



## Economic and International Development Department

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2016 OCT 10 PM 2:31

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Tommy Gonzalez

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

DATE: Thurs, Oct 13<sup>th</sup>, 2016  
TIME: 3:30 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
- 2) Introduction of New TIRZ 5 Board Members: Ruben Torres  
Jorge Hernandez, Madhi Nair, Chris Stevenson
- 3) Discussion and Action
  - (a) Approval of the TIRZ 5 FY 2017 Board Meeting Schedule Ruben Torres
  - (b) Approval of Meeting Minutes for August 4<sup>th</sup>, 2016 TIRZ 5 Board Meeting Ruben Torres
  - (c) Project and Finance Committee Update and Recommendations Lane Gaddy
  - (d) Identification and Discussion of Items for Future Agendas Ruben Torres
- 4) Adjournment

The Tax Increment Reinvestment Zone No. 5 Board may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 – 551.076 to discuss any of the following and any item on the agenda:

Section 551.071	Consultation with Attorney
Section 551.072	Deliberations regarding Real Property
Section 551.073	Deliberations regarding Prospective Gifts
Section 551.074	Personnel Matters
Section 551.076	Deliberations regarding Security Devices

POSTED: August 10th, 2016, City Hall 3:30 pm. By: Francis Chen, Economic 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 agenda will be provided in braille, large print or audio tape upon request. Requests must be made a minimum of 48 hours prior to the date and time of this meeting at the following number 212-1632.

Public comment on any item posted on the agenda may be taken at the discretion of the Chair in accordance to the Board's adopted by-laws so that any citizen of the City of El Paso shall have a reasonable opportunity to be heard.

Cary Westin – Managing Director  
City 3 | 801 Texas Ave | El Paso, Texas 79901 | (915) 212-0094

*"Delivering Outstanding Services"*

## **TIRZ 5 Proposed FY 2017 Schedule**

- 1. Monday, November 14<sup>th</sup>, 2016**
- 2. Monday, January 23<sup>th</sup>, 2017**
- 3. Monday, March, 27<sup>th</sup>, 2017**
- 4. Monday, May, 15<sup>th</sup>, 2017**
- 5. Monday, Aug, 21<sup>st</sup> 2017**

**Unless otherwise stated, all meetings will be at 3:00pm, at the 2<sup>nd</sup> Floor City Hall Conference Room located at 300 N. Campbell, El Paso, TX 79901.**

TAX INCREMENT REINVESTMENT ZONE No. 5  
BOARD MEETING MINUTES  
Main Conference Room (City Hall, 2<sup>nd</sup> Floor)  
August 4th, 2016  
3:30 P.M.

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Board Members in attendance:

David Stout  
Brett Goldberg  
Ruben Torres  
Tanny Berg  
Rida Asfahani  
Elke Cumming  
David Stout  
Ricardo Fernandez  
Lane Gaddy  
Mike Murguia (Ex-Officio)  
Joe Gudenrath (Ex Officio)  
George Salome (Ex-Officio)

Board Members absent:

Art Fierro  
Noemi Tovar

Staff Members present:

Rafael Arellano  
Francis Chen  
Jessica Herrera  
Juan Gonzalez  
Christine Cobos  
Patrick O'Kelley  
Kevin Smith  
Paola Gallegos

Guests in Attendance:

Chris Stevenson  
Jim Scherr  
Cito Beguiristain  
Jorge Hernandez

MINUTES

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

Assistant City Attorney Juan Gonzalez stated that quorum had not been met.

**2.) Approval of Meeting Minutes for April 25<sup>th</sup>, 2016, TIRZ 5 Board Meeting:**

This item was skipped until quorum could be met for the TIRZ 5 Board Meeting.

