



I-10 Deck Plaza Memorandum of Understanding (MOU)

April 14, 2026

Council Motion Summary

Discussion and action on a Resolution authorizing the City Manager to sign a Non-Binding Memorandum of Understanding (MOU) by and between CITY OF EL PASO (City), the COUNTY OF EL PASO (County), and the DOWNTOWN DECK PLAZA FOUNDATION (DDPF) in support of an opportunity to incorporate structural elements and future-proofing infrastructure to support a deck plaza (Downtown Deck Plaza) over a portion of the Texas Department of Transportation Downtown 10 project.

Deck Plaza MOU Summary

Project Snapshot

Scope: (1) 6.5-acre deck plaza over I-10 from Kansas St. to Santa Fe St. and (2) 1.7 acres of TxDOT right of way for potential mixed-use, mixed income housing

Purpose: Create a coordination framework for planning, design, funding, future-proofing development, development, and operations.

Phases: (1) Design and structural future-proofing, (2) construction of deck cap infrastructure, (3) amenities and operations

Timing: Advance Funding Agreements with TxDOT must align with TxDOT schedule.



Deck Plaza MOU Summary

Who Does What

City of El Paso

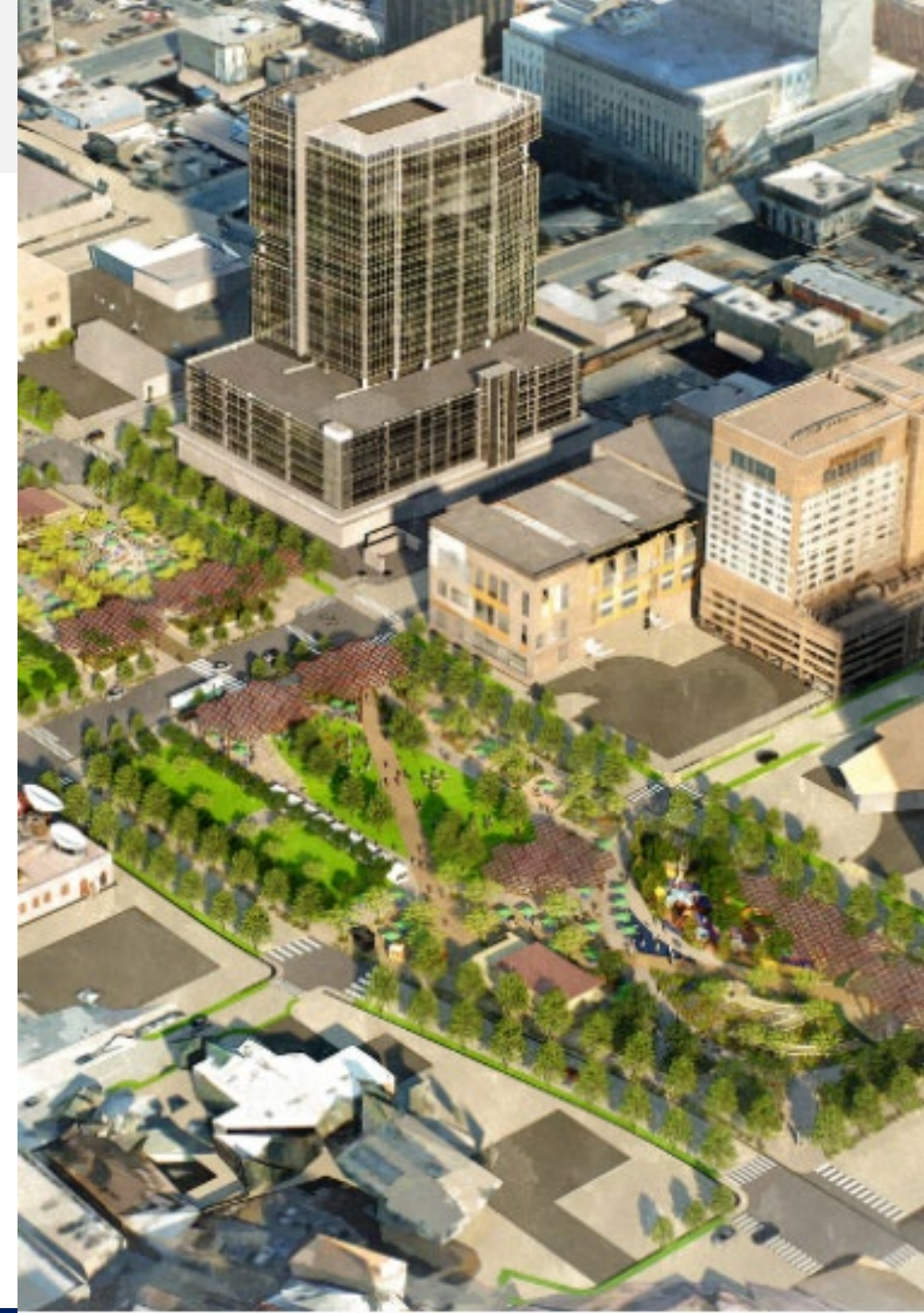
TxDOT/MPO lead; signs AFAs with Council approval; serves as deck owner, keeps tunnel and safety responsibilities

