



Economic and International Development Department

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City Council

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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, March 27th, 2017
TIME: 3:00 p.m.
PLACE: Main Conference Room (City Hall, 2nd Floor)
300 N. Campbell - El Paso, Texas 79901

AGENDA

- 1) Call to order, Roll Call, and establishment of a quorum David Stout
- 2) Administrative Items
Approval of Meeting Minutes for January 23rd, 2017 TIRZ 5 Board Meeting David Stout
- 3) Discussion
 - (a) Presentation on the status of the Downtown Wayfinding Project. Alejandro Avila
Capital Improvements
 - (b) Discussion on TIRZ #5 Budget Status Christine Cobos
Economic Development
- 4) Discussion and Action
 - (a) Process for assigning duties to, and requesting information from City staff Jessica Herrera
Economic Development
 - (b) Ethics Discussion Juan S. Gonzalez
City Attorney's Office
 - (c) Discussion and Action to reactivate Project and Finance Committee Lane Gaddy
- 5) Identification of Items for Future Agenda
- 6) Adjournment

POSTED: March 22th, 2017, City Hall 3:30 pm. By: Rafael Arellano, 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 212-1616.

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

"Delivering Outstanding Services"



Economic and International Development Department

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 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.

TAX INCREMENT REINVESTMENT ZONE No. 5
BOARD MEETING MINUTES
Main Conference Room (City Hall, 2nd Floor)
January 23rd, 2017
3:00 P.M.

Board Members in Attendance:

Art Fierro
Brett Goldberg
Rida Asfahani
Ricardo Fernandez
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)
Madhi Nair

Staff Members Present:

Juan Gonzalez
Rafael Arellano
Toni Martinez
Christine Cobos
Khalil Zaied
Omar Moreno

Guests in Attendance:

Alberto Halperin

MINUTES

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

The meeting was called to order at approximately 3:05 pm.

2.) Administrative Items

a) Approval of Meeting Minutes for the November 14th, 2016, TIRZ 5 Board Meeting:

Board voted unanimously to approve the meeting minutes for the November 14th, 2016, TIRZ 5 Board Meeting

Chair Ruben Torres requested clarification on the TIRZ #5 board's voting process.

Attorney Juan Gonzales gave clarification on the voting process. Mr. Gonzales stated that the bylaws state that regularly appointed members are allowed 1 vote: 10 members from the city and 5 from the tax entities. The chair is able to vote in the event of a tie.

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

Lane Gaddy recused himself from this item due to recently purchasing property in the affected area.

Tanny Berg requested a clarification of the TIRZ#5's process for rehearing items that had previously been heard by this board, as a point of order.

Tanny Berg questioned the \$263,000 funding amount, as a second point of order.

Presenter Omar Moreno replied that this topic would be addressed in the presentation on Father Rahm reconstruction project

The presentation stated that there are 3 projects that overlap in the area of Father Rahm between Kansas Street and Santa Fe Street. These are the Border West Express Highway (TXDoT), Street Car (Sun Metro), and CBDIV Improvements (City – Federal Funded). The Border West Express Highway and Street Car projects are currently underway. The CBDIV has been moved to 2020.

Presenter Omar Moreno stated that the city would like to add to the scope of the current scope of the project permanent paving (completed) and permanent sidewalks in order to minimize time residents would experience heavy construction in the future and to reduce cost. The additional cost will be “around” \$500,000. This is \$300,000 for paving with \$130,000 provided by PSB and \$200,000 for sidewalk). 70% of the affected area is within the TIRZ #5. Of the \$370,000 needed, 70% would be \$263,000, which is what is being requested.

The contractor 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.

Ruben Torres asked what the contingency plan would be if the board rejected this proposal.

Khalil Zaied from Public Works stated that there is no contingency plan. He stated that if the motion didn't carry, it would be an additional burden on the City to find funding.

Ruben Torres asked if the City could be reimbursed for their investment.

Mr. Zaied stated that any money spent is reinvested in the same area, but they cannot be reimbursed for money that is already spent.

Rita Asfahani asked if this request is “typical” or if this is the “role” of the TIRZ #5.

Tanny Berg clarified that the purpose of the board is to invest their money and then to see properties appreciate so that the investment can be recaptured. He said that originally, only 1 side of the street would be upgraded and the other side would have to wait. However, with TIRZ funding, both sides could be completed at the same time. He stated that the funding that was originally allocated will not be lost, and can be reallocated in 2020, as long as the money is used in this area. He said that the investment would be worthwhile because it would improve property values throughout the area, and allow the City to only have to inconvenience the community once, vs twice by completing the improvements in different stages.

Mr. Berg stated that regardless of what is decided here, City Council will spend this money how they see best, but the TIRZ board’s role is to suggest how it should be used. So even if this isn’t approved by the board, Council could spend the money how they best see fit.

David Stout stated that he was not appointed by the Mayor. He further stated that he would still vote “No” on this and that his decision was actually “galvanized” by new information that he sourced. He stated that he found that certain board members tried to get an ex-officio member to vote at the previous TIRZ #5 meeting and that they also own property within the vicinity of the proposed improvement. He stated that Casey Stevenson had pre-marked the portion of his copy of “Roberts Rules of Order” that related to ex-officio member voting. He stated that he hoped that all members received ethics training and he proceeded to read from the TIRZ #5 bylaws. He referenced a map that indicated that Tanny Berg owned property in the vicinity of the proposed project area.

Tanny Berg stated that he does not have a conflict of interest in the matter

Mr. Hernandez asked how long the CBD 4 improvements have been on the books.

Omar Moreno clarified that they have been on the books “a long time”.

Mr. Stevenson stated that we can complete this project now and save money, or do the improvements in 2020 and inconvenience the residents a second time and spend more money.

Mr. Asfahani stated that he thinks the proposal is too complex and doesn’t “pass the smell test” and that more due diligence should be done to make sure this is the best approach.

Casey Stevenson explained that he agreed but did not know how to fix the problem of inaccurate project funding in reference to the original Father Rahm street reconstruction project.

Art Fierro echoed Davis Stouts comments and explained that he too believes that if there is even “small hint” of a conflict of interest, then members should recuse themselves. He stated that he hoped that personalities would not affect the economic development of the area and that he hoped that members would vote “their conscious”

Ruben Torres motioned to vote.

Mr. Goldberg motioned to reconsider and approve the improvements for the Amendments to the TIRZ 5 final project.

Art Fierro seconded the motion.

Vote: Roll Call

David Stout: No

Art Fierro: Yes

Rita Asfahani: No

George Hernandez: Yes

Tanny Berg: Yes

Ricardo Fernandez: No

Casey Stevenson: Yes

Brett Goldberg: Yes

Noemi Tovar: No

Motion passed 5-4

(b) Election of Chair and Vice Chair for TIRZ #5 Board

Commissioners Stout and Stevenson were nominated and seconded for Chair.

David Stout received 5 votes,

Commissioner Stevenson received 2 votes.

Ms. Tovar was nominated for Vice Chair, but did not accept.

Mr. Gaddy was nominated and seconded for Vice Chair. He won by a unanimous decision.

Identification of Future Agenda Items

Mr. Berg stated that he thinks it is important that City staff presents to the board on the status of any funding issues.

Christine Cobos presented and stated that they are currently in the black at \$65,035.64. She said the City will check the balance weekly. She said it will take a little bit of time until the money is drawn because an amendment needs to be drafted to delete the projects for the 10 year plan, which will have to be approved by Council. After that, a budget can be established. She said it will take at least 5 weeks. Ms. Cobos stated that Mr. Sutter is okay with finances entering the black, as long as they are back in the black by year's end.

Lane Gaddy stated that now that money will be coming in, a new project and finance committee should be established, or the old one should be reactivated.

Adjournment

A motion was made to adjourn the board meeting,

That motion was seconded.

The meeting adjourned at approximately 3:52pm.

Approved: _____

Recording Secretary



Downtown Pedestrian Wayfinding

March 27, 2017



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Downtown Pedestrian Wayfinding

Overview

- Provide wayfinding signage for Downtown El Paso
- Funding: \$800,000 (Transportation Improvement Program)
- Construction: Late 2017/Early 2018



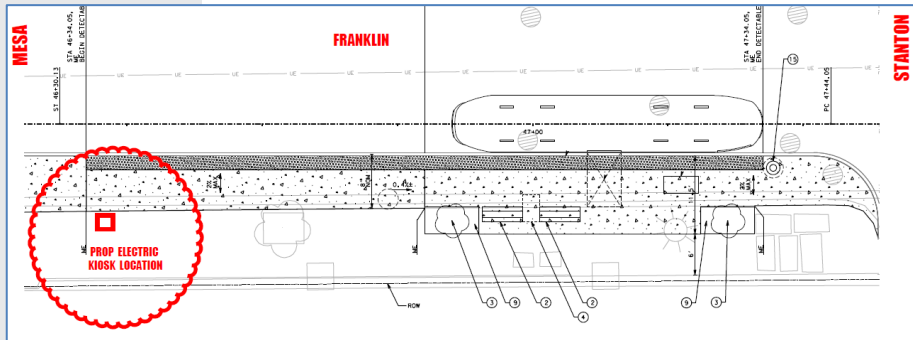
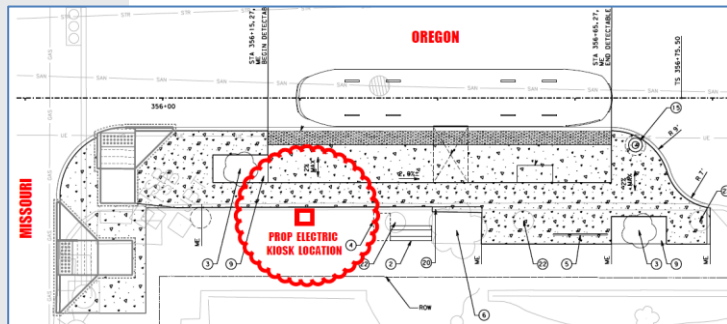
Downtown Pedestrian Wayfinding

Overview

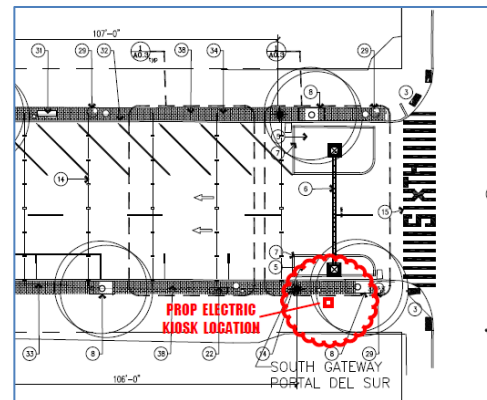
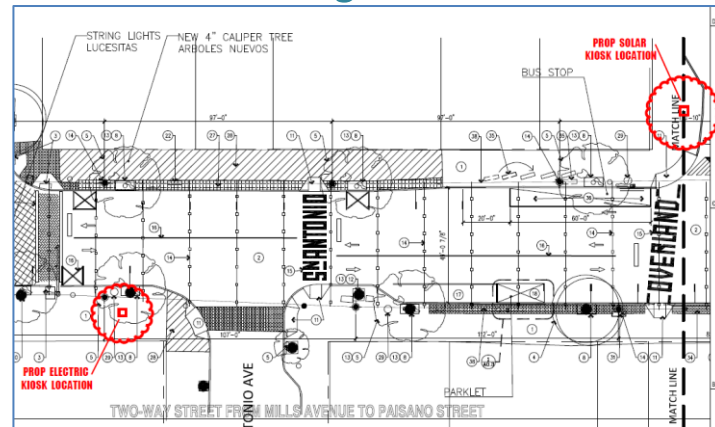




Street Car Project



Paseo de las Luces Project



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Sign Type 400E
Pedestrian Kiosk
Small



Sign Type 500 (Solar Option)
Pedestrian Kiosk
Large



Downtown Pedestrian Wayfinding

Questions