



CITY CLERK DEPT.

2017 JAN 19 AM 11:41

## Economic and International Development Department

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Oscar Leoser

### City Council

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Peter Svarzbein

*District 2*  
Jim Tolbert

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

### Tax Increment Reinvestment Zone Number 5 (TIRZ No. 5) Board of Directors Notice of Meeting

DATE: Monday, January 23<sup>rd</sup>, 2017  
TIME: 3:00 p.m.  
PLACE: Main Conference Room (City Hall, 2<sup>nd</sup> Floor)  
300 N. Campbell - El Paso, Texas 79901

### AGENDA

1. Call to order, Roll Call, and establishment of a quorum Ruben Torres
- 1) Administrative Items  
  - (a) Approval of Meeting Minutes for November 14<sup>th</sup>, 2016 TIRZ #5 Board Meeting Ruben Torres
  - (b) Conflict of Interest Items
2. Discussion and Action  
  - (a) Amending the TIRZ 5 Final Project and Financing Plan to allocate \$263,000 in TIRZ 5 funding to the Father Rahm Street Improvement Project Omar Moreno  
*Capital Improvements*
  - (b) Election of Chair and Vice Chair for TIRZ #5 Board Ruben Torres
3. Identification of Items for Future Agenda
4. Adjournment

The Tax Increment Reinvestment Zone 5 Board of the City of El Paso may retire into CLOSED SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Tax Increment Reinvestment Zone 5 Board will return to open session to take any final action.

SECTION 551.071	CONSULTATION WITH ATTORNEY
SECTION 551.072	DELIBERATION REGARDING REAL PROPERTY
SECTION 551.074	PERSONNEL MATTERS
SECTION 551.076	DELIBERATION REGARDING SECURITY DEVICES
SECTION 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

POSTED: January 19<sup>th</sup>, 2017, City Hall 12:00 pm. By: Rafael Arellano, Economic & International Development Department

PUBLIC NOTICE: Sign Language Interpreters will be provided for this hearing upon request. Request must be made to the Economic Development Department a minimum of 24 hours prior to the date and time of this hearing. Copies of this

Jessica L. Herrera – Interim Director  
City 3 | 801 Texas Ave | El Paso, Texas 79901 | (915) 212-1624

*"Delivering Outstanding Services"*

**TAX INCREMENT REINVESTMENT ZONE No. 5**  
**BOARD MEETING MINUTES**  
Main Conference Room (City Hall, 2<sup>nd</sup> Floor)  
November 14th, 2016  
3:00 P.M.

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Board Members in Attendance:

Art Fierro  
Brett Goldberg  
Ricardo Fernandez  
Madhi Nair  
Lane Gaddy  
Ruben Torres  
Tanny Berg  
Noemi Tovar  
Jorge Hernandez  
Casey Stevenson  
David Stout  
George Salom (Ex-Officio)  
Joe Gudenrath (Ex Officio)

Board Members Absent:

Mike Murguia (Ex-Officio)  
Rida Asfahani

Staff Members Present:

Juan Gonzalez  
Rafael Arellano  
Francis Chen  
Christine Cobos  
Khalil Zaied  
Oscar Jaloma  
Omar Moreno  
Mathew McElroy

Guests in Attendance:

Peter Spier

**MINUTES**

**1.) Call to Order, Roll Call, and Establishment of a Quorum:**

The meeting was called to order at 3:00 pm.

**2.) Administrative Items**

**a) Approval of Meeting Minutes for the October 13th, 2016, TIRZ 5 Board Meeting:**

Mr. Brett Goldberg seconded a motion to approve the meeting minutes.

Board voted unanimously to approve the meeting minutes for the October 13th, 2016, TIRZ 5 Board Meeting

Mr. Torres requested moving item 3.A down to what would now be 3.C and to move 3.B and 3.C up one slot.

First motion to approve was provided by Lane Gaddy and seconded by Ricardo Fernandez. Tanny Berg voted in opposition. All other the board members voted in favor. Motion carried 9 for, 1 opposed.

### **3.) Discussion and Action**

#### **Item 3.B: Discussion and Action on Amending the TIRZ 5 Final Project and Financing Plan to Terminate Funding to Project 5: Improving Downtown through Strategic Investment (2012-2022): Tree String Lights, Wayfinding, and Streetscape / Tree Canopy.**

Mr. Oscar Jaloma from the Capital Improvements Department (CID) provided a brief update on the construction status of the five item 3.B projects. Mr. Jaloma stated that the antique lighting was completed by general services through Justin Controls contractor. He stated that the Wayfinding/Phase 1 was completed and managed by the Downtown Management District (DMD). He further stated that the San Jacinto redesign is also complete and that there are now two projects left to complete. Mr. Jaloma explained that the tree string lights project was completed along El Paso Street from the port of entry to San Antonio St. The rest of that project remains incomplete due to a “lack of infrastructure”. The tree canopy project was stopped after the initial project investigation.

Mr. Ruben Torres reiterated that the action item on the agenda was to consider removing the remaining items that had not been completed and to have them stricken from the TIRZ #5 budget.

Mr. Lane Gaddy asked why “Wayfinding” if completed, is still on the TIRZ #5 budget.

Mr. Jaloma responded that the master plan for “Wayfinding” was generated by an Austin, TX company named FD2S. That was the Phase I portion and the rest of the budget was originally meant to continue onto Phase II.

Ms. Christine Cobos asked for verification that the TIRZ #5 was not being asked to continue funding the second phase of the Wayfinding project.

Mr. Oscar Jaloma confirmed.

Omar Moreno from the CID clarified that the City secured federal funding to complete the second phase of the Wayfinding project.