County of El Paso

Co-designs amenities / public realm and participates in planning and design funding; later support requires Court approval

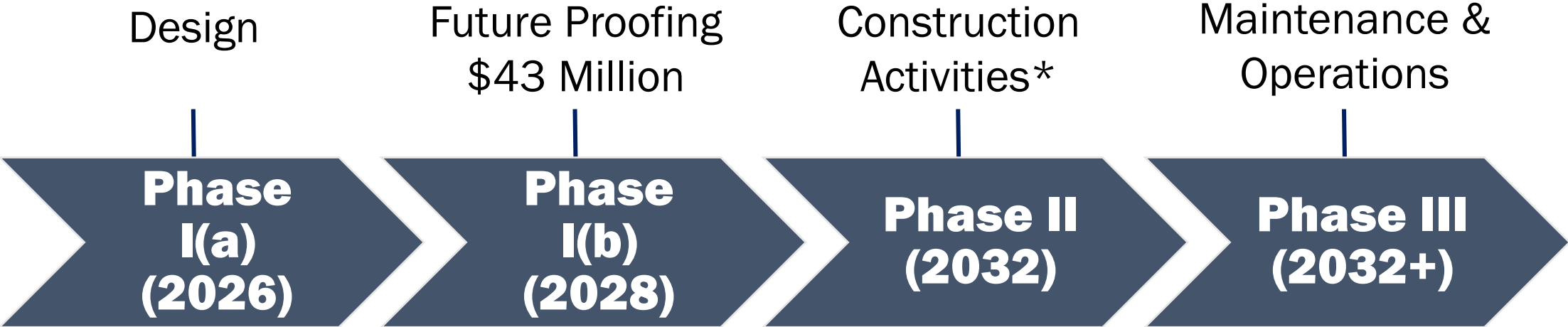
Deck Plaza Foundation

Leads private fundraising, helps design amenities, and is intended to be the long-term amenities operator under separate agreements



I-10 Deck Plaza Project Phases

Updated Project Development Stages



*Final construction costs will be determined during design phase

Operational & Financial Points

MOU outlines four major operational and financial points:

