



CITY OF EL PASO

# Chapter 380 Infill Incentive Program Agreement

**Applicant:** East FM Sierra Vista Holding Co. LLC.

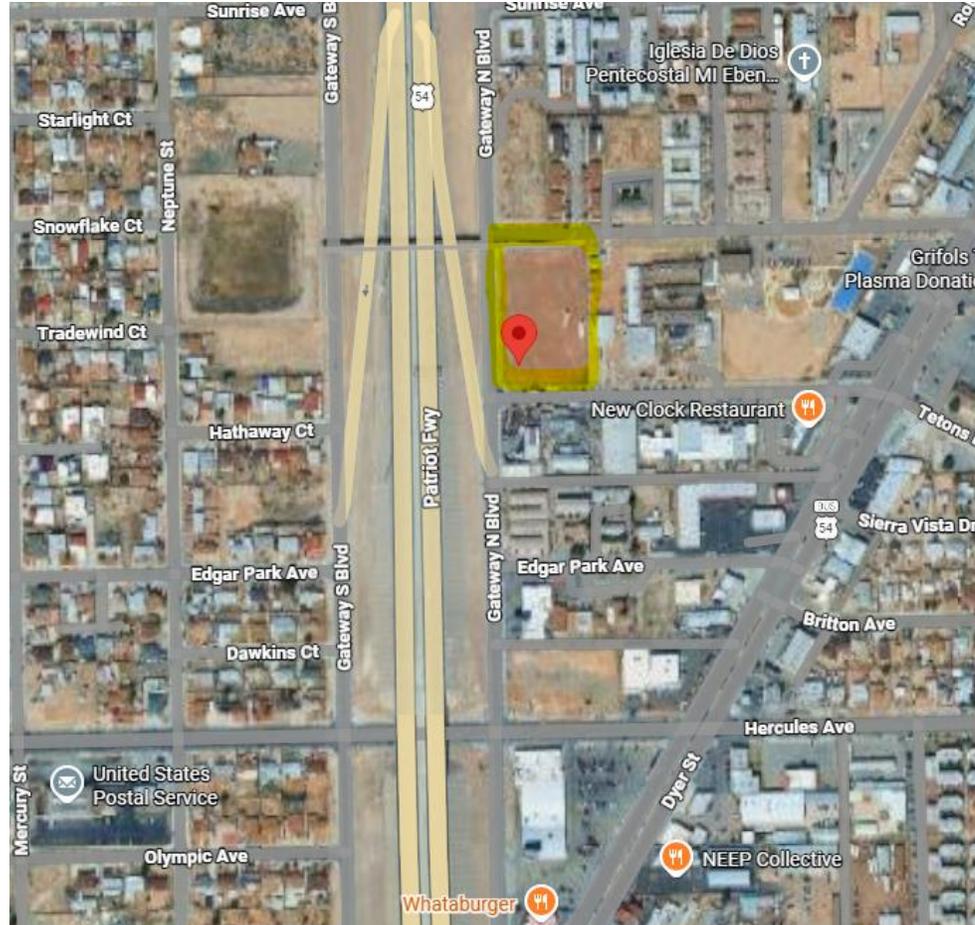
**Property:** 8500 North Gateway Blvd., El Paso, TX 79904

# Infill Incentive Program

**Location-based** program intended to facilitate the reuse of vacant land, and vacant or blighted buildings

- Available for commercial projects, to include multi-unit housing
- Meets Design Criteria
- Minimum investment of \$50,000
- Incentives available:
  - Scaled Incremental Property Tax Rebate – either 5 or 10 years
  - Construction Fee Waiver – up to \$10,000
  - 1% Construction Materials Sales Tax Rebate

