



CITY CLERK DEPT.

2016 NOV 10 PM 1:57

Economic and International Development Department

Mayor
Oscar Leeser

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

City Council

District 1
Peter Svarzbein

DATE: Monday, November 14th, 2016
TIME: 3:00 p.m.
PLACE: Main Conference Room (City Hall, 2nd Floor)
300 N. Campbell - El Paso, Texas 79901

District 2
Jim Tolbert

AGENDA

District 3
Emma Acosta

1) Call to order, Roll Call, and establishment of a quorum Ruben Torres

District 4
Carl L. Robinson

2) Administrative Items

(a) Approval of Meeting Minutes for October 13th, 2016 TIRZ 5 Board Meeting Ruben Torres

District 5
Dr. Michiel R. Noe

3) Downtown Projects

a) Presentation on Downtown Parking Meter Revenue and Sun City Lights. Matthew McElroy
International Bridges

District 6
Claudia Ordaz

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. Omar Moreno
Capital Improvements

District 7
Lily Limón

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
Capital Improvements

District 8
Cortney C. Niland

4) Downtown Incentive Programs

a) Discussion and Action on accelerated funding for TOD area and downtown signage. Lane Gaddy

City Manager
Tommy Gonzalez

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. Rafael Arellano

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

"Delivering Outstanding Services"



CITY CLERK DEPT.

2016 NOV 10 PM 1:57

Economic and International Development Department

- 5) Identification of Items for Future Agenda
- 6) Adjournment

POSTED: November 10th, 2016, City Hall 3:00 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.

CLOSED SESSION

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 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS

SECTION 551.074 PERSONNEL MATTERS

SECTION 551.076 DELIBERATION REGARDING SECURITY DEVICES

SECTION 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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

TAX INCREMENT REINVESTMENT ZONE No. 5
BOARD MEETING MINUTES
Main Conference Room (City Hall, 2nd Floor)
October 13th, 2016
3:30 P.M.

Board Members in attendance:

Brett Goldberg
Ruben Torres
Tanny Berg
Ricardo Fernandez
Lane Gaddy
Madhi Nair
Jorge Hernandez
Joe Gudenrath (Ex Officio)
George Salom (Ex-Officio)

Board Members absent:

Art Fierro (Ex-Officio)
Mike Murguia (Ex-Officio)
Noemi Tovar
Casey Stevenson
Rida Asfahani

Staff Members present:

Rafael Arellano
Jessica Herrera
Juan Gonzalez
Christine Cobos
Patrick O'Kelley

Guests in Attendance:

Alberto Halpern

MINUTES

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

The meeting was called to order at 3:55pm.

2.) Announcement of Appointees to Project & Finance Committee

Jorge Hernandez and Madhi Nair introduced themselves. Casey Stevenson was not in attendance.

3.) Discussion and Action

a) Approval of Meeting Minutes for April 25th, 2016, TIRZ 5 Board Meeting:

Mr. Tanny Berg stated that Mr. George Salome's last name was spelled incorrectly. Mr. Brett Goldberg made a motion to approve the meeting minutes and requested changes.

b) Project and Finance Committee Update and Recommendations

Mr. Lane Gaddy stated, regarding the TIRZ 5: Project 5: Improving Downtown through Strategic Investment (2012-2022):

- The TIRZ 5 voted in 2012 to commit to five Downtown public improvement projects through TIRZ 5: Project 5: Improving Downtown through Strategic Investment (2012-2022). He stated that the funding commitments are decreasing, but have left the TIRZ 5 Budget in the red. There are still three Downtown public improvement projects obligated to the TIRZ 5: Tree String Lights and Pedestrian / Tree Canopy, and Pedestrian Wayfinding.
- Mr. Gaddy stated that the biggest issue was that there was no visibility of the TIRZ 5 Board Projects, which was hard for the TIRZ 5 Board to take action and understand the status of the projects.
- The Project and Finance Committee had been tasked to review the current status of projects, as well as review the future direction of new projects. He stated this is an opportunity to take action for future projects.
- The Project and Finance Committee had learned from Christine Cobos, Administrative Services Manager, that the budget is approximately \$12,000 in the budget red.
- There are three existing projects TIRZ 5: Project 5: Improving Downtown Through Strategic Investment (2012-2022): the Committee had concluded that only 2 of the 3 projects should continue being funding: Tree String Lights and Pedestrian/Tree Canopy, and the TIRZ 5 Board should terminate remaining obligated funds on the Pedestrian Wayfinding.
- The Committee stated that City staff had recommended providing a 30 day notice to the Capital Improvements Department to ensure that the Capital Improvements Department is not specifically dependent on TIRZ 5 Funding on the remaining three projects.

Mr. Ruben Torres stated the motion is to allow 30 days to notify the Capital Improvements Department for inform the TIRZ 5 Board of the project status of , with formal action to terminate or continue moving forward with funding the Tree String Lights and Pedestrian / Tree Canopy, and Pedestrian Wayfinding.at the next (November 14th) TIRZ 5 Board Meeting.

Mr. Gaddy stated that he'd like to separate the motion to three motions for each project:

- Mr. Gaddy made a Motion to allow 30 days to notify the Capital Improvements Department to inform the TIRZ 5 Board about the project status of the Pedestrian / Tree Canopy Project, with formal action to terminate funding the Pedestrian / Tree Canopy Project at the next (November 14th) TIRZ 5 Board Meeting.. Mr. Brett Goldberg seconded the motion. The vote was passed unanimously.

- Mr. Gaddy made a Motion to allow 30 days to notify the Capital Improvements Department to inform the TIRZ 5 Board about the project status of the Pedestrian Wayfinding, with formal action to terminate funding the Pedestrian Wayfinding at the next (November 14th) TIRZ 5 Board Meeting.. Mr. Brett Goldberg seconded the motion. The vote was passed unanimously.
- Mr. Gaddy made a Motion to allow 30 days to notify the Capital Improvements Department to inform the TIRZ 5 Board about the project status of the Tree String Lights, with formal action to terminate funding the Tree String Lights at the next (November 14th) TIRZ 5 Board Meeting. Mr Ricardo Fernandez seconded the motion. The vote was passed unanimously.