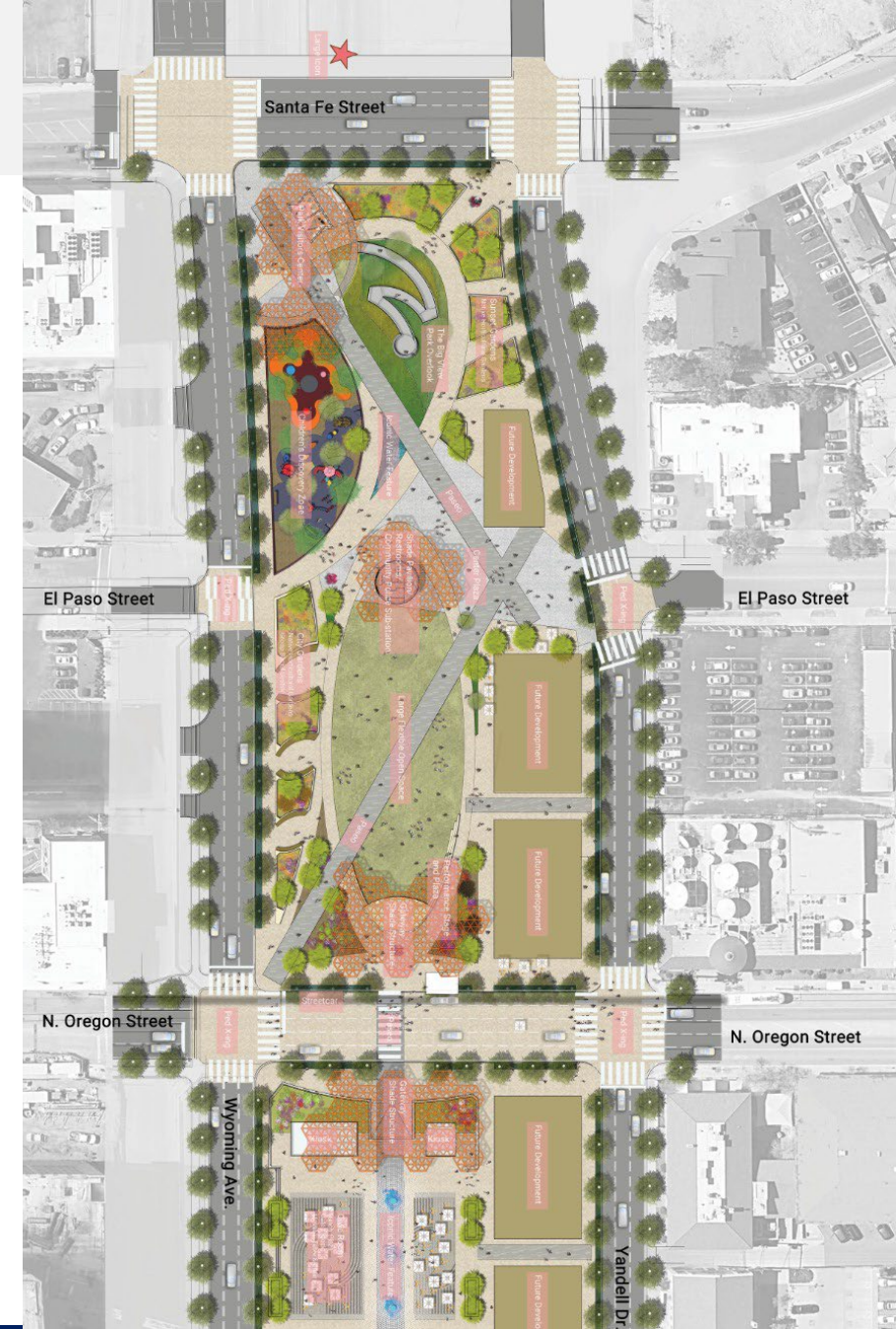
1. Establishes an Operator Model
2. Infrastructure Responsibility
3. Financial Exposure is Limited
4. Agreement Progression is Conditional



