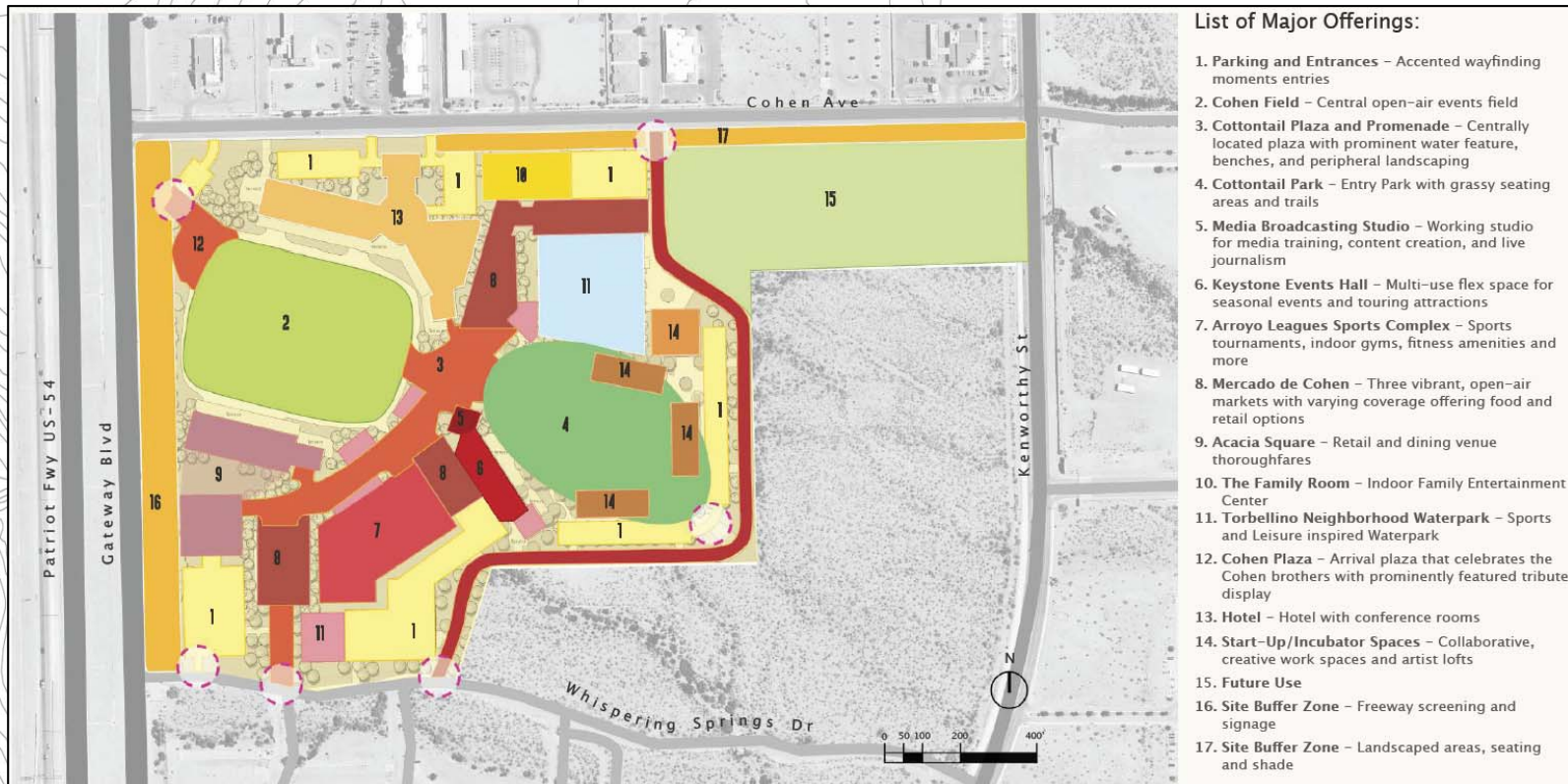
- Cohen Stadium site
- Primarily vacant land, as well as land along the northern portion used by El Paso Independent School District for a variety of purposes including a tennis center and parking.





