



City of El Paso Agenda Summary Form

City Clerk

Submitted On:
Jun 22, 2026, 05:12PM EDT

Department / Council Office	Economic and Human Development
Agenda Date	July 07, 2026
Public Hearing Date	July 07, 2026
Email of User Submitting Form	BrasgallaKX@elpasotexas.gov
Contact Person	Karina Brasgalla 9152120094
2nd Contact Person	
District(s) Affected	District 8
Agenda Item	Discussion and Action on a Resolution approving Task Order 2026-01, allocating Tax Increment Reinvestment Zone No. 5 ("TIRZ #5") funds in an amount up to \$1,000,000 for the purposes of funding the matching grant obligations under the Task Authorization and the La Popular Commercial Façade Improvement Grant, and authorizing the City Manager, or designee, to execute the Task Authorization on behalf of the City including any necessary budget transfers or amendments.
Issue Statement	<p>The proposed Resolution would provide a \$1M allocation toward the Exterior Improvement Grants Program administered by the Downtown Management District (DMD). The funding request is in support of the historic rehabilitation and adaptive reuse for La Popular, located at 301 San Antonio. This \$50M investment will bring 99 additional housing units to Downtown El Paso, 15% of which will be "moderately affordable". The development includes ground floor retail space and a 65-space parking garage.</p> <p>This is an above and beyond request in consideration of the size of the project investment, importance of new residential uses to the Downtown area, and unique restoration needs. Aside from the increased reimbursement limit, the project will need to comply with all other Grant Program guidelines and requirements.</p>
Background	The Exterior Improvement Grant Program receives funding via TIRZ #5, a non-General Fund source of revenue, and administered by the Downtown Management District (DMD). The Program requires an application, committee review and approval, and verification of expenditures prior to reimbursement. The Grant Program does have an existing fund balance of approximately \$300,000 that may be applied to this request if not obligated to other applications.
Council Options	<ol style="list-style-type: none">1. Approve the Resolution2. Direct staff to make changes and return for Council review

Committee Review and/or Recommendation	On April 29, 2026 the TIRZ #5 Board approved the proposed request and funding allocation.
Community and Stakeholder Outreach (if applicable, as an attachment) – please include	N/A
Related City Policies	TIRZ #5 Project and Financing Plan DMD Interlocal Agreement
Prior Council Action	November 14, 2024 - City Council approval of a Chapter 380 Program Agreement with La Popular, LLC
The City Attorney's Office has reviewed the documents and signed off on the necessary forms	Yes
Amount and Source of Funding	up to \$1,000,000 via TIRZ #5 Fund
Enter the elected official's name followed by the amount donated.	N/A
For More Information	Karina Brasgalla 9152248185 BrasgallaKX@elpasotexas.gov

RESOLUTION

WHEREAS, the City of El Paso (the “City”) and the El Paso Downtown Management District (the “DMD”) are parties to that certain Interlocal Agreement, as amended, executed on October 14, 2025 (the “Interlocal Agreement”), which provides a framework for cooperative implementation of downtown improvement projects and programs; and

WHEREAS, pursuant to the Interlocal Agreement, the parties may execute task authorizations to define specific projects, services, compensation, and responsibilities for projects of mutual benefit to the City and the DMD; and

WHEREAS, the City and the DMD desire to enter into Task Authorization No. 2026-01 (the “Task Authorization”) to facilitate the approval and implementation of a Commercial Façade Improvement Grant for property located at 301 E. San Antonio Avenue, El Paso, Texas 79901 (the “Project”); and

WHEREAS, the Project involves a matching grant program under which the City will allocate and authorize the approval and implementation of grant funds of up to \$1,000,000 from Tax Increment Reinvestment Zone No. 5 (“TIRZ #5”) to support commercial façade improvements to the property commonly known as La Popular; and

WHEREAS, the DMD will manage the application, approval, implementation, and reporting processes for the Project in accordance with existing grant programs already administered by the DMD in partnership with the City; and

WHEREAS, the DMD will work with the property owner to facilitate the application, approval, and implementation processes consistent with existing grant programs, and the City will transfer sufficient TIRZ #5 funding to the DMD to meet the grant obligation; and

WHEREAS, the Task Authorization provides that the DMD will not collect an administrative fee for managing the Project, and all transferred funds will be used to meet the grant obligation; and

WHEREAS, the TIRZ #5 Board recommended approval of the funding request on April 29, 2026.