Mr. Lane Gaddy stated, after discussing the DMD Façade Improvement Program with the City Manager's Office, the Director of Economic Development, and the City Council District 8 Representative, he'd like to propose an enhanced facade grant program from the Downtown Management District. The grant would be a \$2 dollar for \$1 dollar match, where the developer can invest up to \$25,000 in facade improvements. The enhanced façade program would be earmarked for two initiatives:

- **Prominent Historic Signage Initiative.**
- **Target Transit Oriented Development Corridor - South of Overland**

Mr. Berg asked if there is a minimum investment requirement to the Enhanced Façade Improvement Program. Mr. Gaddy stated that the requirement is similar to the existing Downtown Façade Improvement Program, where the grant would be a \$2 dollar for \$1 dollar match.

Mr. Gaddy proposed a motion that the TIRZ 5 Board allows Mr. Gaddy to prepare the language for the Two Project Initiatives to allow for the TIRZ 5 Board to approve the budgetary commitment towards the Two Project Initiatives, subject to the Program Criteria requirements which will be added at the next TIRZ 5 Board Meeting.

Mr. Torres made a motion to approve, Mr. Berg seconded the motion. The motion was approved unanimously.

Mr. Gaddy proposed future plans for the TIRZ 5 Board if it expired in 2020, but Mr. Juan Gonzalez, assistant city attorney, stated that the TIRZ 5 Board expires in 2036.

Mr. Juan Gonzalez, Assistant City Attorney, gave direction to take action on the Transit Oriented Development Incentive Program at the next TIRZ 5 Board Meeting, since no recommendation was made at the Project and Finance Committee Meeting.

Mr. Rafael Arellano introduced the proposed Transit Oriented Development Incentive Policy, a tax incentive program for developers interested in developing residential,

commercial, or mixed-used developments in key transit nodes and corridors, in where the Downtown Area is one of the target areas. The proposal would be to allow the TIRZ 5 Board to redirect property tax increments, from properties which have a Chapter 380 Economic Development Incentive Agreement, from the TIRZ 5 Budget to the property owners in the form of property tax rebate incentives.

Mr. Tanny Berg stated that he prefers that each property requesting a redirection of property tax increments from the TIRZ 5 Budget to the property owner through property tax rebate incentives should go through a review through the TIRZ 5 Board. Mr. Gaddy stated he supports Downtown Tax Incentive programs, but recommended that City Staff evaluate alternative funding sources to fund the property tax rebates in the TIRZ 5 Boundaries.

Mr. Rafael Arellano stated that, if the TIRZ 5 Board is charged with the review role of approving Chapter 380 Economic Development Incentive Agreements to be exempt from paying the property tax increment to the TIRZ (under the Transit Oriented Development Incentive Program), the Board will have made available the project incentive amounts and caps.

Mr. Berg and Mr. Lane Gaddy had questions regarding the impact of the property tax increment exemptions on the TIRZ 5 Budget.

Mr. Arellano stated that prospective applicants with Chapter 380 Economic Incentive Agreements in the TIRZ 5 Board area pulling from the future tax increments, not the base tax value and amounts prior to the approval of the agreement.

Mr. Lane Gaddy made a motion to move the “Amending the TIRZ 5 Final Project and Financing Plan to allocate the City Property Tax Increment to Properties Owners with Chapter 380 Economic Development Incentive Agreements with the City of El Paso” to the next TIRZ 5 Board Meeting. Mr. Tanny Berg seconded the motion. The motion passes unanimously.

Ms. Jessica Herrera, Deputy Director of Economic Development, made an announcement to invite the TIRZ 5 Board to attend a Downtown Mayor Council Work Session the following week to discuss Downtown Redevelopment Efforts.

The meeting was adjourned at approximately 4:45pm.

Approved: _____

Recording Secretary



International Bridges

Parking Meters and Paseo

- Parking Meter Revenue, Saturday Parking, Event Pricing
- Paseo de las Luces

Strategic Goal #1 – Create an Environment Conducive to Strong, Sustainable Economic Development



Parking Meters

Presentation Outline

- Parking Meter Operations Background
- Report on Parking Meter Revenue
- GIS Maps and Data
- Parking Management Strategies
- Paseo de las Luces