Ms. Christine Cobos asked for her presentation to be put up by IT. She presented the updated budget to the board. In summary, she demonstrated that the budget contains two elements that have zero remaining liability and reiterated that the understanding from CID was that they are OK with taking the remaining projects off of the TIRZ #5's budget. She introduced the presentation by Omar Moreno.

Mr. Lane Gaddy asked for clarification regarding the Agenda Item 3.B.

Mr. Omar Moreno began presenting on the Father Rahm reconstruction project. His presentation is contained in the meeting's back-up material.

Tanny Berg offered a point of order. He explained that as he understood the change to the agenda, the Father Rahm item was supposed to have been moved to be considered after Item 3.B., that item being "Discussion and Action on Amending the TIRZ 5 Final Project and Financing Plan to Terminate Funding to Project 5: Improving Downtown Through Strategic Investment (2012-2022): Tree String Lights, Wayfinding, and Streetscape / Tree Canopy." He requested tabling the discussion regarding the Father Rahm item until after the board can vote on Item 3.B.

Mr. Lane Gaddy concurred.

Mr. Tanny Berg requested clarification from Christine Cobos regarding the budget. He asked if she had taken the possibly of increased property values into account.

Ms. Cobos clarified that she had indeed included consideration for the increased property values.

Mr. Tanny Berg asked for affirmation from Ms. Cobos, stating that the budget was reasonable.

Ms. Cobos concurred.

Mr. Tanny Berg also requested confirmation that in future years, after the abatements expire, the budget values would reflect an increase in tax increment revenue.

Ms. Cobos also confirmed that statement.

Mr. David Stout asked if the FY2017 budget presented by Ms. Cobos already included consideration for the proposed Father Rahm project, and asked if the TIRZ #5 were to fund the Father Rahm project, would the TIRZ #5 still be out of debt as presented by Ms. Cobos.

Ms. Cobos explained in detail that this was correct. She further explained that City staff had a meeting to explain to Dr. Sutter that the Father Rahm item would temporarily push the TIRZ into the red, but that by mid to end of FY 2017, they would be back in the black. So, the TIRZ would be operating in the red for a portion of that year.

Mr. Lane Gaddy commented that his team “ran separate numbers” regarding the FY2017 TIRZ #5 budget which generated a separate, more conservative budget amount in comparison to Ms. Cobos’ s presented budget.

Ms. Cobos explained that their budget determination is not privy to quarterly projections regarding CAD assessments and how those affect the planned budget. She stated that this is the best estimate based on the information that they had access to.

Mr. Ruben Torres asked if there were any additional comments or questions.

Mr. David Stout asked if by “zeroing out” the items to be considered in Item 3.B., the TIRZ budget would achieve a positive balance.

Ms. Cobos explained that by “zeroing out” the items to be considered in Item 3.B, the budget would simply reflect a reduction in expenses.

Mr. Tanny Berg asked for Ms. Cobos to explain and reiterate that the original TIRZ #5 funding plan was not meant to provide TIRZ #5 funding which would be pulled all at once.

Ms. Cobos explained that the initial plan was to have spent the money across a longer period of time. The high upfront spending (almost all funding spent in years 1 or 2), is what shot the budget into the red. She explained that this was a situation that the TIRZ #5 “inherited” but that measures would be put into place to avoid a similar scenario with respect to future spending.

Mr. David Stout explained that it seemed to him that approving the currently proposed funding may be putting us on the same path of over over-spending.

Ms. Cobos replied that although she agrees with the Mr. David Stout’s concern, the funding for the Father Rahm project would be the best plan to avoid future complications regarding the Father Rahm project. She also added that City took measures to clearly explain the liabilities associated with the proposed funding.

Mr. Torres proposed moving ahead with the vote to delete funding for the projects associated with Item 3.B

Ms. Cobos explained the formal process of affecting the proposed budget change.

Mr. Lane Gaddy proposed a motion in favor of deleting the project funding associated with Item 3.B.

That motion was seconded by Mr. Tanny Berg.

The votes were taken and the board voted unanimously to vote in favor of deleting TIRZ #5 funding for projects associated with Item 3.B.

**Item 3.C: Discussion and Action on Amending the TIRZ 5 Final Project and Financing Plan to allocate \$350,000 in TIRZ 5 Funding to the Father Rahm Street Improvement Project.**

Omar Moreno presented on the details associated with the Father Rahm reconstruction project. The presentation detailed is that contained in the meeting’s back-up material. Omar Moreno then completed his presentation.

Mr. Ruben Torres asked if the TIRZ #5 did not exist, how would the project have been taken care of.

Mr. Moreno explained that the project would simply have included minimal/temporary improvements.

Mr. Torres asked if the full project had originally been budgeted for.

Mr. Omar Moreno explained that the original budget only covered the minimal improvements.

Mr. Torres explained that he understood that if the TIRZ #5 did not contribute additional funding to the project, the full project scope would still be applied.

Mr. Moreno explained that if the TIRZ #5 did not provide funding, the CID would only construct temporary/minimal improvements.

Mr. Khalil Zaied approached the podium to explain that the original intent of the project was to simply provide temporary improvements without sidewalk upgrades. He then stated that once the new staff noticed the potential to have to re-do the improvements in 2-3 years, they began approaching City of El Paso Economic Development staff for additional funding to fund more permanent and comprehensive improvements.

Mr. Tanny Berg stated that if the TIRZ #5 did not exist, the downtown incremental property value would have simply been injected directly into the City's general fund and that the funding would simply have been pulled from there.

Mr. Lane Gaddy explained that his understanding was that the cost to fund these improvements down the road would be an estimated \$1,000,000; of which the City's portion would have been \$200,000, and the rest sourced from federal funds.

Mr. Moreno agreed that the funding would have to be provided for later.