**3.) Announcement of Appointees to Project & Finance Committee**

TIRZ 5 Board Chair Ruben Torres stated that Mr. Lane Gaddy will serve as the Chair of the Project and Finance Committee, and the members would include Mr. Tanny Berg, Rida Asfahani, and Mr. Torres. Mr. Torres indicated that future projects

that will be coming forward to the TIRZ 5 Board will be first vetted by the Project & Finance Committee.

**4.) Presentation: TIRZ Project No: 5: Improving Downtown through Strategic Investment (Year 2012-2022) Project Update: Antique Lighting, Tree String Lights, Streetscape & Tree Canopy, San Jacinto Plaza**

Kevin Smith, Engineer with the City of El Paso Capital Improvements Department, presented on TIRZ Project No: 5: Improving Downtown through Strategic Investment (Year 2012-2022) Project Update: Antique Lighting, Tree String Lights, Streetscape & Tree Canopy, San Jacinto Plaza.

Mr. Smith stated that the Antique Lighting Project, budgeted for \$1.5 million, had been completed by the Streets and Maintenance Department.

Mr. Smith also states that the Tree String Lights, budgeted at \$500,000, had only been completed from El Paso Street, to the Point of Entry, to San Antonio Avenue.

Mr. Smith stated that, in addition to the Streetscape/Tree Canopy project, there were issues with completing the project due to basements below the targeted streets, which poses an issue for tree irrigation. These projects were placed on hold.

For the Streetscape/Tree Canopy Project, budgeted at \$1 million, Mr. Smith stated that one concern was that the tree canopies may encroach on nearby buildings.

Mr. Smith stated that Phase 1 of Wayfinding Project and the San Jacinto Redesign Project had been completed.

Mr. Tanny Berg asked if there were maintenance dollars being allocated to maintaining the Existing Streetscape/Tree Canopy and Tree String Lights.

Mr. Smith stated that he would defer Mr. Berg's question to the Streets and Maintenance Department.

Mr. Smith mentioned that for the Tree String Lights, there was initial work on evaluating the Streetscape/Tree Canopy completed. He states that as the trees grew, the Tree String Lights located on the S. El Paso Street portion of the project were never adjusted. For future installation of Tree String Lights, they will now consider the adjustment of tree-string lights as a factor when trees are growing.

Mr. Smith stated that the Capital Improvements Department would like to install tree canopies in a sustainable manner throughout the entire city, and would only do so with the proper irrigation system.

Mr. Ruben Torres asked if the Capital Improvements Department will continue to move forward with the Streetscape / Tree Canopy Project.

Mr. Smith stated that the basements that are right along Downtown El Paso Streets are the biggest challenge to installing trees in Downtown El Paso.

Assistant Director of Economic Development Jessica Herrera stated that once the Project and Finance Committee commences, that the Committee can discuss in depth the details of the TIRZ 5: Project # 5: Improving Downtown through Strategic Investment (Year 2012-2022) Projects.

Administrative Services Manager Christine Cobos stated that the current remaining funds shown on the slide are current TIRZ 5 Board obligations. She stated that the TIRZ 5 Board can decide on amending the ordinance to not continue spending the remaining funds on TIRZ 5: Project # 5: Improving Downtown through Strategic Investment (Year 2012-2022) Projects.

Mr. Torres asked that if the TIRZ 5 Board and the City passed an ordinance amending the TIRZ 5 Project and Financing Plan – to allow for the TIRZ to free up \$1.4 million in funds from the TIRZ 5: Project #5 obligations – would present a different financial picture from the one currently presented.

Ms. Cobos summarized the TIRZ 5 Financial Status, stating that: the cash flow is currently negative, and the TIRZ 5 cannot spend any funds on TIRZ 5: Project #5 until the cash flow balance is positive. Ms. Cobos also stated that if the TIRZ 5 Board votes on changing the project and funding scope, the Board can free up existing funding liabilities for future projects.