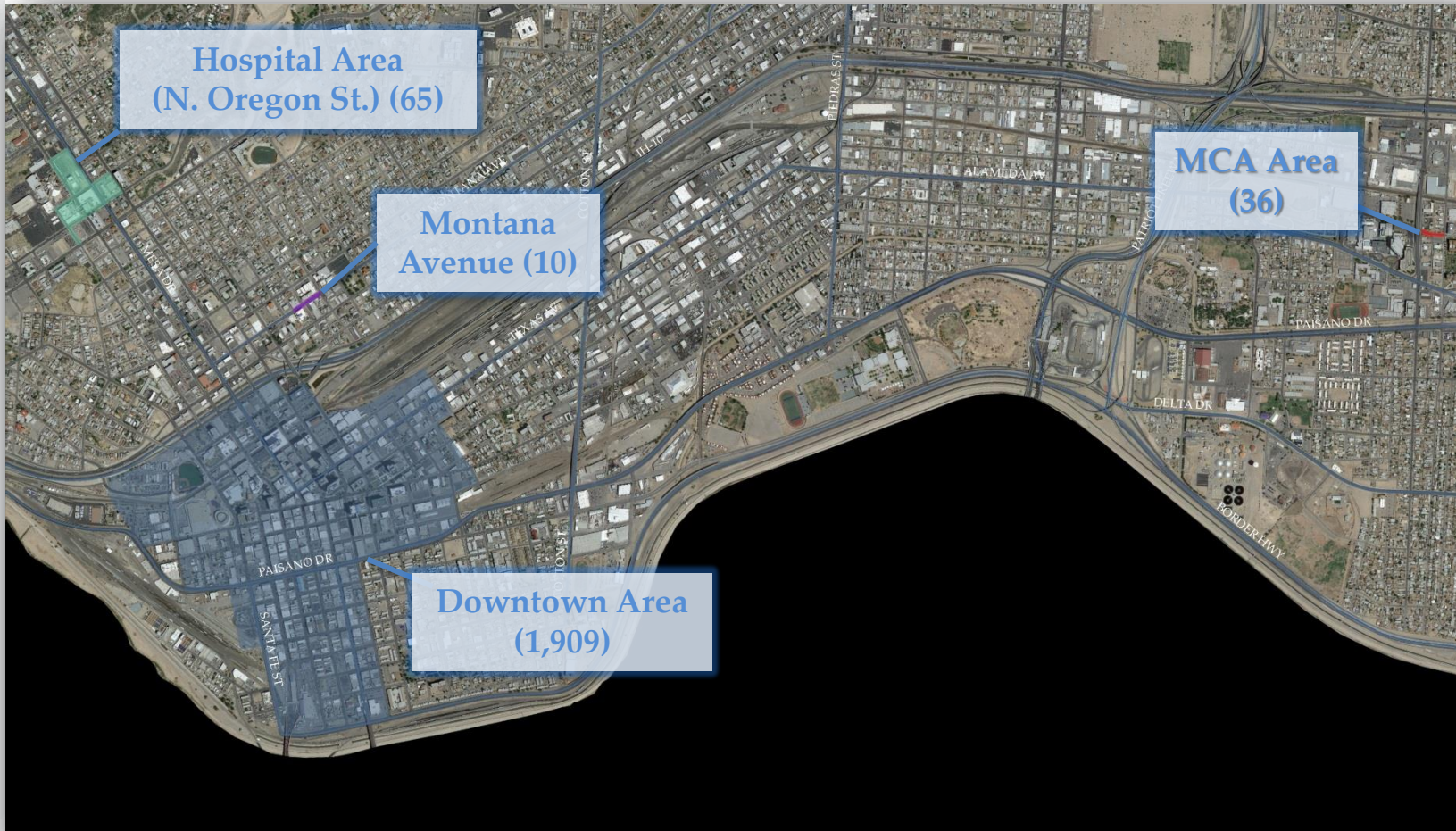
Parking Meters

Background

- Title 12 (Vehicles and Traffic)
 - Chapter 12.56 – Parking Meters
 - Time limits, parking meter rates, hours/days of operation, etc.
- City Wide 2,020 parking spaces located in four areas
- Four revenue reporting systems
 - Auto-Trax
 - PEM
 - Multi-Space Lots
 - ParkX Parking Meter App
- Parking Meter revenue is allocated on a monthly basis to cover the Plaza Theater debt
 - FY2015 \$1.28m, 100% covered, \$60,000+ surplus to General Fund
 - FY2016 \$1.21m, projecting to cover 100%
- 80% of parking meters accept credit card payments
- 400 sensors deployed within downtown area



Parking Meters Area Map



- Total of 2,020 parking spaces city-wide

*Downtown Area includes Union Plaza and N. Florence St. lots

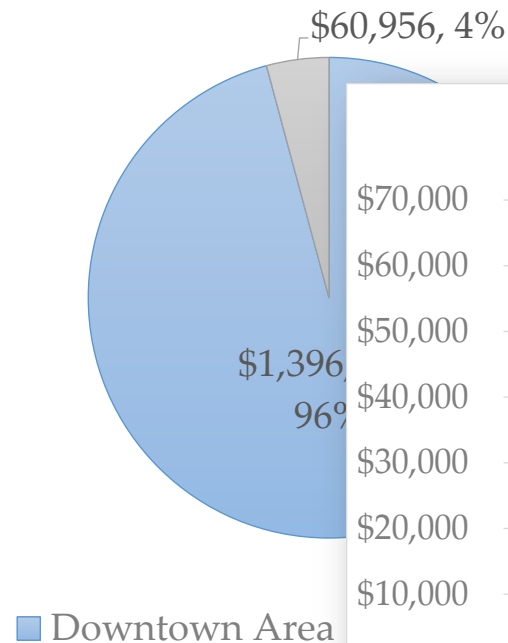
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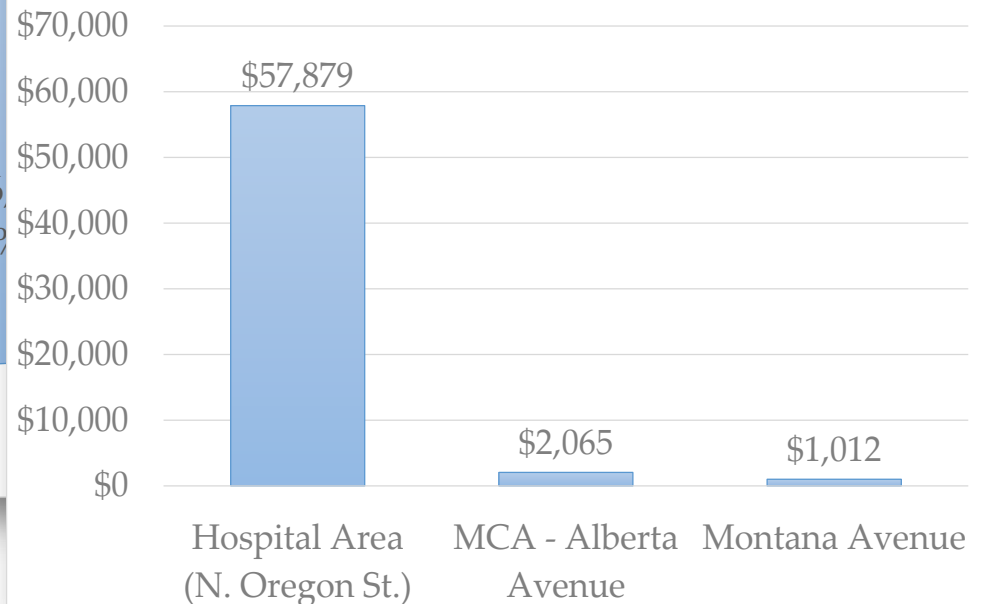
Parking Meters Revenue Information

- CY2015 - \$1,457,636 parking meter gross revenue

Parking Meter Revenue (CY2015)