Lane Gaddy explained that it seemed to him that the bottom line was that the cost to fund these improvements would be \$350,000 for the TIRZ #5 today or \$200,000 for the City down the road.

Mr. Tanny Berg stated that the board should consider the economic instability and lack of access to facilities, like the proximate Sacred Heart church, which would be the results of future required re-construction in the absence of TIRZ #5 funding contribution.

Mr. Khalil Zaied added that an additional cost impact associated with not funding the improvements today would also have to take into account the cost of tearing up the current investment in order to come back later and re-construct the street in a more comprehensive and quality manner.

Mr. Gaddy asked what the scenario would be if the TIRZ #5 only contributed "\$50,000 or \$100,000". He asked if the City would be able to complete the project with additional future budget surpluses.

Mr. Zaied Khalil explained that future budget surpluses would likely already be committed to fulfill many other projects, which actually require funding at levels at "10-15 times" over the anticipated future City budget surplus. He explained that CID would have to settle for temporary street improvements.

Lane Gaddy asked what the exact amount of funding need for the Father Rahm project was.

Mr. Tanny Berg explained that that number was the amount currently requested by CID. He also explained that the contractor needed funding to complete the project soon, otherwise, the contractor would not hold off on the labor.

Mr. Lane Gaddy asked when that date was.

Mr. Zaied Khalil explained that the actual day that the contractor needed a response by, had passed one month before the current meeting.

Mr. Torres asked if that was the case, why this board was barley hearing about this item today, without meeting with the Project and Finance Committee.

Mr. Tanny Berg stated that Lane Gaddy, Ruben Torres and himself had actually met to discuss this issue two weeks previous.

Mr. Ruben Torres challenge Mr. Berg's statement and stated that they absolutely did not meet to discuss this issue. He stated that the City had never come to the TIRZ #5 board to formally request the funding. He further explained that the TIRZ #5 was now being asked to commit a majority part of their budget on one item and that they were being asked to make a decision in a very short time.

Mr. Zaied Khalil explained that they came to the board today and not previously, only because they did not have an exact number for the budget request before.

Lane Gaddy asked again when the contractor needed to be notified.

Mr. Omar Moreno explained that they need to inform the contractor on the funding possibility and project scope "now".

Mr. Lane Gaddy explained that the time frame within which this would have to be achieved was potentially still moot since the item vote, if favorable, still needed to be formally approved by City Council.

Mr. Tanny berg explained that he had already spoken with the contractor and that he simply needed to know about the TIRZ #5 funding in order to be able to incorporate this plan into their project plan. He also stated that he spoke with the Mayor (EP Mayor Oscar Leeser) and that the Mayor is in favor of this funding which may help expedite the City Council process.

Mr. Lane Gaddy proposed shelving this item to allow the board more time to consider this funding item.

Mr. Tanny Berg stated that the decision had to be made today and so he opposed shelving the item for a later date. He asked Lane Gaddy if he had a reason for proposing to postpone the item.

Lane Gaddy explained that he was not comfortable with the short time that the board had had to consider the subject item and that he had concerns that the proper vetting process had not been followed.

Ms. Noemi Tovar stated that she felt that they were being asked to spend funds in a way that was contrary to the purpose of the TIRZ #5 and that she felt that she needed more time and information on the issue.

Jorge Hernandez proposed an executive session instead of a special meeting to consider the item.

Ms. Noemi Tovar explained that this would still not work since the committee essentially still did not have enough information to consider the item responsibly.

Mr. Berg explained that the purpose of this board was to support economic development within the whole district and that this item represented an opportunity for the City to save \$500,000 while also substantially benefiting the target neighborhood in avoid future re-construction-related disturbances. He further stated that to delay the funding would be “ill-advised” and would potentially serve to sabotage the project.

Mr. Lane Gaddy disagreed with Mr. Berg’s statement and explained that the purpose of the TIRZ #5 was to leverage its funding in the best manner possible.

Mr. Casey Stevenson explained that even if the vetting process was not followed properly, the board could still agree to consider the item, as long as at least one person requested consideration of the item. This would allow the board to vote. He also stated that he understood the value of the investment, although pitting the TIRZ #5 in debt also came with a schedule and plan of how to get out of debt soon. He further also stated that he agreed with providing funding for the father Rahm project because it did not restrict the City’s ability to secure more federal funding to be invested in the same area.

Mr. David Stout clarified that the additional \$500,000 in future funding would go to the City’s budget and not the TIRZ #5’s budget. He also asked if the project area was within the TIRZ’s boundary. He further asked for verification that the funding that the City would be securing in the future would stay as funding for projects within the current project area.

Mr. Omar Moreno confirmed Mr. Stout’s statement.

Mr. Lane Gaddy explained that no one on the board had expressed opposition to funding this project outright. He stated that the opposing members were instead expressing that they simply needed more information and time to properly consider the request from the CID. He then motioned that consideration of this request be charge to the TIRZ #5 Project and Finance committee, to be tasked within the next week with providing a recommendation and then to afterward, schedule a special general board meeting to reach a final ruling.

Mr. David Stout seconded Mr. Lane Gaddy's proposed motion.

Mr. Jorge Salom asked if there was already motion on the table.

Mr. Tanny Berg explained that he was trying to make a motion and explained that normally you have to have a motion on the table in order to table it. Tanny Berg motioned to fund the project and explained his reasoning.

Casey Stevenson seconded Mr. Tanny Berg's motion.

Lane Gaddy withdrew his previously mentioned motion.

Mr. Juan Gonzales explained that discussion could cincture until the Chair wanted to call a vote on the motion.

Mr. Tanny Berg challenged Mr. Juan Gonzalez statement and explained that he assumed that, if the board is following "Robert's Rules of Order", the Chair had to yield to discussion after the motion is made and seconded. Mr. Juan Gonzales agreed with Mr. Tanny Berg's statement.

