



DOWNTOWN MANAGEMENT DISTRICT

E L P A S O

Item 15.1

DMD Boundary Expansion Petition Consideration & Approval





Legal Basis for Expansion

- Authorization
 - Texas Local Government Code §375.043
- Process
 - Texas Water Code §49.301 and Chapter 54



Timeline

2018

- Property Owners in Expansion Area contact DMD about expansion.

2019

- DMD Strategic Plan identifies Boundary Analysis as objective.
- Expansion/Contraction Process defined and identified.
- October 4 – Initial petition established and distributed to property owners in potential boundary expansion area.
- December 5 - Special Meeting/Public Hearing
 - Public Notice Published
 - Petition sent to all property owners identified by CAD
 - Public Information Session Held
 - Support not sufficient for consideration.
 - DMD Board directs staff to assist property owners with evaluation of viability.



Timeline

2020

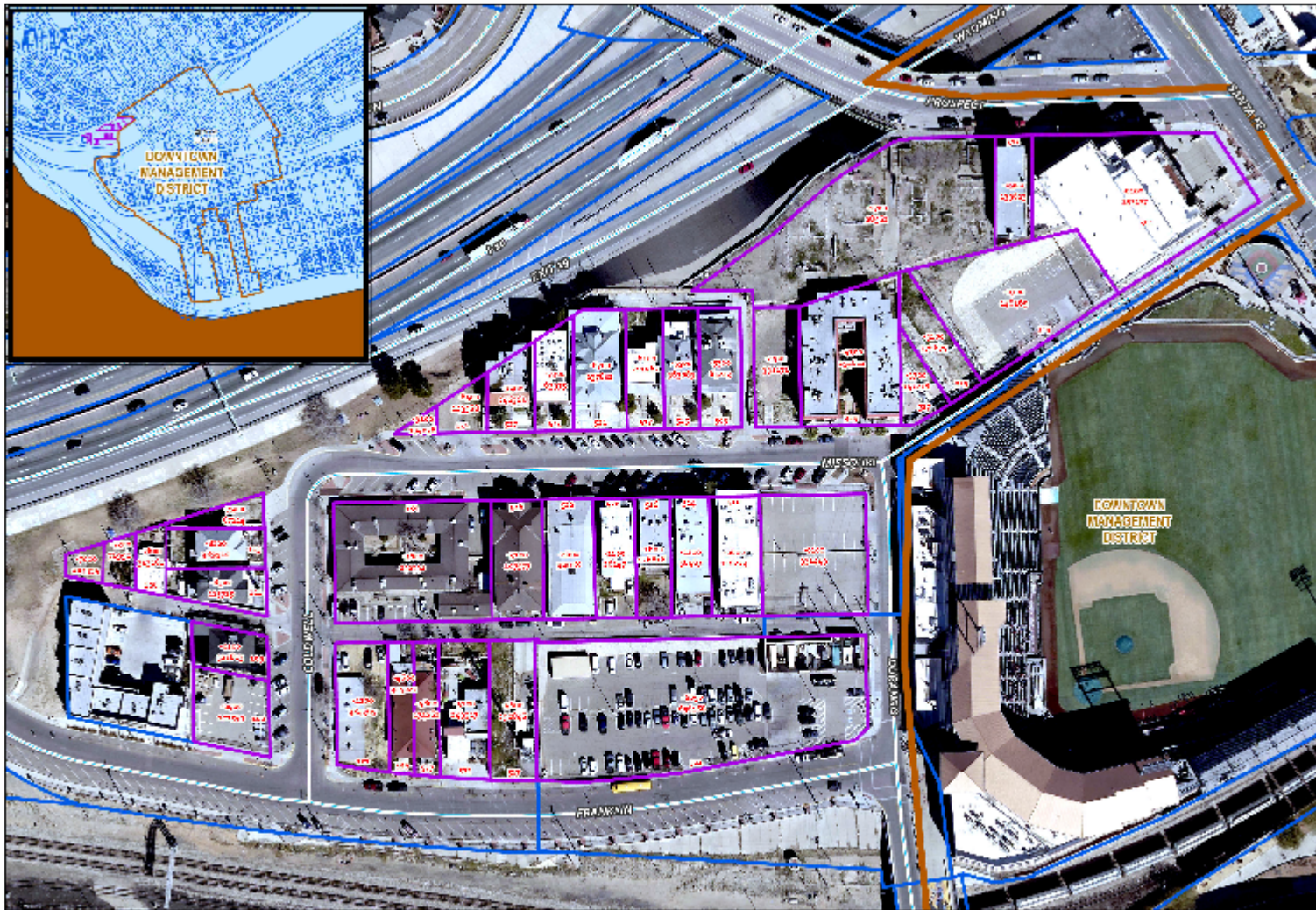
- Significant Outreach to all property owners in proposed boundary expansion area was conducted.
- Proposed boundary expansion area adjusted to exclude 1 property on fringe of area.
- October 22, 2020 - Special Meeting/Public Hearing
 - Public Notice Published
 - Petition sent to all property owners identified by CAD
 - Public Information Session Held