Other Areas



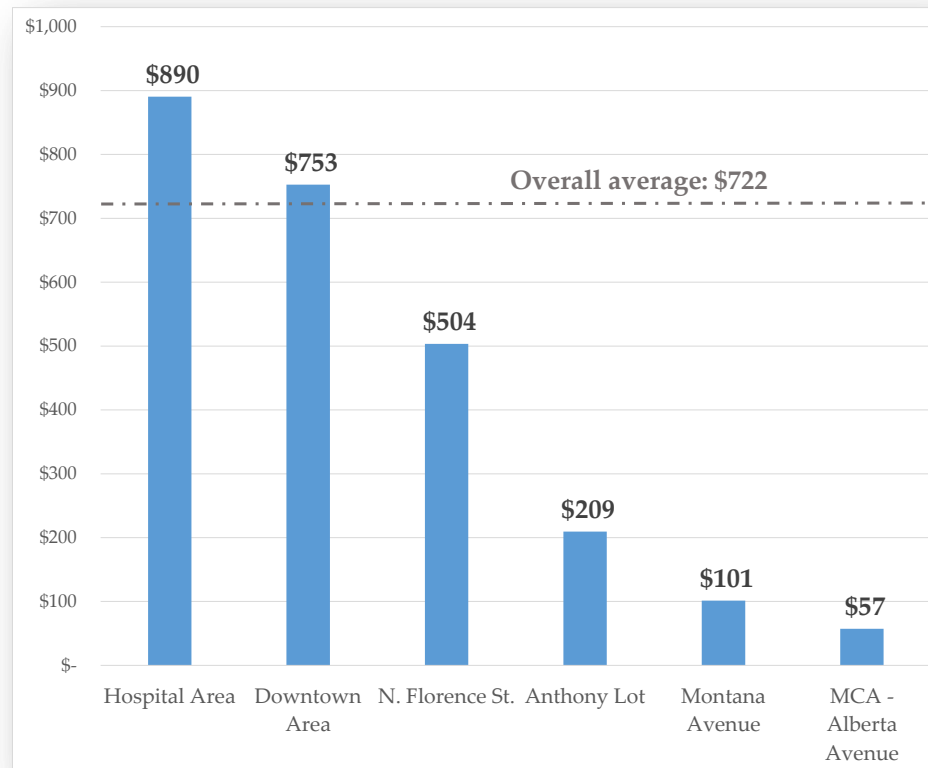
*Downtown Area includes Union Plaza and N. Florence St. lots

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Parking Meters Revenue Information

- CY2015 – Average revenue per parking meter by area

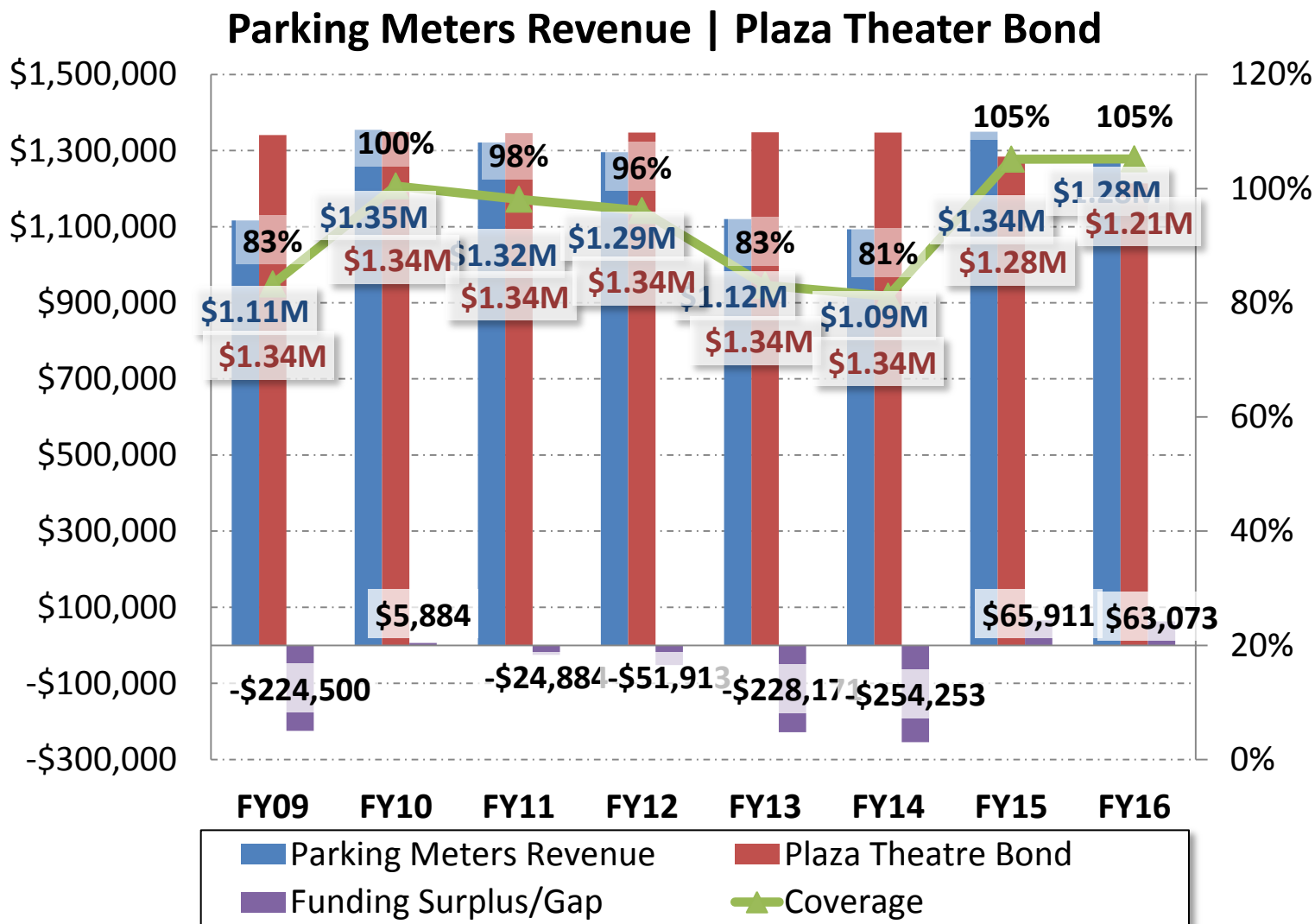


- Top parking meter generated \$1,990 in CY2015
- Average parking meter generated \$722 in CY2015