# TIRZ #11 – Development Assumptions

*“The Cohen Entertainment District is to be a place where the elements of entertainment bring people together to join in an experience, to create memories in a well executed project, one where the selected activities on offer, whether part of private or public initiatives, are inviting and specific, a place that brings the community together; a destination in its own right.”* Cohen Entertainment District Vision Book (August 29, 2018)





# TIRZ #11 – Development Assumptions

## Assumptions

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>Public Investment</b>							
Neighborhood Water Park	81,000	2021	N/A	N/A	N/A	N/A	N/A
Media Broadcasting Studio	4,754	2021	N/A	N/A	N/A	N/A	N/A
Cohen Visitor Plaza	2,000	2021	N/A	N/A	N/A	N/A	N/A
Keystone Events Hall	19,215	2021	N/A	N/A	N/A	N/A	N/A
Event Field	122,700	2021	N/A	N/A	N/A	N/A	N/A
Stage	1,670	2021	N/A	N/A	N/A	N/A	N/A
Sports Complex	75,900	2021	N/A	N/A	N/A	N/A	N/A
Parking Structure 1	24,600	2021	N/A	N/A	N/A	N/A	N/A
Parking Structure 2	63,550	2021	N/A	N/A	N/A	N/A	N/A
<b>Hotel</b>							
Hotel #1	200	2022	2024	\$175,000	\$35,000,000	\$0.00	\$0
<b>Office</b>							
Office 1	15,385	2022	2024	\$175	\$2,692,375	\$0.00	\$0
Office 2	13,825	2022	2024	\$175	\$2,419,375	\$0.00	\$0
Office 3	13,825	2022	2024	\$175	\$2,419,375	\$0.00	\$0
Office 4	13,825	2022	2024	\$175	\$2,419,375	\$0.00	\$0
<b>Restaurant</b>							
Food and Beverage 1	4,515	2022	2024	\$300	\$1,354,500	\$300.00	\$1,354,500
Food and Beverage 2	4,515	2022	2024	\$300	\$1,354,500	\$300.00	\$1,354,500
Food and Beverage 3	4,515	2022	2024	\$300	\$1,354,500	\$300.00	\$1,354,500
Food and Beverage 4	4,515	2022	2024	\$300	\$1,354,500	\$300.00	\$1,354,500
Retail/Restaurant with Clubs	27,785	2022	2024	\$300	\$8,335,500	\$300.00	\$8,335,500
<b>Retail</b>							
The Family Room	28,890	2023	2025	\$200	\$5,778,000	\$300.00	\$8,667,000
Mercado de Cohen	19,872	2023	2025	\$200	\$3,974,400	\$300.00	\$5,961,600
Sports Retail	25,280	2023	2025	\$200	\$5,056,000	\$300.00	\$7,584,000
Retail 1	14,720	2023	2025	\$200	\$2,944,000	\$300.00	\$4,416,000
Retail 2	4,360	2023	2025	\$200	\$872,000	\$300.00	\$1,308,000
Retail 3	4,360	2023	2025	\$200	\$872,000	\$300.00	\$1,308,000
Retail 4	4,360	2023	2025	\$200	\$872,000	\$300.00	\$1,308,000
<b>Retail_11A</b>							
Retail	165,000	2024	2026	\$200	\$33,000,000	\$300.00	\$49,500,000
Retail	225,000	2024	2026	\$200	\$45,000,000	\$300.00	\$67,500,000
<b>Office_11A</b>							
Office	25,000	2021	2023	\$175	\$4,375,000	\$0.00	\$0
Office	25,000	2023	2025	\$175	\$4,375,000	\$0.00	\$0
Office	50,000	2025	2027	\$175	\$8,750,000	\$0.00	\$0
<b>Total</b>					<b>\$174,572,400</b>		<b>\$161,306,100</b>



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AMENDED TIRZ #11



# TIRZ #11 – Participation

## TIRZ 11

Real Property Tax		Participation	
City of El Paso	0.80343000	100%	0.80343000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.80343000