Requirements for Consideration

- Addition must be feasible, practicable, and to the advantage of the district
- If the district's system and other improvements of the district are sufficient or will be sufficient to supply the added land without injuring land already in the district
- Must provide Public Notice
- Must acquire petitions representing more than 50% of the Assessed Value of the proposed area

DMD Boundary Expansion Petition



DOWNTOWN MANAGEMENT DISTRICT



DMD Boundary Expansion Petition

PROP_ID	OWNER_ID	FILE_AS_NA	SITUS_NUM	SITUS_STRE	SITUS_DIR	SITUS_CITY
26247	1082859	OSCAR ANDRADE PROPERTIES	520	MISSOURI	AVE	EL PASO
28562	1003915	MOUNTAINSTAR PROPERTIES COMPANY		MISSOURI	AVE	EL PASO
56467	61833	SAN FRANCISCO HISTORIC DIST LTD	514	MISSOURI	AVE	EL PASO
63975	43765	ANDRADE OSCAR & ROCIO	523	MISSOURI	AVE	EL PASO
65223	1018579	ANDAZOLA REALTY LLC	505	MISSOURI	AVE	EL PASO
67244	370766	PASSON ETHEL A		MISSOURI	AVE	EL PASO
74990	10474	CITY OF EL PASO		MISSOURI	AVE	EL PASO
99018	263431	ABRAHAM JOSEPH	522	MISSOURI	AVE	EL PASO
102549	10474	CITY OF EL PASO	100	COLDWELL	ST	EL PASO
116279	43765	ANDRADE OSCAR & ROCIO	510	MISSOURI	AVE	EL PASO
126818	454291	FRAUSTO SERGIO X	516	MISSOURI	AVE	EL PASO
139623	85959	GUERRERO SUMIE & JESSICA (TR)	312	PROSPECT	ST	EL PASO
146469	74683	EL PASO SCOTTISH RITE HISTORICAL	315	MISSOURI	AVE	EL PASO
174058	14940	HAMRAH VICTORIA & ROSALIE M		MISSOURI	AVE	EL PASO
174262	978579	PONCE ALFONSO R & 2	537	FRANKLIN	AVE	EL PASO
203394	982199	KASHI PROPERTIES LLC		MISSOURI	AVE	EL PASO
211962	1084035	517 W MISSOURI LLC	517	MISSOURI	AVE	EL PASO
225725	203512	ALARCON RODOLFO & MARISELA	111	COLDWELL	ST	EL PASO
232331	973211	NATHAN PROPERTIES LLC	534	MISSOURI	AVE	EL PASO
237802	451686	MAYVIEW REAL ESTATE LP	521	MISSOURI	AVE	EL PASO
243568	1063209	ANDRADE OSCAR & ROCIO	531	MISSOURI	AVE	EL PASO
246364	1082862	OSCAR ANDRADE PROPERTIES	527	MISSOURI	AVE	EL PASO
249327	976055	533 W FRANKLIN LLC	533	FRANKLIN	AVE	EL PASO
253137	74683	EL PASO SCOTTISH RITE HISTORICAL	301	MISSOURI	AVE	EL PASO
254611	274864	RECEDEZ JAVIER M	329	MISSOURI	AVE	EL PASO
290846	1017167	SALCIDO ISABEL	527	FRANKLIN	AVE	EL PASO
321803	1108384	FRANKLIN COLDWELL LLC	109	COLDWELL	ST	EL PASO
331449	74683	EL PASO SCOTTISH RITE HISTORICAL		MISSOURI	AVE	EL PASO
342278	1003915	MOUNTAINSTAR PROPERTIES COMPANY	327	MISSOURI	AVE	EL PASO
343161	203512	ALARCON RODOLFO & MARISELA	606	MISSOURI	AVE	EL PASO
345022	955798	RIVERA ALBERTO	539	FRANKLIN	AVE	EL PASO
363083	1018579	ANDAZOLA REALTY LLC	515	MISSOURI	AVE	EL PASO
376875	1003915	MOUNTAINSTAR PROPERTIES COMPANY	325	MISSOURI	AVE	EL PASO
384369	150680	INTERNATIONAL CUTTING SEV LTD	102	COLDWELL	ST	EL PASO
389910	75257	SIERRA MARIA	115	COLDWELL	ST	EL PASO
391174	10474	CITY OF EL PASO		MISSOURI	AVE	EL PASO
407577	1054282	526 MISSOURI LLC	526	MISSOURI	AVE	EL PASO
656168	10474	CITY OF EL PASO	501	FRANKLIN	AVE	EL PASO