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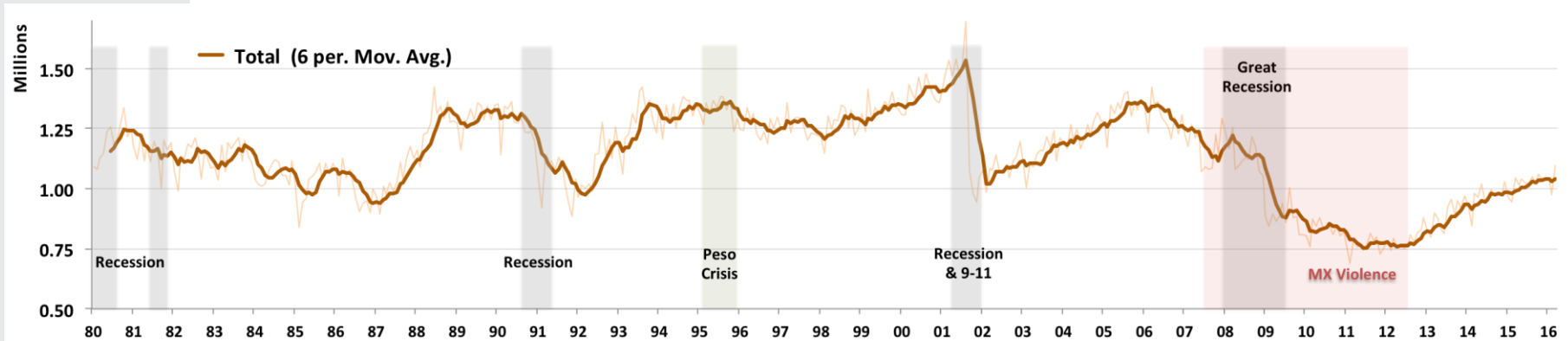
Parking Meters Annual Revenue



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Total Northbound Crossings



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
15,957,591	15,566,602	14,119,141	13,716,434	10,551,698	9,967,932	9,148,377	9,463,281	10,644,719	11,595,373	12,258,192

Increase of 3.1 million from trough to 2015



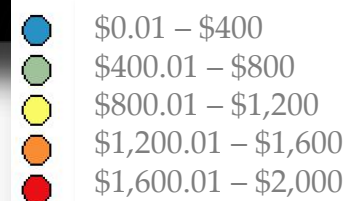
Parking Meters Downtown Area



- 1,909 parking spaces total, 96% of revenue

*Downtown Area includes Union Plaza and N. Florence St lots

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Parking Meters

Parking Management Strategies

- Conventional Regulation
 - Traditional metering
 - Time limits to encourage turn-over
 - Flat meter rates, no analysis
 - Enforcement based

- Price-based Regulation
 - Variable or demand-based pricing
 - Performance objectives (occupancy level 85%)
 - Technology required (sensors, new meters)
 - Event pricing strategy
 - Event-based pricing
 - Variable pricing strategy
 - Time-of-day pricing
 - Location-based pricing
 - Progressive pricing strategy
 - Length-of-stay pricing



Parking Meters

Event Pricing Strategy

- Per City Council direction:
- New event pricing parking meter rate program applicable to all major events downtown such as:
 - All baseball games
 - All events held at Plaza Theater, Abraham Chavez
 - Concerts
 - Street festivals
 - And any other posted and distributed calendar of events
- Proposed event pricing district boundaries



Parking Meters Event Pricing Proposed Area



Note: Event pricing district proposed area contains a total of 703 parking meters (36.8% of all parking meters in the downtown area)

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Parking Meters

Event Pricing Details

- Proposed boundaries
 - Contains 703 parking meters
- Start at 6:00PM
- Price: \$5 per event
 - vs. \$10 for covered/off-street parking cost
 - Research findings indicate that “parking meter purchases and parking lot or garage purchases are substitutes.” (Fullerton et al. 2015)
- Approximately 100 events downtown year-round
- Revenue Estimates:
 - 60% capacity - \$210,900
 - 70% capacity - \$246,050
 - 80% capacity - \$281,200
- Weekends?





Parking Meters

Presentation Outline

- Parking Meter Operations Background
- Report on Parking Meter Revenue
- GIS Maps and Data
- Parking Management Strategies
- City Council Direction
- Next Steps...



Parking Meters

Next Steps...

- Implement Event Pricing district
 - Begin outreach required in City Code (DMD)
- New proposed locations for additions and/or removals of parking meters
- Develop Parking Meter Master Plan
 - Review of the effectiveness of the current state – parking management vs. revenue
 - Updated parking meter inventory database
 - Updated GIS parking meter layer
 - Parking technology assessment
 - Consolidate parking meter revenue (historical and current)
- Statistical modeling to better understand parking meter usage patterns
- Dynamic Pricing