Establishing an Operational Model

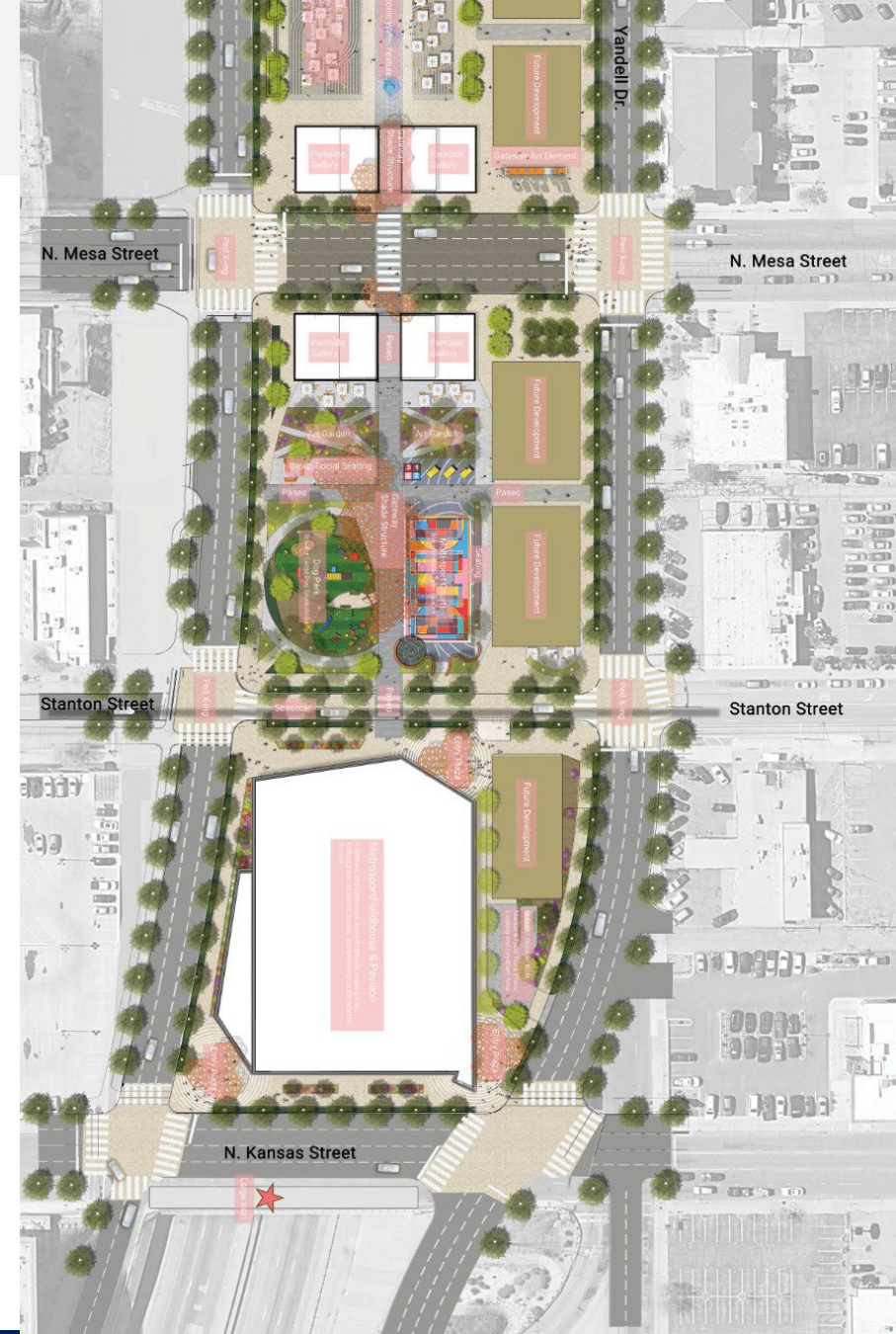
The I-10 Deck Plaza operational model includes the following arrangements:

- The project is structured around a nonprofit-led operating model
- Private fundraising and long-term stewardship are tied to Downtown Deck Plaza's operator role
- If fundraising goals are not met, the City of El Paso retains the option to switch operators