DMD Boundary Expansion Petition



DMD Boundary Expansion Petition





DMD Boundary Expansion Petition

Ballpark West

- 38 Parcels
- 6.6 Acres
- Appraised Value ALL Properties - \$10,090,134 (38 properties)
- Exempt Properties - \$5,241,835 (14 properties)
- Assessed Value - \$4,848,299 (24 Properties)
- Includes San Francisco Historic District, Single & Multi-family Residential, Bars, Parking Lots, a Park, vacant lots, Non-Profit, Cell Tower
- Zoned C4 (Commercial) and A3 (Residential)

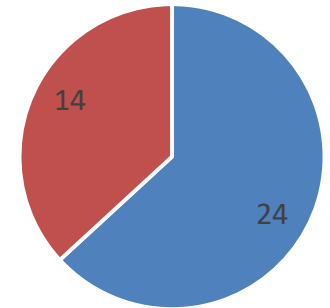


DMD Boundary Expansion Petition

Petition Status

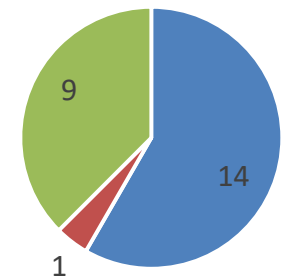
- 14 petitions submitted
 - 37% of all properties (14 of 38)
 - 58.3% of assessed properties (14 of 24)
 - **53.58% of assessed value**
- Opposition stated for 4 properties (3-Tax Exempt)

Property Breakdown



■ Assessed ■ Exempt

Assessed Properties



■ In Favor
■ Opposed
■ No Response/Didn't Sign Petition



DMD Boundary Expansion Petition

Revenue

- \$5,817.96 Annually

Direct Expense

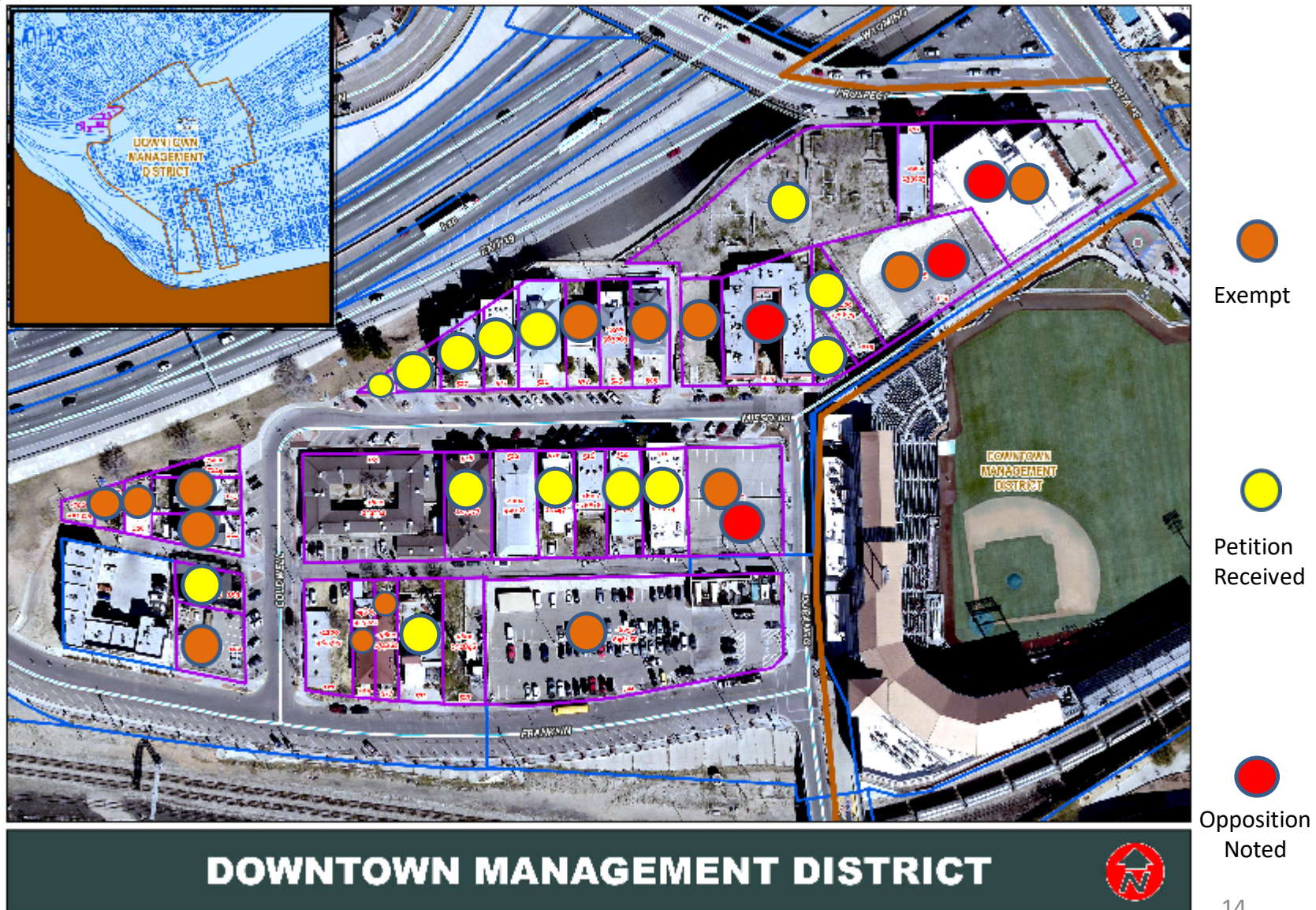
- \$5,461.56*

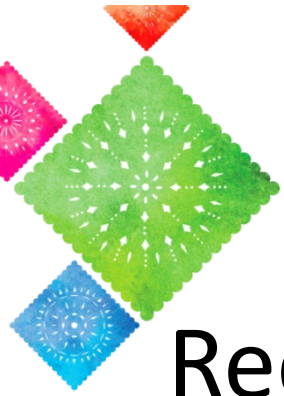
*based on average of 3 hours of Sanitation Service per week