# Project Location: 8500 North Gateway Blvd.



# Current Condition



# Project Summary

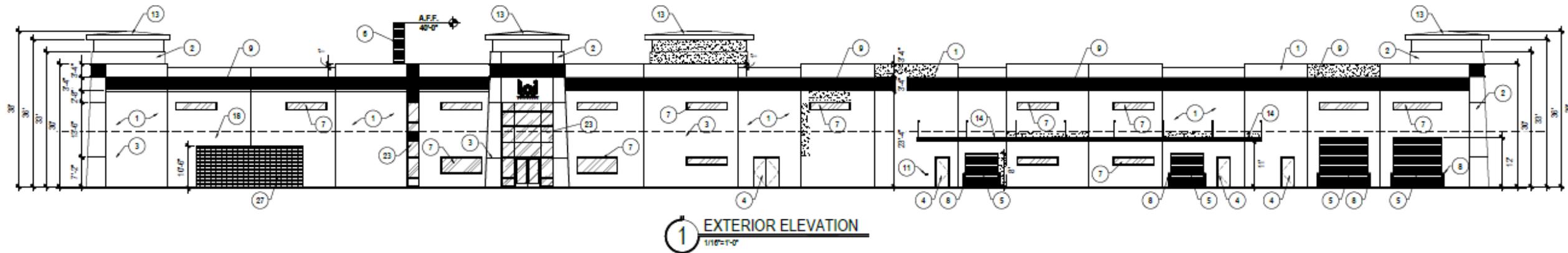
**Applicant:** East FM Sierra Vista Holding Co. LLC.

**Property Address:** 8500 North Gateway Blvd.

**Investment:** \$4,921,544.00

**District:** 2

New facility will serve as a hub for engineers, planners, technicians, and support staff, creating consistent daytime activity



# Proposed Incentive Package\*

Incremental Property  
Tax Rebates (10-year)  
\$175,685.30

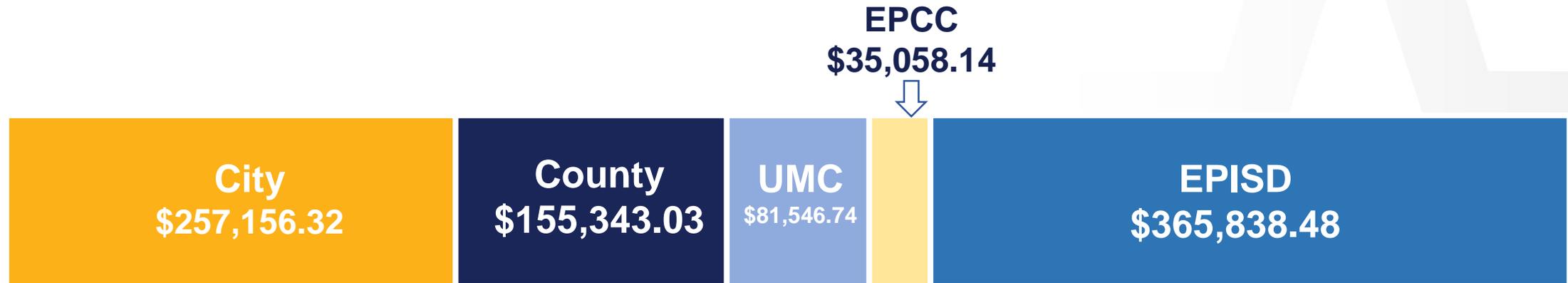
Construction Materials  
Sales Tax Rebate  
\$24,607.72

Permit Fee  
Rebate  
\$10,000

**Total Proposed Incentive Package = \$210,293.02**  
(4.3% investment)

\*10-Year Property Tax Rebate : Years 1-3 (100%), 4-5 (75%), 6-10 (50%)

# Community Tax Benefit\*



**Total Property Tax Benefit = \$894,942.71**

# Recommendation

Staff recommends **APPROVAL** of the proposed Chapter 380 Infill Program Agreement as the proposed project meets the adopted Infill Policy, supports the City's redevelopment goals by activating a currently vacant property, increases taxable value, and enhances the surrounding neighborhood through job creation and increased commercial activity.



## MISSION



Deliver exceptional services to support a high quality of life and place for our community.

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



## VALUES

Integrity, **R**espect, **E**xcellence,  
**A**ccountability, **P**eople