Ms. Cobos stated that in the current Fiscal Year 2015-2016, the cash flow is balance is at -\$184,000, which she states is better than the -\$994,000 cash flow balance in FY 2013-2014. She stated that since the TIRZ 5: Project #5 is a ten year plan, on Year 2 of the plan, \$2 million was spent on the antique lighting, tree string lights, and wayfinding, which led the TIRZ 5 Budget into a negative cash flow balance. Ms. Cobos stated that the City is still waiting for \$1.9 million in pending obligations, as the TIRZ 5 needs the cash flow to be able to spend on projects.

Mr. Gaddy wanted to clarify if there had been a statement of anticipated cash flow under a 5-year plan, and if so, if the plan had been updated.

Ms. Cobos states that annually, the Economic Development Department budgets what the projected tax rate and the projected property values will be. She stated that for stated that in the First Quarter of 2017, the TIRZ 5 Budget is expected to be in the black.

Ms. Cobos will provide a copy of the TIRZ 5 Budget for FY 2017. She stated that in FY 2017, the board can decide whether to continue with the current TIRZ 5 Project and Financing Plan, or to modify the Project and Financing Plan.

Mr. Gaddy stated he originally thought that previous funding commitments, such as the Pedestrian Wayfinding Project, could not be moved toward new projects, and based on the information at the current TIRZ 5 Board Meeting; he wanted to clarify if funding commitments could be reallocated.

Mr. Joe Gudenrath, Executive Director of the El Paso Downtown Management District, stated that the Downtown Management District acts as the contractor of the Pedestrian Wayfinding Project. He stated that while the El Paso Downtown Management District would like to see the project be complete and move forward, the TIRZ 5 Board does not necessarily have to be obligated to provide funding toward the project.

Ms. Cobos stated that currently, there is \$519,984 still obligated in the Wayfinding Project. If the TIRZ 5 Board decides to reallocate its funding obligations from the Pedestrian Wayfinding Project, the reallocation would require a City Council approved ordinance amending the TIRZ 5 Project and Financing Plan.

Mr. Berg asked how to decide which projects get prioritized.

Ms. Cobos stated that the TIRZ 5 Board can determine internally how to prioritize funding toward TIRZ 5 Projects.

Mr. Berg clarified that if there is an existing procedure/process to prioritize TIRZ 5 funding of projects. Ms. Cobos stated that, from her knowledge, there is no existing procedure.

## **5.) Presentation: Proposed Redevelopment of the Camino Real Hotel and the New Construction of the Marriott Courtyard Hotel**

Ms. Herrera presented on Proposed Redevelopment of the Camino Real Hotel and the New Construction of the Marriott Courtyard Hotel, and recommended that the TIRZ 5 Board approve:

- the Exemption of the Tax Increment Contribution to the TIRZ 5 of the above projects;
- the Facilitation of the Conveyance of Land of the above properties to the City of El Paso

Ms. Herrera introduced Mr. Cito Beguiristain, Senior Vice President of the Meyers Group, and Jim Scherr, owner and developer of the Marriott Courtyard Hotel project, to the TIRZ 5 Board.

Ms. Herrera stated that the Meyers Group would be investing \$70 million in renovating and rehabilitating the Camino Real Hotel. She stated that they intend to utilize City, County, and State tax incentives.

Ms. Herrera stated that the proposed City incentive for the Camino Real Hotel would be an eight year, 100% City incremental property tax abatement to the property owner of the Camino Real Hotel, totaling \$2,240,322.

Ms. Herrera stated that the Marriott Courtyard Hotel, per the approved term sheet, would be investing a minimum of \$19 million in private investment for the construction of a 9-story, 151 room hotel. The proposed City incentive would be a 12 year, 100% City incremental property tax rebate to the owner of the Marriott Courtyard, totaling \$828,502.30.

Ms. Herrera stated that the land conveyance would allow for the owner of the Marriott Courtyard Hotel to be eligible for State of Texas Convention Center Sales and Hotel Tax Rebate Program. The process typically rewards the State tax rebates through the City, and the City provides the reimbursement to the owner of the property.