Infrastructure Responsibility

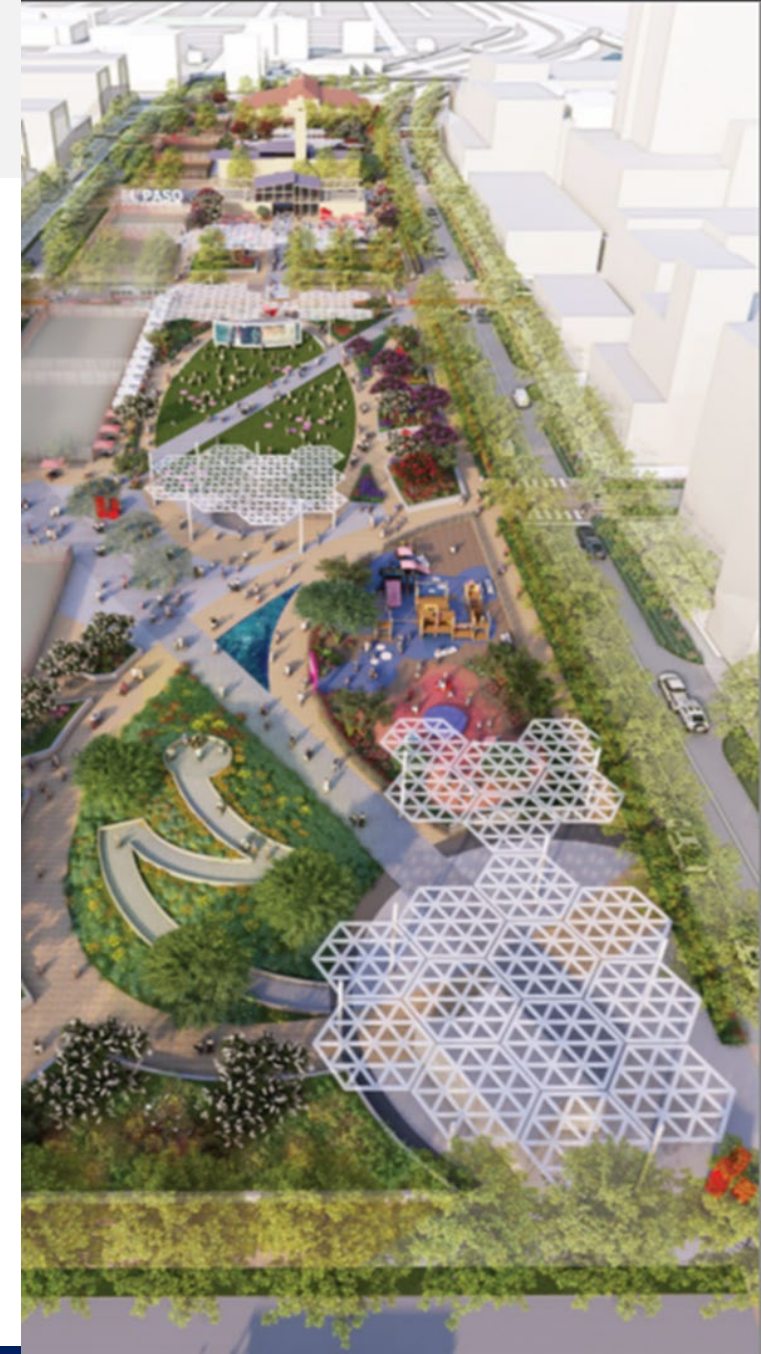
1. The City of El Paso will maintain long-term obligations independent of park operators:
 - Tunnel systems
 - Life-safety infrastructure
2. Downtown Deck Plaza Foundation will fund and perform park operations and maintenance
 - Any additional City and County participation requires an amended agreement



Limited Financial Exposure

Financial Exposure is Limited.