Mr. Tanny Berg stated that the TIRZ #5 had gone "into the red" without the knowledge of the board. He explained that the TIRZ #5 was in debt when he got onto the board and that this funding request a was fundamentally different from the previous debts which the TIRZ #5 had incurred. He stated that the City had indicated the direction that they wanted the board to vote and that this project was a small part of the larger \$98 million Streetcar project and that that project, along with the local community, would suffer from a decision delay by this board.

Ms. Noemi Tovar explained that in her opinion, voting to support this project while the TIRZ #5 was still in debt seemed irresponsible and is not the best use of TIRZ #5 funding.

Mr. Lane Gaddy agreed with Ms. Tovar's statement.

Ms. Tovar further stated that the inconvenience to the local residents would be minimal, that this did not seem to be the best investment of TIRZ #5 funding and that more information was needed.

Mr. David Stout stated that he felt that it was important to follow the established process and that the original purpose of establishing the Project and Finance committee was to properly vet issues of this kind before bringing them to the general board. He also disagreed with the manner in which this item was "being pushed" on the board.

Mr. Tanny Berg made a point of order, explaining that there was no actual by-law requirement for the Project and Finance committee to vet all funding projects.

Mr. David Stout responded by stating that "then we should dissolve our (Project and) Finance board and just have everything come to the board".

Mr. Tanny Berg explained that the proper by-law process was officially followed.

Mr. David Stout stated that he was glad that Mr. Tanny Berg had "so much more information than the rest of the board" and explained that although Mr. Tanny Berg had tried to contact Mr. Stout over the previous weekend, Mr. Stout ultimately only had four days to consider the facts related to the subject item.

A call to vote was proposed by Mr. Ruben Torres  
Those voting in favor of providing funding for the Father Rahm project were Mr. Tanny Berg, Mr. Jorge Hernandez, Mr. Casey Stevenson, Mr. Art Fierro, and ex-officio Jorge Salom.

Mr. Torres stated that he felt that Jorge Salom, as an ex-officio, was not an eligible voting board member.

Mr. Jorge Salome asked Mr. Juan Gonzales if he was indeed not an eligible voting member.

Mr. Casey Stevenson, reading from Robert's Rules of Order, (page 432) explained that the non-member ex-officio did have the right to vote if the TIRZ #5 by laws did not specifically address the issue.

Mr. Juan Gonzalez explained that since Mr. Jorge Salom was not officially a regularly appointed member, appointed by a taxing entity, he did not qualify as a voting member, as per the TIRZ #5 by laws.

The board then held a re-vote.

Those voting in favor were Mr. Tanny Berg, Mr. Jorge Hernandez, Mr. Casey Stevenson, Mr. Art Fierro, and Mr. Madhi Nair.

Those voting against the motion were Mr. Brett Goldberg, Mr. Ricardo Fernandez, Mr. Lane Gaddy, Ms. Noemi Tovar, Mr. David Stout and Mr. Ruben Torres

The TIRZ #5 board voted 6-5 to not provide funding for the Father Rahm project as described in the agenda under Item 3.C.

**Item 4.A: Discussion and Action on accelerated funding for TOD area and downtown signage.**

Mr. Lane Gaddy introduced the item. He stated that the item is meant to utilize the existing DMD facade program structure. That proposal is a two-fold approach. One is, "Accelerated 2:1" dollar grant in the South downtown area, to be defined as everything within the TIRZ #5 area, south of the mid-point of San Antonio St., to target the cross-border shopping area. The second component is for "historical signage". The latter incentive is also a 2:1 dollar funding. He explained that the incentive structure will not cause the TIRZ #5 to go into the "red". He proposed allowing the DMD to administer the program to include the review and approval of applications.

Mr. Jorge Salom stated that he is opposed to funding what is being called "historic signage" because he does not see the positive impact that that would have.

Mr. Lane Gaddy stated that there are a number of good models with respect to historic signage. He referenced the Power and Light District in Kansas City, MO. He explained that historic signage will attract visitors and generate more traffic, more spending and increased tax revenue.

Mr. Tanny Berg stated that members who plan on taking advantage of the proposed incentive should recuse themselves from voting on the issue. He also stated that he did not know of any City program which provides two public dollars for every one private dollar. He explained that it was his understanding that there were limited requests for the DMD façade program funds, so the proposed motion was meant to encourage more program applicants. He further stated that a 2:1 public to private match was an irresponsible approach to this funding.

Mr. Madhi Nair stated that he respectfully disagreed with Mr. Berg's statement. He explained that it is important for the public sector to contribute enhanced funding as this measure would encourage more private development in the area.

Mr. Lane Gaddy opened the floor to public input.

Mr. Peter Spier stated that he serves as the chairman of the façade grant committee for the DMD and explained that the DMD's position is that this proposal would be a good program and would increase safety within the target area. He further stated that the number of façade grant requests has diminished in number in the past few years. He also stated that the DMD is in the perfect position to administer and implement this proposed program.

Mr. Tanny Berg asked how often the DMD façade committee met and asked who was on the committee.

Mr. Peter Spier explained that the committee meets on a monthly basis and that the committee includes Laura Foster and Pacelli Mesta.

Mr. Joe Gudenrath added that additional DMD façade committee members included Eric Pearson, Rafael Arellano, and Providencia Velasquez.

Mr. Tanny Berg asked how many people were at the last DMD façade committee meeting.

Mr. Peter Spier explained that the last meeting was an exception and that that was the lowest attendance that they've had and that that meeting included 3 members, but that typically there are 4 to 5 members in attendance.