## TIRZ 11A

Real Property Tax		Participation	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Local Sales Tax	0.02000000	50.00%	0.01000000
State Sales Tax Rate	0.06250000	0.00%	0.00000000

AMENDED TIRZ #11



## TIRZ #11 – Projected Revenue

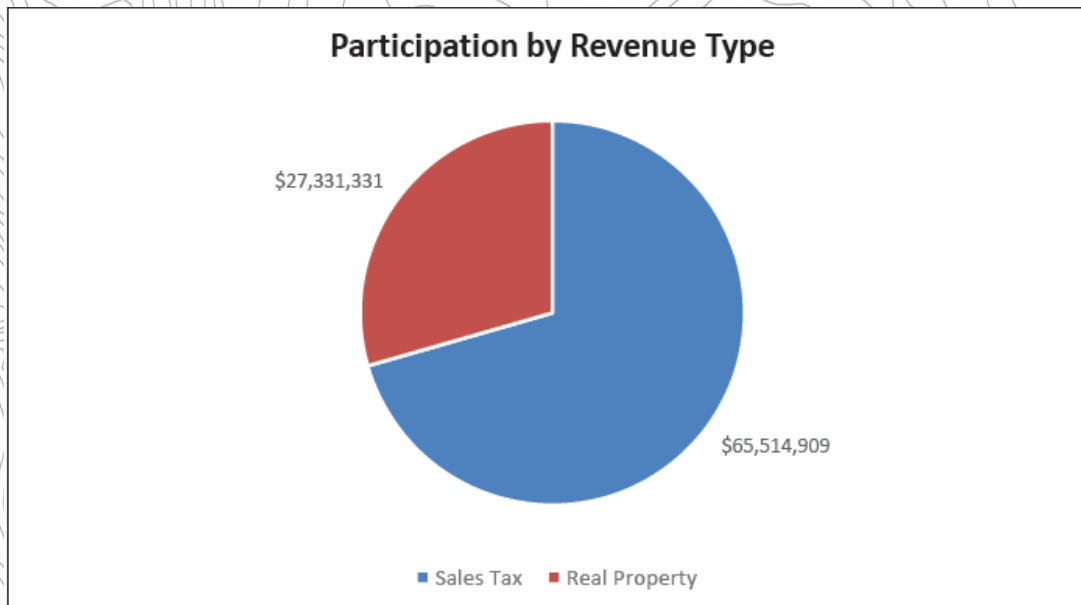
- Previous TIRZ revenue projections \$26.3 million
- Proposed TIRZ revenue projections \$92.8 million
- No proposed change in categories or percentages assigned

Proposed Project Costs		
Water Facilities and Improvements	\$ 6,963,468	7.5%
Sanitary Sewer Facilities and Improvements	\$ 9,284,624	10.0%
Storm Water Facilities and Improvements	\$ 9,284,624	10.0%
Transit/Parking Improvements	\$ 13,926,936	15.0%
Street and Intersection Improvements	\$ 18,569,248	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 13,926,936	15.0%
Economic Development Grants	\$ 18,569,248	20.0%
Administrative Costs	\$ 2,321,156	2.5%
	<b>\$ 92,846,240</b>	<b>100.0%</b>

# TIRZ #11 – Net Benefit

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$158,354,201	\$92,846,240	\$65,507,961
El Paso County	\$75,514,616	\$0	\$75,514,616
EPCC	\$10,471,377	\$0	\$10,471,377
University Medical	\$18,626,288	\$0	\$18,626,288
El Paso I.S.D.	\$96,849,038	\$0	\$96,849,038
Municipal Transit-Sun City Area Transit Tax	\$32,757,455	\$0	\$32,757,455
State of Texas (HOT & Sales)	\$431,762,357	\$0	\$431,762,357
<b>Total</b>	<b>\$824,335,330</b>	<b>\$92,846,240</b>	<b>\$731,489,090</b>

*\*Total Taxes includes sales tax*





## Next Step

- Final Amended Project and Financing Plan to be approved by the TIF Board
- City Council Consider Ordinance Amending the Creation Ordinance and approving Final Amended Project and Financing Plan

**NEXT STEPS**