1. City financial participation is:
 - Capped for current phases
 - Subject to future approvals for later phases and O&M
2. Long-term costs will depend on:
 - Final operating agreement
 - Performance standards
 - Revenue generation capacity



Agreement Progression

Advancement beyond current phase requires:

1. Secured funding
2. Demonstrated financial capacity by Downtown Deck Plaza Foundation
3. Execution of definitive agreements

Future Proofing Cost Summary

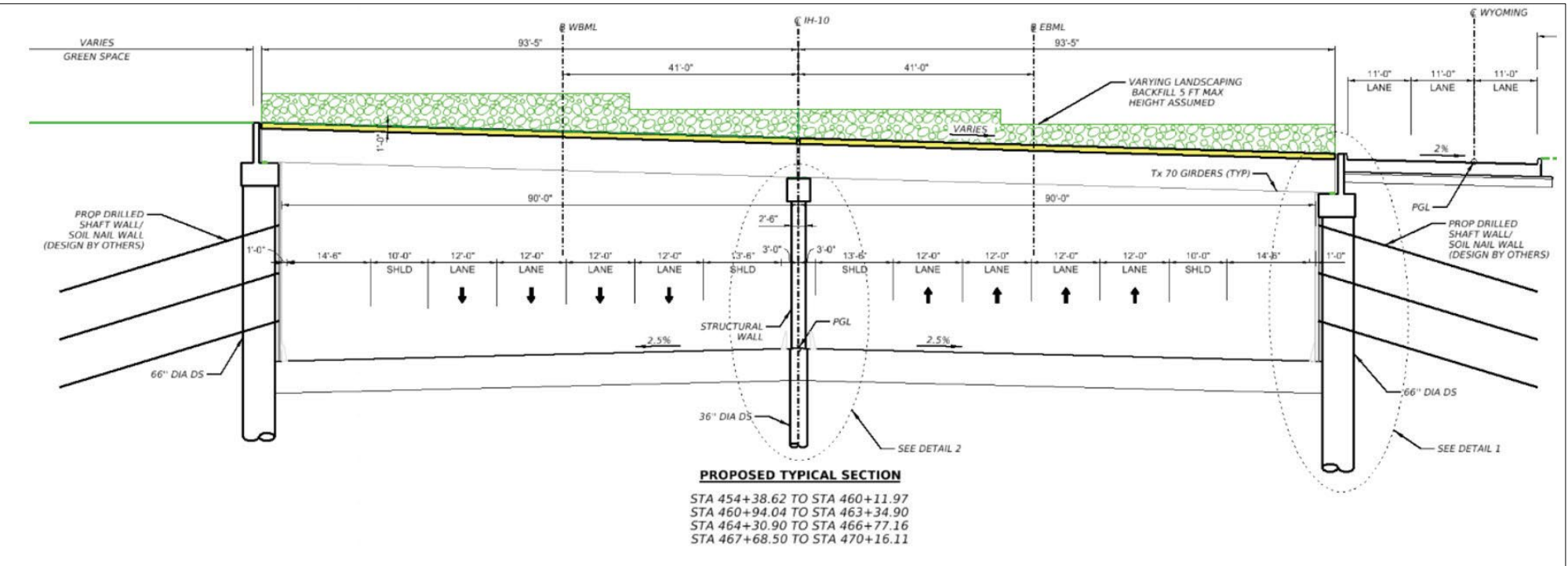
Funding secured to date towards future proofing and what must be secured by October 2026 to keep the TxDOT timeline

	Source / Description	Amount (\$M)	Notes
Total Project Cost	I-10 Structural Enhancements	\$43.0	One-time opportunity tied to I-10 construction
Federal Funding (Secured)	Community Project Funding	\$2.5	Federal share
	MPO	\$20.0	Federal share
Total Federal Funding		\$22.5	52% of total project cost
Local & Sponsor Funding Required	Required Local Match (20%)	\$6.0	Local Match (pending approvals)
	Additional Sponsor Contribution (Gap)	\$14.5	Funding not yet identified
Total Local & Sponsor Funds Needed		\$20.5	48% of total project cost
Key Constraint	Must be included in I-10 design and construction or project does not move forward	—	October 2026 Agreement Deadline

Future Proofing Scope

Future-proofing includes all engineering, construction, and structural enhancements including:

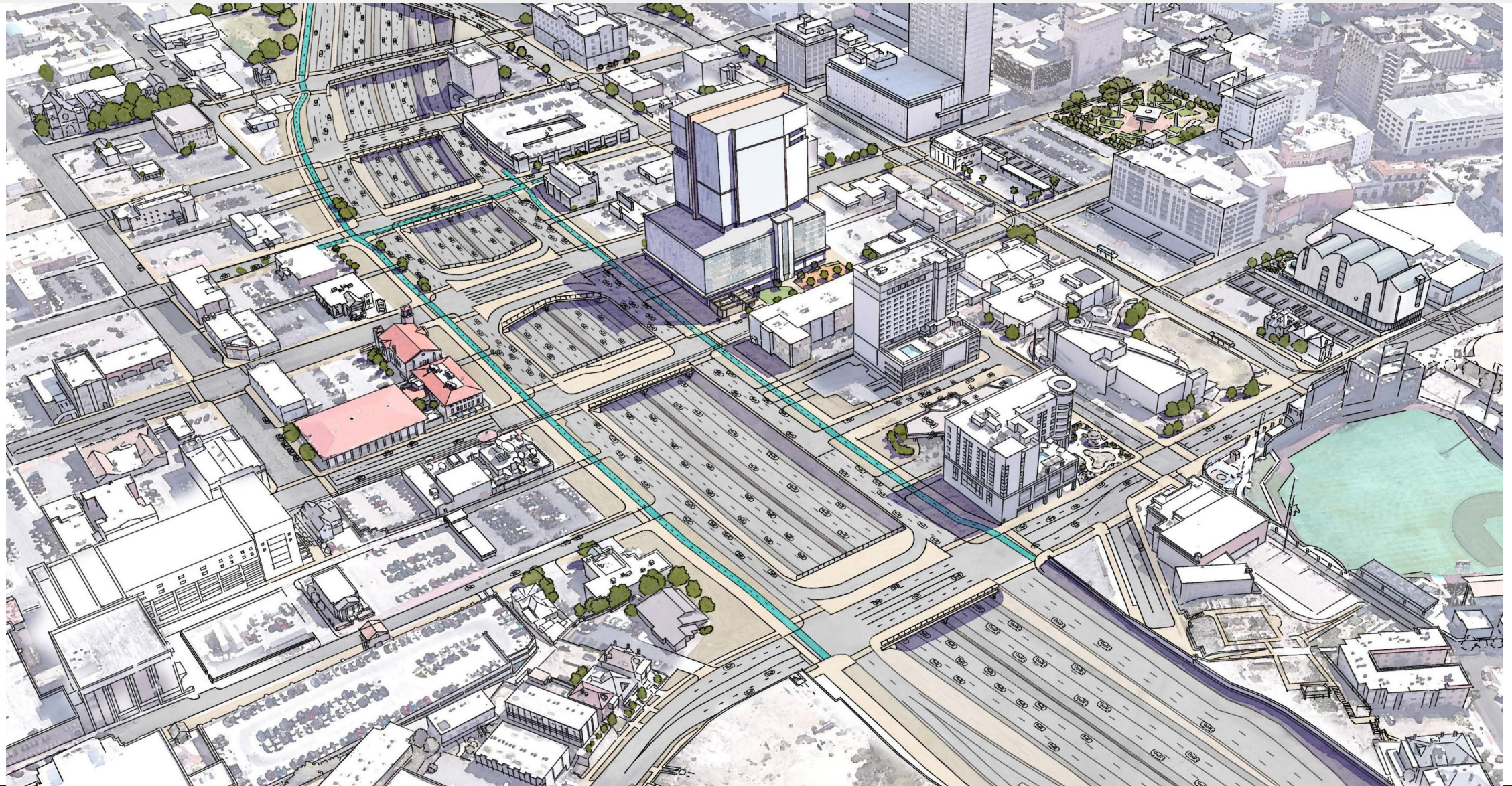
- widened and deepened drilled shaft walls
- center columns and/or walls
- physical accommodations for tunnel related life safety systems



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TXDOT Alternative I without Deck Plaza



TXDOT Alternative I with Deck Plaza