Mr. Brett Goldberg asked if there have been other properties in Downtown El Paso which have received the State tax rebates listed above.

Ms. Herrera stated that the Camino Real Hotel Redevelopment Projects and the Marriott Courtyard Hotel projects would be the first properties to utilize the State tax incentive program.

Mr. Tanny Berg wanted to clarify how much of the real property improvements would be abated for the Camino Real Redevelopment Project and the Marriott Courtyard Hotel Project, and how much of the taxable value of the improvements would go back into the City tax base. Mr. Berg wanted to clarify how much of the real property improvements would be directly coming from the developers of the projects.

Ms. Herrera stated that the general standard procedure is to start with the El Paso Central Appraisal District Base Year Appraised Value from when an agreement is signed, and include the proposed investment amount for the project. The caps of the Property Tax Rebates are derived from those two numbers. Ms. Herrera does state that the State Sales and Hotel Tax Rebate projections are only estimates.

## **-- QUORUM HAS BEEN MET --**

**Quorum has been met at 4:10pm, as Rida Asafani has arrived.**

Mr. Berg clarified if the portion that the owner would receive would be the City's portion that would be exempt from the TIRZ. Ms. Herrera stated yes.

Mr. Berg had additional clarification questions regarding the language of the tax exemption and the land conveyance.

Mr. Eduardo Garcia, Economic Development Manager, stated that the projected land value of the Camino Real Hotel would be at \$41 million, after the developer has completed its improvements. Under the tax exemption, he stated that the property tax increment that the TIRZ 5 would forfeit would be \$41 million minus the El Paso Central Appraisal District Value (\$7 million). Mr. Garcia also stated that the TIRZ is not conveying the real properties to the City, but the land of the hotels.

Mr. Juan Gonzalez, Assistant City Attorney, states that under the land conveyance, the hotel property owners will transfer their land to the City of El Paso. The City of El Paso will enter into a long term lease agreement with the hotel developers. After the hotel projects have been both completed, and after a certain amount of time, the hotel developers will have an opportunity to purchase the land from the City.

Mr. Torres wanted to clarify if, under the exemption of the tax increment contribution, while the TIRZ 5 will not see their tax increment from the land value of the property, whether the TIRZ 5 Board will see their increment from the real property improvements of both hotel projects.

Ms. Herrera and Mr. Gonzalez both stated that while there will be an increase in the property tax increment, under the exemption of the tax increment contribution; the tax increment would not be deposited directly to the TIRZ 5 Funds, but rather rebated to the developers of the properties as part of their tax incentive agreements. They both stated that this would last for the duration of the terms of the tax incentive agreements. Mr. Garcia stated that the TIRZ 5 Board will still keep their tax increment of both properties for the tax years prior to the tax year of tax exemption being approved by the TIRZ 5 Board and City Council.

Mr. Lane Gaddy asked if the City of El Paso would be compliant to State House Bill 1964, a Texas bill for convention center hotel projects, for properties that are under the Downtown Sustainable Cities Center Incentive Program.

Mr. Eduardo Garcia stated that, the state convention center sales tax rebate program, under State House Bill 1964, for businesses along 1,000 feet of a convention center hotel program, is not a specific program the City is offering as an incentive for the state's portion of sales tax. However, Ms. Herrera stated that the land conveyance is needed for the developers to apply for the State Hotel Sales Tax Rebate Program.



Mr. Gaddy wanted to clarify the impact of property tax exemptions would be in the TIRZ 5 Budget. Ms. Herrera stated that City Staff will provide data and information to help clarify that.

Mr. Berg stated that the current tax increments would be sustained, but the increased property tax increment of the two hotel projects would not go back into the TIRZ 5 budget. He stated the TIRZ 5 Increment Budget did not account for the projected increased investment coming from the two hotel projects.