Mr. Tanny Berg explained that one of the last statements that was made in the last Project and Finance Committee meeting was that they would like for the DMD facade committee to be more inclusive and to include members from the community at large. He suggested that if the TIRZ #5 was infusing community dollars then the possible inclusion of an ad hoc member in the committee was advisable. He believed that all DMD faced committee members were also part of the DMD board.

Mr. Joe Gudenrath stated that he wanted to clarify that Pacelli Mesta was a member of the board and not a member of the DMD board and that the DMD facade committee was solely a recommending body and did not take any action. He stated that the DMD board was ultimately the body that took action on the façade proposals.

Mr. Art Fierro made a motion to approve item 4.A.

The motion to approve Item 4.A was seconded by Mr. Madhi Nair

Mr. Tanny Berg voted "No/Nay" – All other board members voted in support of the motion.

Item 4.A passed - 10 votes for and 1 vote against.

### **Item 3.A: Presentation on Downtown Parking Meter Revenue and Sun City Lights.**

Mr. Mathew McElroy presented on parking meter revenue, Saturday pricing and event pricing. He detailed the presentation related to the item contained as back-up material.

Mr. Lane Gaddy asked if the border bridge entrance was part of the project scope.

Mr. Mathew McElroy explained that the project would only include non-federal areas. Mr. Mathew McElroy completed his presentation with no further questions.

**Item 4.B: Discussion and Action on Amending the TIRZ  
5 Final Project and Financing Plan to exempt the tax  
increment located within the TIRZ 5 boundaries and  
are entering Chapter 380 Economic Development  
Incentive Agreements with the City of El Paso.**

Mr. Rafael Arellano explained that Item 4.B was essentially a request to allow City of El Paso ED staff to approach the TIRZ #5 board to request a temporary redirection of the incremental property value from the TIRZ #5 to respective developers in regard to future projects/380 agreements associated with the City's Transit Oriented Development Policy and that if the board did not provide a ruling within seven days, the aforementioned redirection would be automatic.

Mr. Brett Goldberg requested clarification.

Mr. Rafael Arellano explained that this was in reference to future projects associated with the City's Transit Oriented Development Policy.

Mr. Tanny Berg explained that this was similar to what the TIRZ #5 had done before.

Mr. Tanny Berg made a motion to approve Item 4.B.

Mr. Lane Gaddy seconded the motion.

Mr. Ruben Torres called for the vote

Item 4.B was unanimously approved.

**4.) Identification of Items for Future Agenda**

Mr. Tanny Berg stated that, pursuant to the TIRZ #5 by-laws, he would like to see an item on January's agenda for the election of Board Chair and Vice-Chair.

Mr. Juan Gonzales stated that the by-laws do require for the elections to be carried out every September and that he had already asked staff to place the item on the next TIRZ #5 board agenda.

Mr. Ruben Torres stated that he was fine with the agenda proposal.

## **5.) Adjournment**

The meeting was adjourned at approximately 4:30pm.

Approved: \_\_\_\_\_

Recording Secretary



SERVICE

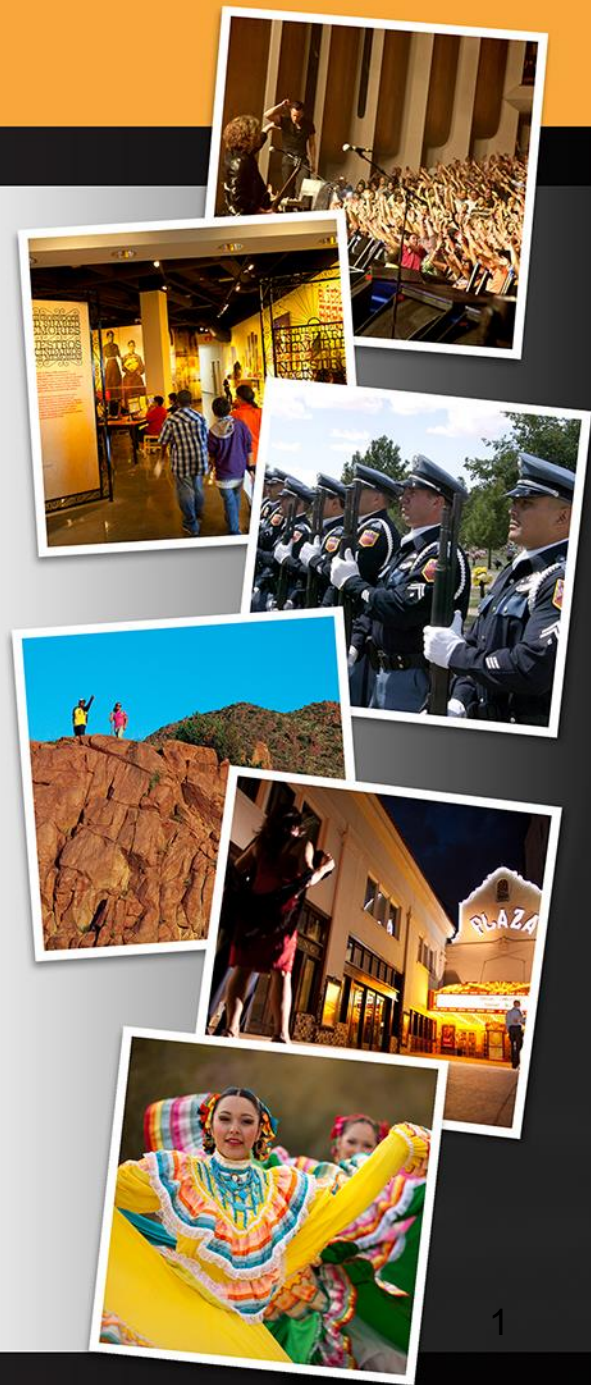
SOLUTIONS

SUCCESS



## Father Rahm Improvements

### Capital Improvement Department





## **Father Rahm Reconstruction**

### **Background**

There are three (3) projects that overlap in the area of Father Rahm between Kansas Street and Santa Fe Street.