International Bridges

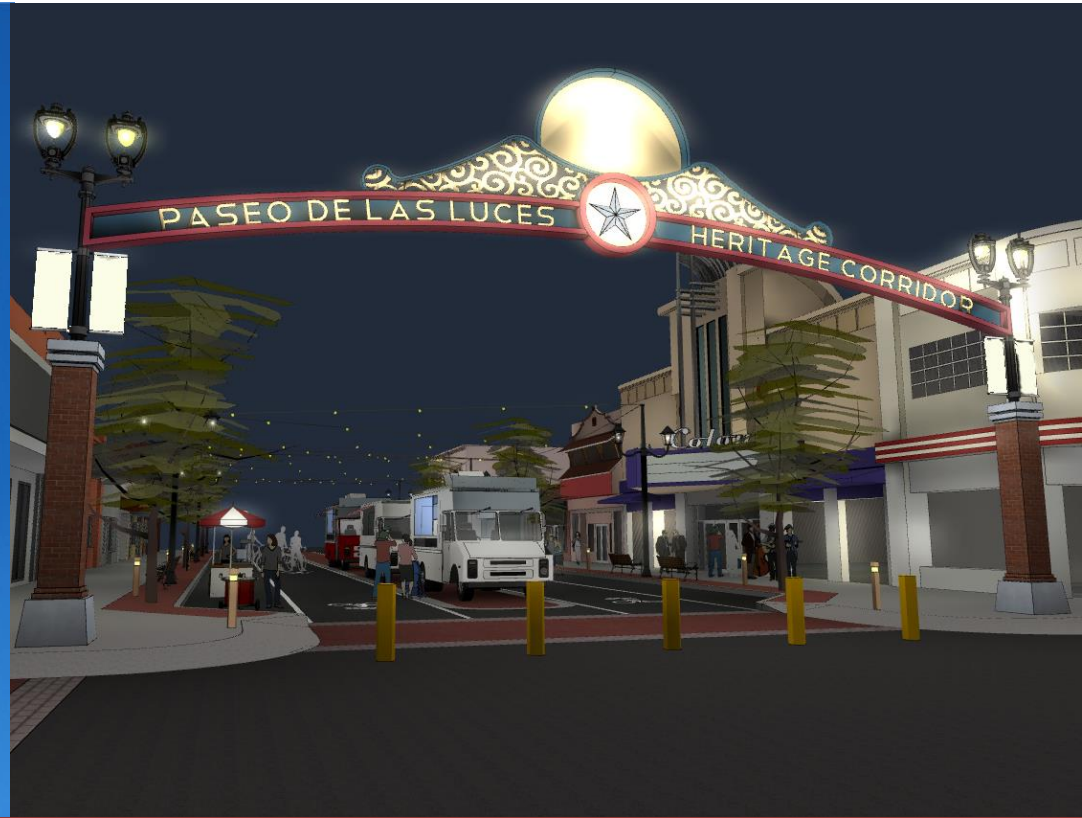
Paseo de las Luces

- Design firm selected- In Situ
- NTP Issued week of 11/7
- 120 day scope, which includes 3 rounds of public, charrette style public input
- Construction, pending funding, anticipated to be complete prior to end of 2017.
- Project Limits: PDN bridge to Sheldon Ct.



International Bridges

Paseo de las Luces



SUN CITY LIGHTS

CITY OF EL PASO - PLANNING & INSPECTIONS DEPARTMENT

Delivering Outstanding Services

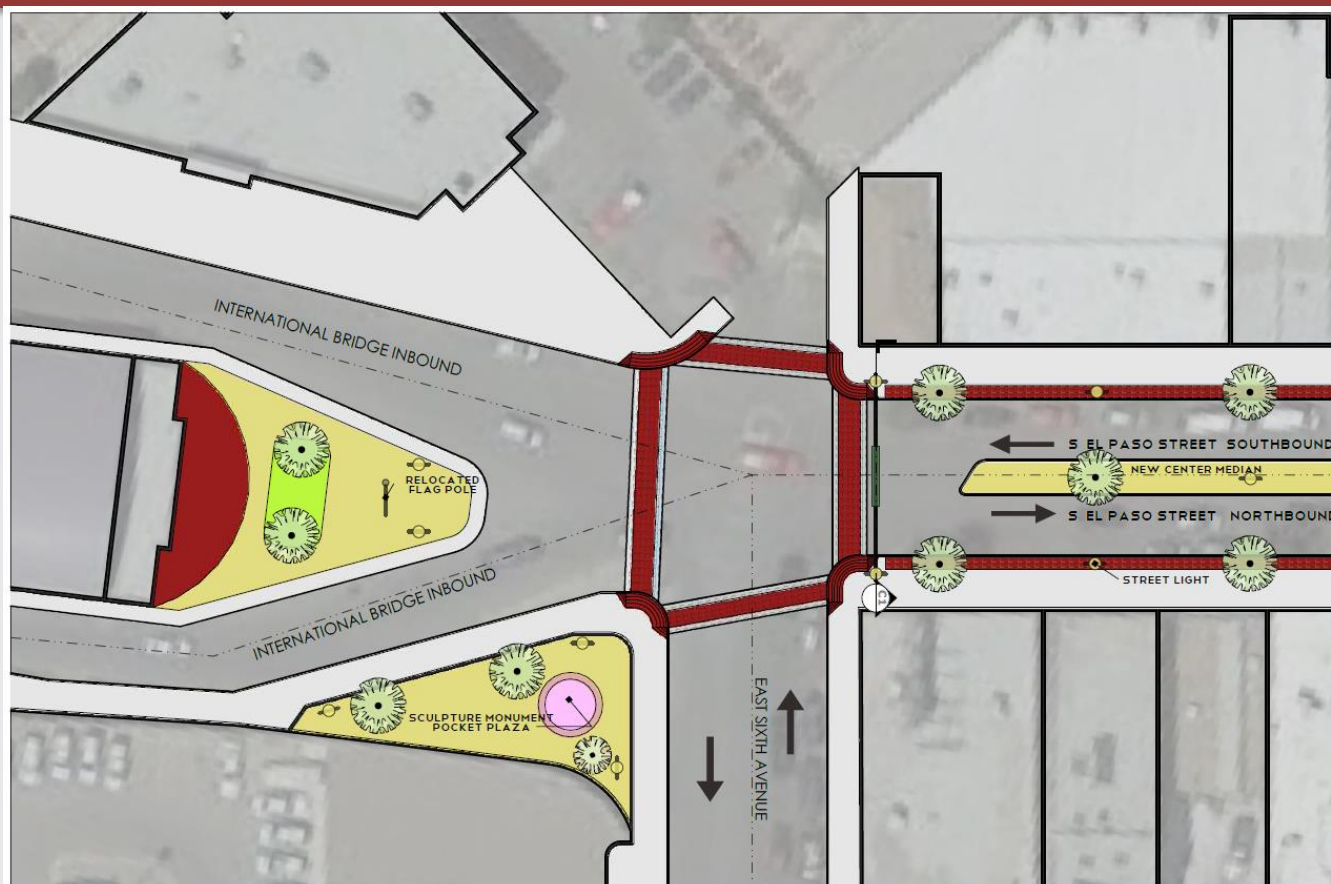


International Bridges

Paseo de las Luces

Heritage Corridors—Neighborhood Gateways

El Paso Street & Paseo de las Luces Heritage Corridor



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SERVICE

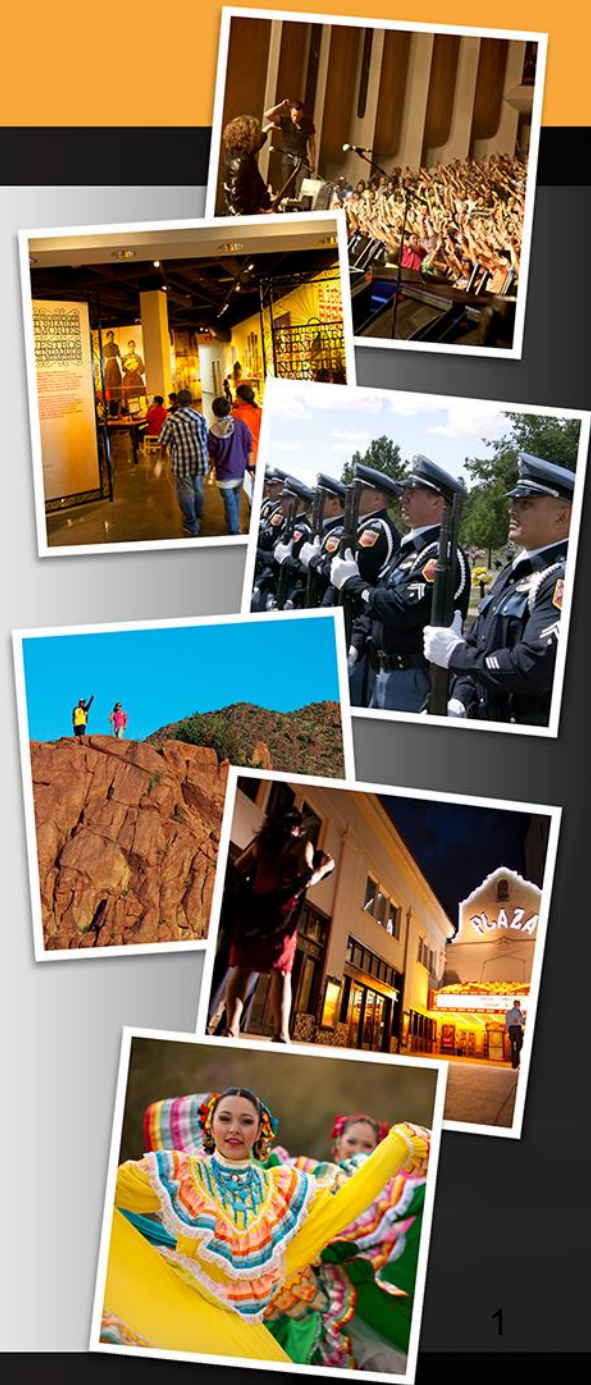
SOLUTIONS

SUCCESS



TIRZ Board Meeting

November 2016





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

Cash balance: **(\$71,623)** at the start of FY2017.

Action: Reevaluate the Project #5 budget in order to fund Father Rahm

Cash status of the TIRZ fund, if the requested allocation is approved:

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 Facade
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. <i>FY2016 not closed</i>
FY2017	*Aug-17	(\$71,623)	\$736,827	(\$464,859)	\$200,344	Projected: Admin Charge, DMD Interlocal, and 350K for Father Rahm project
FY2018	*Aug-18	\$200,344	\$786,827		\$987,171	
FY2019	*Aug-19	\$987,171	\$836,827		\$1,823,998	
FY2020	*Aug-20	\$1,823,998	\$886,827		\$2,710,825	



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

Existing Project No. 5 budget: **liability of \$1,953,371.**

Action: Revise ordinance 017861. Zero-out balances & reappropriate:

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

Priority 1: Father Rahm sidewalk construction and street resurfacing.

Future priority: Contribute to the South El Paso Street (Paseo las Luces) project.
(Additional parking revenue from Saturday collection projected to fund initial construction.)



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

Father Rahm Reconstruction Location Map





Father Rahm Reconstruction

Background

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

- Border West Express Highway
- Street Car

Reprogrammed to FY2020

- CBDIV Improvements



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



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
- 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 (+/-) \$480,000**
- **City would like to request the TIRZ contribute \$350,000**



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

If approved, we will follow these steps:

TIRZ Board will vote signaling legal to revise the ordinance

- Delete remaining budget for Project #5 (1.9M)
- Add 350K for Father Rahm project
- City Council will also need to approve.

Set up Father Rahm budget with OMB

Process payment for 350K

- TIRZ cash will go farther in the red as discussed with management and CFO.
- Towards the middle- to- end of FY2017, cash will come back into the black (before the year closes).



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 **(\$71,623)** at the **start of FY2017**. At this time, the TIRZ Board is being asked to reevaluate the Project #5 budget in order to fund the Father Rahm street construction totaling 350K.

Shown below is the cash status of the TIRZ fund, if the requested allocation is approved:

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
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FY2020	*Aug- 20	\$1,823,998	\$886,827		\$2,710,825	

Existing Project No. 5 budget balances showing a liability of \$1,953,371. The request is to revise ordinance 017861 to zero out the remaining balances and appropriate for other priorities:

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	\$442,360	Zero out remaining budget and reappropriate to other project
Wayfinding	PCP13TIRZ5005C	\$1,000,000	\$483,330	\$516,670	Zero out remaining budget and reappropriate to other project
Streetscape/ Tree Canopy	PCP13TIRZ5005D	\$1,000,000	\$5,658	\$994,342	Zero out remaining budget and reappropriate to other project
San Jacinto Re-design	PCP13TIRZ5005E	\$1,000,000	\$1,000,000	\$0	Closed
Total		\$5,000,000	\$3,046,629	\$1,953,371	

- **Priority 1:** Father Rahm sidewalk construction and street resurfacing.
- **Future priority:** Contribute to the South El Paso Street (Paseo las Luces) project. Additional parking revenue from Saturday collection is projected to fund initial construction.

The following is the criteria established by the TIRZ No. 5 for funding to be allocated to the Downtown Management District to enable a \$2 matching grant per \$1 spent for two specific initiatives in downtown El Paso.

The TIRZ is willing to fund an additional \$75,000 per year starting in 2018 for these projects. In 2017, an additional \$39,000 will be available. The money will be at the beginning of each calendar year. If monies go unspent year over year, there will be a ceiling of \$100,000 that cannot be exceeded in available funds for the matching grant held by the DMD. If at the end of the inter-local between TIRZ No 5 and DMD, these funds are unspent the monies will be returned to the TIRZ No 5.

No changes will be made to the approval process currently utilized by the DMD. However, so far as any applicants of the grant program are requesting an enhanced grant, a designated member of the TIRZ No 5 who is not also a DMD member will become an at large member of the DMD façade committee solely for the application in question.

TIRZ Criteria for \$2/\$1 Façade Funding in TOD

The process for the additional grant will be no different than the regular DMD process except with the addition of the approval of the TIRZ Project and Finance Committee. The zone will be the city defined TOD area in downtown El Paso, only in the regions south of San Antonio defined as the midpoint of San Antonio Ave and south as the available grant zone.

The applicant must be willing to accept an assessment of the current property price, plus the total of the investment dollars of both the applicant's expenditures as well as the grant amount as the new minimum taxable value for a period of 36 months.

TIRZ Criteria for \$2/\$1 Façade Funding Rooftop Signage

The process for the additional grant will be no different than the regular DMD process except with the addition of the approval of the TIRZ Project and Finance Committee. The zone available will be the entire zone available to the current façade grant.

The applicant must be willing to sign the Bright Skies Memorandum of Understanding as written by Progress 321. The "MOU", will define the minimum hours the sign must stay lit during the week, an agreement to keep the sign in good working condition, and other criteria as set in the MOU for a period of no less than 36 months.

The signage cannot be used for brand advertising, a billboard, or any other revenue generating use.

Historic and artistic signage will both be allowed for the grant.

Rooftop signs, blade signs, and prominent parapet lighting will all be applicable. Rooftop art, so long as it is lit at night, will be reviewed on a case by case basis.

The grant must fund a unique addition to downtown El Paso to be applicable.

Transit Oriented Development – TIRZ #5 Item

Analysis of Downtown Sustainable City Centers Incentive program - Summary of Findings - 2016

The City of El Paso is requesting a temporary property tax increment redirection from the TIRZ #5 to specific incentivized developers associated with the City of El Paso's upcoming Transit Oriented Development Policy. The following information is a detailed break-down of the City's current incentive portfolio with respect to properties located within the TIRZ #5 boundaries. The information is meant to provide a point of reference for the 2016 TIRZ #5 board.

As detailed in the table below, the total amount of private investment generated by the City's Downtown Sustainable City Centers Incentive (*DT SCCI*) policy within the TIRZ #5 district amounts to **\$63,584,227.39**. The total estimated sum of property taxes to be rebated is **\$4,655,621.10**, over a period of **14 years**. DT SCCI incentive agreements were linked to a total property value increase of **\$44,891,888** within the TIRZ #5 which averages out to a **348%** property value increase per property. It is the perspective of City staff that the program has served as a significant catalyst to development within the TIRZ #5 and it can be expected that *but for these 14 incentive agreements*, the aforementioned increase in private investment and property value would not have occurred. Additional positive spillover benefits which were undoubtedly generated for adjacent property and sales values have not been included in this summary as this document is only meant to exhibit direct quantifiable benefits.

The upcoming Transit Oriented Development Policy is expected to generate very similar results and the City of El Paso is asking that the TIRZ #5 join the private development community, the City of El Paso and the El Paso County as investors in the continued future development of El Paso's downtown area.

Count	Project	Address	Effective Date	Expiration Date	Investment	Property Tax Rebate	Base Year Property Value	Current Property Value	Increase in Property Value	Percent Increase in Property Value
1	601 El Paso, South El Paso St. Properties	601 S El Paso	2/12/2013	2/12/2023	\$250,753.54	\$10,885.85	\$325,208.00	\$528,770.00	\$203,562.00	63%
2	Lion Loa	305 Leon St.	3/27/2013	3/27/2023	\$400,000.00	\$32,360.99	\$88,374.00	\$494,732.00	\$406,358.00	460%
3	Parkhill Smith & Cooper	501 San Antonio St.	4/29/2013	4/29/2023	\$2,045,649.36	\$163,805.96	\$1,024,678.00	\$2,677,680.00	\$1,653,002.00	161%
4	Martin Building and Annex	215 Stanton & 212 Mills	6/18/2013	6/18/2026	\$6,682,000.00	\$195,739.02	\$983,608.00	\$3,583,256.00	\$2,599,648.00	264%
5	Summit 11 Investment Group (Hotel Indigo)	325 Kansas	6/18/2013	6/18/2026	\$13,000,000.00	\$507,261.27	\$1,980,000.00	\$7,552,000.00	\$5,572,000.00	281%
10	204 Mills Tejas Building (Martin)	204 Mills Ave	10/28/2013	10/28/2023	\$400,000.00	\$301,914.56	\$348,091.00	\$703,804.00	\$355,713.00	102%
6	*Hasieran	209 Stanton St.	11/13/2013	11/13/2023	\$6,431,000.00	\$22,113.51	\$375,803.00	\$608,258.00	\$232,455.00	62%
7	Eduardo & Josefina Soto	501, 505, 507, 511, 513 S Campbell	2/27/2014	2/27/2024	\$3,000,000.00	\$160,567.08	\$794,452.00	\$3,576,797.00	\$2,782,345.00	350%
8	The Clean Group	513 W. San Antonio	9/15/2014	9/15/2024	\$800,000.00	\$66,003.63	\$184,000.00	\$427,640.00	\$243,640.00	132%
9	*Lampshade Coco	500 San Francisco	9/22/2014	9/22/2025	\$3,000,000.00	\$247,513.60	\$491,751.00	\$491,000.00	\$3,491,751.00	710%
11	*Lomaland West LLC	909 E. San Antonio	1/7/2015	1/7/2025	\$635,000.00	\$24,262.96	\$982,950.00	\$1,617,950.00	\$635,000.00	65%
12	*Artspace El Paso Lofts Housing LP	601 N. Oregon Street	8/3/2015	8/3/2027	\$10,681,509.00	\$636,501.28	\$1,171,981.00	\$11,853,490.00	\$10,681,509.00	911%
13	*Bassett Tower EP LLC	301 Texas Avenue	8/24/2015	8/24/2032	\$16,000,000.00	\$2,264,577.88	\$1,670,809.00	\$17,670,809.00	\$16,000,000.00	958%
14	BCT Realty Operating LP	216 S. Oregon	9/8/2015	9/8/2027	\$258,315.49	\$22,113.51	\$185,514.00	\$220,419.00	\$34,905.00	19%
*Estimated value upon completion		TOTALS AND AVERAGES			\$63,584,227.39	\$4,655,621.10	\$10,607,219.00	\$52,006,605.00	\$44,891,888.00	348%