Mr. Gaddy asked about the projection of TIRZ 5 revenues and funding commitments, regarding properties which are currently or planning to be incentivized under the Sustainable Cities Center Incentive Program.

Ms. Herrera stated it would be difficult to provide a specific projection of the TIRZ 5 Budget from future Downtown investment, as there are properties in the TIRZ 5 boundaries which may choose not to apply for tax incentives but continue to move forward on development. However, she stated that the TIRZ 5 still has twenty years left on its term. She stated that the City does set a budget cap on available tax incentives to each developer under the Downtown Sustainable Cities Center Incentive Program.

Mr. Gaddy requested a document that goes through the cash flow of the TIRZ 5 Budget.

Ms. Cobos stated that the TIRZ 5 Board should spend within the available cash flow balance, and does not overcommit on funding too many projects at once.

Mr. Gaddy agreed, and stated that the TIRZ 5 Budget Commitments were one of his main concerns.

Since quorum had been reached, Mr. Ruben Torres asked the TIRZ 5 Board to move item 7.c and d to the next item to discuss and take action on:

*--- see next page ---*

**6.) Discussion and Action for the exemption of the tax increment contribution to TIRZ 5 of the following properties: Camino Real Hotel (PID: M47399901600100) and the Marriott Courtyard Hotel (PID: S16799900504500) to facilitate the conveyance of the above properties to the City of El Paso.**

Before taking action on these items, Mr. Torres asked the owners of the two hotel projects to speak on behalf of their projects.

Mr. Jim Scherr, of the Marriott Courtyard Hotel and Mr. Citio Beguiristain of the Meyers Group thanked the TIRZ 5 Board for their support in their hotel projects and continued Downtown Redevelopment Efforts.

Mr. Ruben Torres made the motion to approve. The board voted unanimously to approve the item.

**7.) Discussion and Action to facilitate the Conveyance of the following Properties: Camino Real Hotel (PID: M47399901600100) and the Marriott Courtyard Hotel (PID: S16799900504500) to the City of El Paso allowing both projects to participate in the Convention Hotel State Rebate Program.**

Mr. Berg wanted clarification to verify if the Board had voted on exempting the increase in the property tax increment toward the TIRZ 5, but not the base property tax.

Mr. Juan Gonzalez stated yes.

Mr. Ruben Torres made the motion to approve. Mr. Lane Gaddy second the motion. The board voted to approve this item unanimously.

**8.) Approval of the Meeting Minutes for April 25<sup>th</sup>, 2016**

Mr. Ricardo Fernandez moves to approve. Mr. Tanny Berg seconds the motion. The board votes unanimously to approve the meeting minutes.

**9.) Overview of the TOD (Transit Oriented Development) Incentive Program**

Mr. Rafael Arellano presented on the proposed Transit Oriented Development Incentive Policy. Mr. Arellano stated that this new incentive program would absorb the current Downtown Sustainable Cities and Sustainable Cities Center Incentive Program.

The purpose of the program is to extend resources to private developers, and to offer design and use standards to encourage strategic development within the area surrounding the Street Car Corridor, and selected Transit Centers in the City of El Paso.

Mr. Arellano presented on selected target areas, the incentive structure & design criteria.

Mr. Arellano asked if the board could convey a TIRZ 5 Board Meeting to adopting a motion to exempt the TIRZ 5 increment of future Transit Oriented Development Incentive Agreements with the City of El Paso.

Mr. Arellano stated that out of 701 lots within the TIRZ 5 boundaries, there are only 13 lots which have City incentive agreements with the City of El Paso, or 1.8% of the TIRZ 5 lots.

Mr. Arellano stated that there is an existing City fund that provides reimbursements to current incentivized property owners Downtown; however, he stated that the fund would not exist anymore, and would like to ask the TIRZ 5 Board to exempt the TIRZ 5 increment to allow for this tax incentive program to help incentive future development.