- Border West Express Highway (TxDOT)
- Street Car (SunMetro)
- CBDIV Improvements (City – Federally Funded)



# SERVICE SOLUTIONS SUCCESS




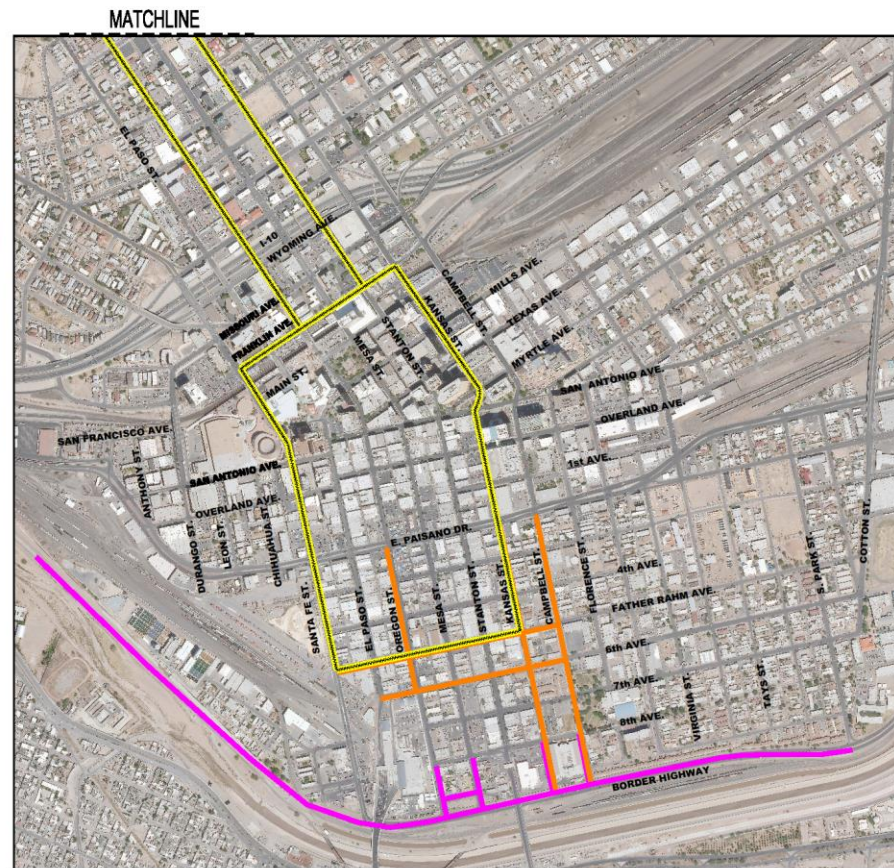
MATCHLINE  
(SCALE: 1"=800')

## LEGEND:

 CBD PH-IV

 STREET CAR

 BORDER HIGHWAY



## DOWNTOWN AREA PROJECTS

SCALE: 1"=400'



## **Father Rahm Reconstruction**

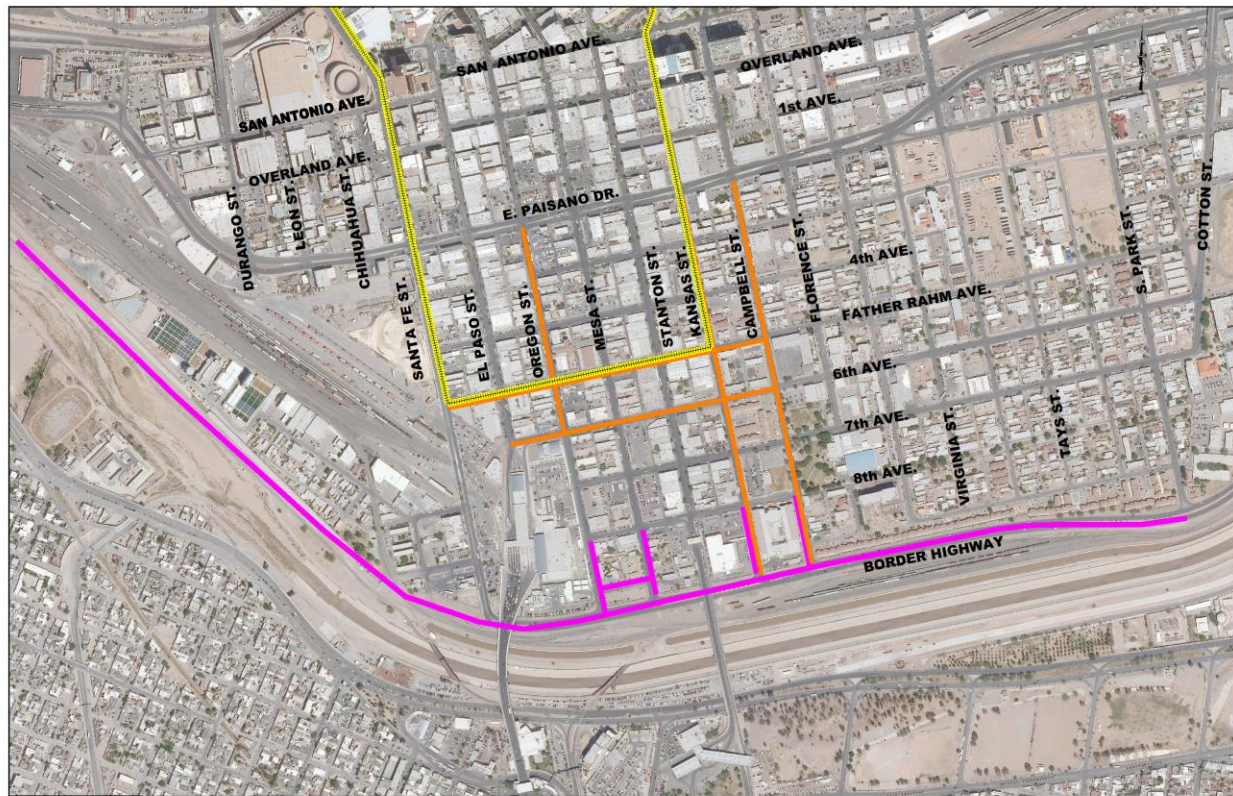
### **Background**

Two (2) of these three (3) projects are currently underway

- Border West Express Highway
- Street Car
- CBDIV Improvements were reprogrammed to FY2020