WHEREAS, the City Council finds that approval of the Task Authorization and the allocation of TIRZ #5 funds for the Project serves the public interest by promoting economic development, enhancing the downtown business district, preserving historic commercial structures, and advancing the goals and objectives of TIRZ #5; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to approve and authorize the execution of the Task Authorization and the allocation and transfer of TIRZ #5 funds as set forth herein.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Council hereby approves Task Authorization No. 2026-01 between the City of El Paso (“City”) and the El Paso Downtown Management District (“DMD”), attached hereto as Exhibit A and incorporated herein by reference for all purposes and further approves and authorizes the implementation of the La Popular Commercial Façade Improvement Grant for property located at 301 E. San Antonio Avenue, El Paso, Texas 79901 (“Project), pursuant to Task Authorization No. 2026-01.

THAT the City Council hereby authorizes the allocation of Tax Increment Reinvestment Zone No. 5 (“TIRZ #5”) funds in an amount up to \$1,000,000 for the purposes of funding the matching grant obligations under the Task Authorization and the La Popular Commercial Façade Improvement Grant.

THAT the City Manager, or designee, is hereby authorized to transfer TIRZ #5 funds to the DMD in an amount sufficient to meet the grant obligation at the time the grant is approved by the DMD, in accordance with the terms of the Task Authorization.

THAT the City Council acknowledges that the DMD will not collect an administrative fee for managing the Project and that all transferred funds will be used solely to meet the grant obligation.

THAT the City Manager, or designee, is hereby authorized to execute the Task Authorization on behalf of the City, including any necessary modifications that do not materially alter the terms or increase the financial obligations of the City, and to execute, acknowledge, and deliver any and all documents, certificates, agreements, amendments, and instruments, and to take any and all actions as may be necessary or advisable to effectuate the purposes of this Resolution and the Task Authorization.

(Signatures Begin on the Following Page)

APPROVED this _____ day of _____, 2026.


CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:



Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:



Karina Brasgalla, Director
Economic and International Development



El Paso Downtown Management District/City of El Paso
Task Authorization Form



This Task Authorization No. 2026-1_ ("TA No. 2026-01") dated _____ is hereby issued pursuant to that certain Interlocal Agreement between the City of El Paso and the El Paso Downtown Management District, effective as of October 1, 2020.

Project Title: La Popular Commercial Façade Improvement Grant

Project Location: 301 E. San Antonio Avenue, El Paso, TX 79901

Description of Services: The City will allocate necessary TIRZ #5 Funding and authorize the approval and implementation of a Commercial Façade Improvement Grant for up to \$1,000,000 in matching grant funds associated with the identified project. The DMD will manage the application, approval, implementation and reporting processes in line with existing programs.

Scope of Work: DMD will work with the property owner to facilitate the application, approval, implementation processes consistent with existing grant programs already managed by the DMD in partnership with the City of El Paso. The City of El Paso will transfer sufficient TIRZ #5 funding to the DMD to meet the grant obligation.

Estimated Start Date: _____

Estimated End Date: _____

Designated City Employee(s):

Karina Bragalla

Mirella Tamayo

Providencia Velazquez

Total Compensation: Up To \$1,000,000

Description / Rate of Compensation: The City will transfer the funding necessary to meet the grant obligation at the time the grant is approved. All funds will be used to meet the obligation. The DMD will not collect an administrative fee.

City Representative Date

DMD Executive Director Date