DMD Boundary Expansion Petition

PROP_ID	FILE_AS_NA	SITUS_NUM	SITUS_STRE	SITUS_DIR	APPRAISED_VAL2020	ASSESSED_VAL2020
26247	OSCAR ANDRADE PROPERTIES	520	MISSOURI	AVE	\$ 181,230	\$ 181,230
28562	MOUNTAINSTAR PROPERTIES COMPANY		MISSOURI	AVE	\$ 85,128	\$ 85,128
56467	SAN FRANCISCO HISTORIC DIST LTD	514	MISSOURI	AVE	\$ 275,592	\$ 275,592
63975	ANDRADE OSCAR & ROCIO	523	MISSOURI	AVE	\$ 259,838	\$ 259,838
65223	ANDAZOLA REALTY LLC	505	MISSOURI	AVE	\$ 164,140	\$ -
67244	PASSON ETHEL A		MISSOURI	AVE	\$ 2,494	\$ 2,494
74990	CITY OF EL PASO		MISSOURI	AVE	\$ 1,237	\$ -
99018	ABRAHAM JOSEPH	522	MISSOURI	AVE	\$ 174,466	\$ 174,466
102549	CITY OF EL PASO	100	COLDWELL	ST	\$ 56,627	\$ -
116279	ANDRADE OSCAR & ROCIO	510	MISSOURI	AVE	\$ 448,714	\$ 448,714
126818	FRAUSTO SERGIO X	516	MISSOURI	AVE	\$ 184,660	\$ 184,660
139623	GUERRERO SUMIE & JESSICA (TR)	312	PROSPECT	ST	\$ 198,318	\$ 198,318
146469	EL PASO SCOTTISH RITE HISTORICAL	315	MISSOURI	AVE	\$ 316,333	\$ -
174058	HAMRAH VICTORIA & ROSALIE M		MISSOURI	AVE	\$ 100	\$ 100
174262	PONCE ALFONSO R & 2	537	FRANKLIN	AVE	\$ 65,430	\$ -
203394	KASHI PROPERTIES LLC		MISSOURI	AVE	\$ 424	\$ 424
211962	517 W MISSOURI LLC	517	MISSOURI	AVE	\$ 125,854	\$ -
225725	ALARCON RODOLFO & MARISELA	111	COLDWELL	ST	\$ 113,124	\$ -
232331	NATHAN PROPERTIES LLC	534	MISSOURI	AVE	\$ 448,260	\$ 448,260
237802	MAYVIEW REAL ESTATE LP	521	MISSOURI	AVE	\$ 327,160	\$ 327,160
243568	ANDRADE OSCAR & ROCIO	531	MISSOURI	AVE	\$ 11,500	\$ 11,500
246364	OSCAR ANDRADE PROPERTIES	527	MISSOURI	AVE	\$ 137,560	\$ 137,560
249327	533 W FRANKLIN LLC	533	FRANKLIN	AVE	\$ 209,492	\$ 209,492
253137	EL PASO SCOTTISH RITE HISTORICAL	301	MISSOURI	AVE	\$ 3,230,697	\$ -
254611	RECENDEZ JAVIER M	329	MISSOURI	AVE	\$ 813,440	\$ 813,440
290846	SALCIDO ISABEL	527	FRANKLIN	AVE	\$ 139,622	\$ 139,622
321803	FRANKLIN COLDWELL LLC	109	COLDWELL	ST	\$ 186,512	\$ 186,512
331449	EL PASO SCOTTISH RITE HISTORICAL		MISSOURI	AVE	\$ 251,966	\$ -
342278	MOUNTAINSTAR PROPERTIES COMPANY	327	MISSOURI	AVE	\$ 14,217	\$ 14,217
343161	ALARCON RODOLFO & MARISELA	606	MISSOURI	AVE	\$ 17,000	\$ -
345022	RIVERA ALBERTO	539	FRANKLIN	AVE	\$ 65,725	\$ -
363083	ANDAZOLA REALTY LLC	515	MISSOURI	AVE	\$ 179,060	\$ 179,060
376875	MOUNTAINSTAR PROPERTIES COMPANY	325	MISSOURI	AVE	\$ 25,422	\$ 25,422
384369	INTERNATIONAL CUTTING SEV LTD	102	COLDWELL	ST	\$ 109,850	\$ 109,850
389910	SIERRA MARIA	115	COLDWELL	ST	\$ 211,349	\$ -
391174	CITY OF EL PASO		MISSOURI	AVE	\$ 30,375	\$ -
407577	526 MISSOURI LLC	526	MISSOURI	AVE	\$ 435,240	\$ 435,240
656168	CITY OF EL PASO	501	FRANKLIN	AVE	\$ 591,978	\$ -

DMD Boundary Expansion Petition





Received comments, questions,
objections from:

- *El Paso Scottish Rite Historical*
- *Javier M. Recendez* (11/27/2019)



DMD Boundary Expansion Petition

Unanimous Approval by DMD Board to:

- Approve expansion of DMD Boundaries to include properties and right-of-way identified within the petition and supported by a majority of the assessed value of property.



Next Steps

- Approval of the DMD Board's action by the governing body of the municipality (El Paso City Council).
- If approved, petition will be filed with County Clerk and Central Appraisal District.



Impact on City of El Paso

- No cost or expense to City of El Paso, the general public or taxpayers in general.



THANK YOU



**DOWNTOWN
MANAGEMENT DISTRICT**

E L P A S O