# SERVICE SOLUTIONS SUCCESS



DOWNTOWN AREA PROJECTS

SCALE: 1"=200'

LEGEND:

- CROSS ONLY
- STREET CAR
- BORDER HIGHWAY



## **Father Rahm Reconstruction**

### **Background**

- Base Bid 4 of the Street Car Project was incorporated in an effort to minimize disruption to residents and local businesses.
- The intent was to build as much of the ultimate CBDIV condition as possible with the Street Car contract.
- Due to lack of funding, scope of project is limited



SERVICE

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## Father Rahm Reconstruction Location Map





## **Father Rahm Reconstruction**

### **Current scope of work**

- Utility conduit sleeves
- Storm drain system
- Relocation of utilities
- Temporary asphalt

### **Cons:**

- Temporary solution – Will have to be redone in a few years
- Residents and Businesses will be inconvenienced again
- Requires constant maintenance



## Father Rahm Reconstruction Proposed Scope

City would like to add to the current scope:

- Permanent paving - Completed
- Permanent Sidewalks

### Pros:

- Minimizes the time residents would experience heavy construction in the future
- Reduces cost



## Father Rahm Reconstruction

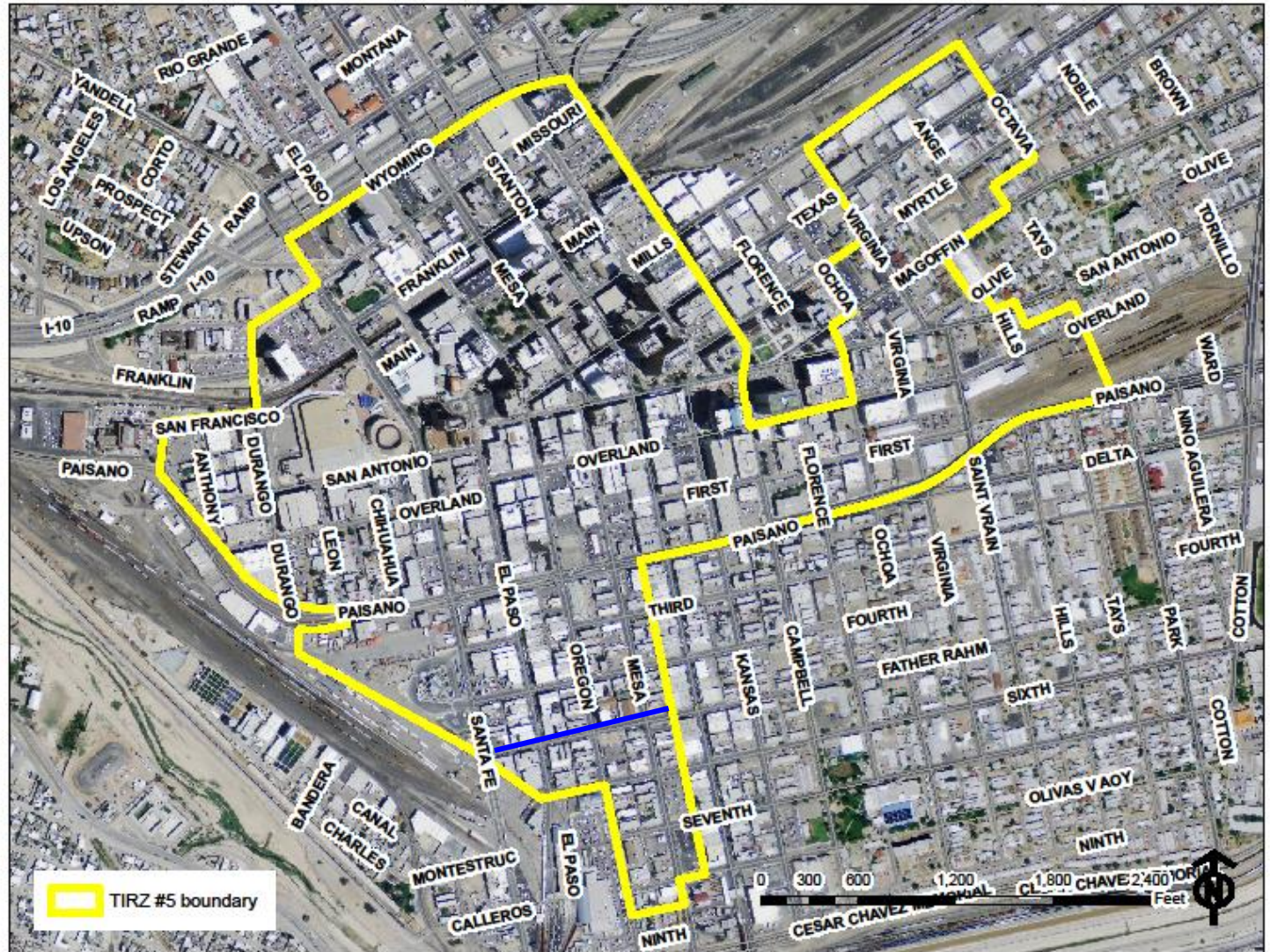
### Additional cost

- The additional cost will be (+/-) \$500,000
- \$300,000 Paving
  - PSB Contribution is \$130,000
  - Funding needed for paving is **\$170,000**
- **\$200,000 Sidewalks**