Mr. Lane Gaddy wanted to clarify the start date of the new Transit Oriented Development Incentive program.

Mr. Arellano stated that once the TIRZ 5 Board votes in favor of providing a tax exemption on properties eligible for the Transit Oriented Development Incentive Program, the City is aiming to place the Transit Oriented Development Incentive Program for City Council approval and begin on August 23<sup>rd</sup>.

Ms. Herrera states the City is currently conducting outreach on the Transit Oriented Development Incentive Program and welcomes feedback from the development community.

Mr. Lane Gaddy wanted to clarify if the ground floor retail sales tax rebate program is applicable to upper floor retail uses.

Ms. Herrera stated that typically, applicants can submit incentive applications through the existing Downtown Sustainable Cities Center Incentive Program. After visiting with the applicant, and identifying the development project's specific needs, the Economic Development Department can also consider providing a customized Chapter 380 Economic Development Incentive Agreement that is specific to the project.

Mr. Lane Gaddy praised the Downtown Sustainable Cities Center Incentive Program, and emphasized the need to activate buildings in Downtown El Paso.

Mr. Gaddy asked Mr. Gonzalez if the TIRZ 5 Board was required to vote on a meeting date for the Project and Finance Committee. Mr. Gonzalez stated that the Project and Finance Committee Date can be addressed on Item 7.e) Proposed TIRZ 5 2017 Meeting Schedule.

**9.) Discussion and Action Amending the Final Project and Financing Plan to allocate additional funding for Project No 1. Façade Grant Program in the amount of \$100,000.00**

Mr. Joe Gudenrath, Executive Director of the El Paso Downtown Management District (DMD) presented on the Downtown Commercial Façade Improvement Program, and its annual contributions.

Mr. Gudenrath stated that from FY 2011-FY 2014, the TIRZ 5 has provided an annual contribution of \$100,000 to fund Façade Improvement Projects within the TIRZ 5 Boundaries. He stated that, from the TIRZ, there has been a total amount of \$450,000 contributed, a total of 27 projects, a total amount of \$445,325.99 granted to façade projects, and a total amount of \$4,674.01 remaining in TIRZ 5 funds for the façade improvement program.

Mr. Gudenrath stated that in the Return on Investment, among the 21 completed projects, there has been a \$9,121,417 increase in property value, or a \$23.77 increase in property valuation for every TIRZ 5 dollar invested.

Mr. Tanny Berg requested that each DMD Façade Improvement Program Project should have an appreciation in the El Paso Central Appraisal District appraised property value as part of the DMD Façade Improvement Program Project Eligibility Criteria, for accountability purposes.

Mr. Gudenrath stated that he agreed with including language in the program, that the property owner may not protest the valuation of the El Paso Central Appraisal District (EPCAD) appraised value. Mr. Gudenrath welcomes any further recommendations that would help ensure the proper grant management of the Façade Improvement Program.

Mr. Berg emphasized that he'd like the program to ensure that property owners receiving tax incentives do not have any depreciation in their property value. Mr. Berg stated that there had been cases when recipients of tax incentives had their property values appreciate, but had protested their appraised property value with the EPCAD – which he says is counter-productive to the intent of the tax incentive programs.

Mr. Gaddy asked if the DMD is currently anticipating additional TIRZ 5 Funding for the continued issuance of façade improvement grant funds.

Mr. Gudenrath stated that the fund balance of TIRZ 5 Funds on the Façade Improvement Program is approximately \$3,000. He stated that if there is a project that is located in the TIRZ boundaries but not in the DMD boundaries, the DMD would have to turn the project applicant's application down until there is available TIRZ 5 funding.

Mr. Gaddy asked if the TIRZ 5 Board could wait on voting on this item, contingent on the need of the DMD and Façade Improvement Program Grant Projects under the pipeline.

Mr. Gudenrath stated that a major benefit of the Façade Improvement Program is its quick turnover time for project applicants. He stated any delay in the application process can hurt the project and its program appeal.

Mr. Gaddy clarified if the TIRZ 5 Board should take action on the item at this board meeting, rather than postponing the item. Mr. Gudenrath stated that when the DMD approves its budget next month, on Day 1 of the DMD Fiscal Year, the TIRZ 5 Façade Improvement Funds would transfer immediately to the Façade Improvement Program account.

Mr. Gaddy stated that in the future, he would like to have a more careful review of projects in the pipeline to ensure the TIRZ 5 Budget finances are in order.

Mr. Gaddy made a motion to approve the Amendment to the Final Project and Financing Plan to allocate additional funding for Project No 1. Façade Grant Program in the amount of \$100,000.00. Mr. David Stout seconded the item. Mr. Berg opposed the item. The motion carries.

Mr. Gonzalez clarified if language preventing Façade Improvement Program applicants from contesting the EPCAD appraised value was part of the motion.

Mr. Torres stated that the language is not part of the motion. However, he stated that the DMD Board will work to include that language in the Façade Improvement Program to close any loopholes in the program.

Mr. Gudenrath clarified that the language would prevent the applicant from contesting the EPCAD appraised value below the value at the year of the Façade Improvement Program application.

**10.) Presentation: Discussion on Proposed Amendment to the TIRZ 5 Project Plan to Include Identification of Funding to the Sun City Lights Project:**

Larry Nichols, Director of Planning and Inspections, presented on the Sun City Lights Project. The Sun City Lights Project is part of The City of El Paso Heritage Corridors Master Plan Project that focus on street design improvements throughout the City of El Paso.

Mr. Nichols presented on the Paseo de Las Luces Corridor, on South El Paso Street, of the Sun City Lights Project. Mr. Nichols presented on three design recommendations, programming & event plans, and policy and operations/maintenance strategies for the South El Paso Street corridor.

Mr. Nichols also presented on conceptual design renderings, and cost estimates for the Gateways and Stringing Lights portion of the project on South El Paso Street, but noted that the cost estimates do not include the costs of street restructuring.

**Mr. Ricardo Fernandez left the TIRZ 5 Board Meeting at 5:13pm, and the TIRZ 5 Board did not have quorum.**

## **-- QUORUM HAS NOT BEEN MET --**

Mr. Torres thanked Mr. Nichols for the presentation, and stated that the Sun City Lights Project is a great Downtown redevelopment project that could revitalize the South of Paisano area.

Mr. Nichols referenced the San Diego Gaslamp District as a best practice that the Sun City Lights Project could learn from. Mr. Nichols stated that the Sun City Lights Project recognizes key heritage districts throughout the City of El Paso.

Mr. Torres wanted to clarify how the Sun City Lights Project was being funded in the Kern Place District.

Mr. Nichols stated that the funding sources are still being reviewed for Kern Place, and also stated for the Airport portion of the Sun City Lights Project has funding.

Mr. Gaddy wanted to clarify how the City planned to decide among the three street design recommendations on the Paseo de Luces Corridor. Mr. Nichols stated that the decision is a Capital Improvements Department decision.

Mr. Gaddy wanted to clarify which street design alternative the City is leaning toward.

Mr. Nichols stated he could not speak for the City. However, he indicated, in his own opinion, that he prefers the street design that includes the pedestrian median in the

center of the road. Mr. Nichols stated the pedestrian median allows for vibrant street life such as food truck and street performance activity.

**11.) Proposed TIRZ 5 FY 2017 Meeting Schedule:**

The TIRZ 5 Board was unable to vote on the Proposed TIRZ 5 FY Meeting Schedule, due to the lack of quorum.

**12.) Identification and Discussion of Items for Future Agenda:**

The TIRZ 5 Board was unable to identify and discuss future agenda items due to the lack of quorum.

The meeting ended at 5:40pm.

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

Recording Secretary