SERVICE SOLUTIONS SUCCESS

- 71 %  
within  
TIRZ





SERVICE

SOLUTIONS

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## Father Rahm Reconstruction

### Additional cost

**\$170,000 Paving**

– **\$121,000** within TIRZ

**\$200,000 Sidewalks**

– **\$142,000** within TIRZ

**City would like to request the TIRZ contribute towards the paving and/or sidewalks**



## **Father Rahm Reconstruction**

- **Contactor needs to be notified of additional work by mid-February**
- **Funds applied will be savings in the future CBDIV project and can be used within the project only**



SERVICE

SOLUTIONS

SUCCESS

## **Father Rahm Reconstruction**

# **Questions**

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## Economic Development Department

### Mayor

Oscar Leeser

### City Council

#### District 1

Peter Svarzbein

#### District 2

Larry Romero

#### District 3

Emma Acosta

#### District 4

Carl L. Robinson

#### District 5

Dr. Michiel R. Noe

#### District 6

Claudia Ordaz

#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Tommy Gonzalez

## FY2017 TIRZ 5 Update: Cash Status/Potential Adjustment(s)

Cash balance in the fund reflects **\$65,035.64** as of **January 17, 2017**.

Shown below is the cash status of the TIRZ fund:

Fiscal Year	Year-Ending	Fund Balance	Tax Collections & Interest	Expenditures	Running Balance	Expenditure Detail
FY2007	Aug-07	\$0	\$0	\$0	\$0	
FY2008	Aug-08	\$0	\$111,520	\$0	\$111,520	
FY2009	Aug-09	\$111,520	\$261,177	(\$32,000)	\$340,697	Commercial Facade Program
FY2010	Aug-10	\$340,697	\$308,921	(\$50,732)	\$598,885	The El Paso Project LLC- 300 S Florence Matching Grant
FY2011	Aug-11	\$598,885	\$268,465	\$0	\$867,350	
FY2012	Aug-12	\$867,350	\$332,431	(\$231,403)	\$968,378	Admin charge, DMD Interlocal and Marcus Real Estate Façade
FY2013	Aug-13	\$968,378	\$628,010	(\$188,033)	\$1,408,355	Admin charge, 910 Texas and DMD Interlocal
FY2014	Aug-14	\$1,408,355	\$594,484	(\$2,906,717)	(\$903,877)	Admin charge, San Jacinto Redesign \$926K, Johnson Controls-Lighting \$1.5M, Streetscape, Pedestrian Pathway, DMD Interlocal, and DMD Wayfinding
FY2015	Aug-15	(\$903,877)	\$563,429	(\$417,965)	(\$758,743)	Admin Charge, remainder of Johnson Controls and San Jacinto obligation, Pedestrian Pathway, Wayfinding, and DMD Interlocal
FY2016	Aug-16	(\$758,743)	\$695,707	(\$9,323)	(\$71,623)	Admin Charges. <b>FY2016 not closed</b>
FY2017	*Aug- 17	(\$71,623)	\$736,827	(\$114,859)	\$550,344	Projected: Admin Charge, DMD Interlocal
FY2018	*Aug- 18	\$550,344	\$786,827		\$1,337,171	
FY2019	*Aug- 19	\$1,337,171	\$836,827		\$2,173,998	
FY2020	*Aug- 20	\$2,173,998	\$886,827		\$3,060,825	

Existing Project No. 5 budget balances show a liability of \$1,953,371. Ordinance 017861 was approved (by the TIRZ Board) to zero out the remaining Project No. 5 balances and appropriate for other priorities. Must go to Council for final approval.

Project Name	Project Number	Budget	Expenditures	Remaining Budget	Status
Antique Lighting	PCP13TIRZ5005A	\$1,500,000	\$1,500,000	\$0	Closed
Tree String Lights	PCP13TIRZ5005B	\$500,000	\$57,640	<del>\$442,360</del>	Zero out remaining budget and reappropriate to other project
Wayfinding	PCP13TIRZ5005C	\$1,000,000	\$483,330	<del>\$516,670</del>	Zero out remaining budget and reappropriate to other project
Streetscape/ Tree Canopy	PCP13TIRZ5005D	\$1,000,000	\$5,658	<del>\$994,342</del>	Zero out remaining budget and reappropriate to other project
San Jacinto Re-design	PCP13TIRZ5005E	\$1,000,000	\$1,000,000	\$0	Closed
<b>Total</b>		<b>\$5,000,000</b>	<b>\$3,046,629</b>	<b><del>\$1,953,371</del></b>	

AFFIDAVIT

THE STATE OF TEXAS )

COUNTY OF EL PASO )

I, \_\_\_\_\_ as a member of the  
\_\_\_\_\_ make this affidavit and hereby on  
oath state the following: I, and or a person or persons related to  
me have an interest in \_\_\_\_\_

\_\_\_\_\_ that would be peculiarly affected by a vote or decision of this  
board. Upon filing of the affidavit with the City Clerk, I affirm  
that I will abstain from voting on any decision involving Agenda  
Item # \_\_\_\_\_ for the meeting of \_\_\_\_\_. The  
reason for my abstention is as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
AFFIANT

BEFORE ME, the undersigned authority on this day personally  
appeared \_\_\_\_\_ and  
on oath stated that the facts herein above stated are true to the  
best of their knowledge or belief.

Sworn to and subscribed before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas