

An aerial photograph of El Paso, Texas, showing the city skyline and the I-10 bridge. The WestStar building is prominent on the left. The city is densely packed with buildings, and mountains are visible in the background. The I-10 bridge is a multi-lane highway bridge with a pedestrian walkway. The text "I-10 Deck Plaza Funding Analysis Update" is overlaid in large, bold, black letters. Below the title, the date "April 15, 2025" is written in a smaller font.

I-10 Deck Plaza Funding Analysis Update

April 15, 2025

February 3, 2025 Council Motion

- **DIRECT** the City Manager to conduct an analysis of local, state, and federal funding sources that could help fund the design and construction of the Deck Plaza;
- and to **DIRECT** the City Manager to request a formally adopted position statement from the TIRZ #5 Board about potential boundary expansion and the use of TIRZ #5 funds for Deck Plaza design and/or construction activities;
- and to include said position statement from the TIRZ #5 in any work product or recommendation resulting from this item.

Funding Analysis Action Plan

- Identify funding for **design** in the short term.
- Collaborate with regional partners on developing **funding strategies** and supporting grant writing.
- Develop and explore **formal** partnerships and commitments for funding future funding, including:
 - Philanthropy
 - Public-private partnerships
 - Local public agency funding
 - Other public financing options
 - State grants and riders
 - Federal grants
 - Congressionally-Directed Spending



Partner Engagement Overview

- February 17-20: Meetings with State Elected Officials and Agencies
- March 5: Tax Increment Reinvestment Zone #5 Board Special Meeting
- March 10-13: US Department of Transportation and Federal Elected Officials
- March 17: Camino Real Regional Mobility Authority (CRRMA)
- March 19: North American Development Bank (NADBank)
- March 28: El Paso County
- April 9: TIRZ #5 Board Meeting
- Multiple Meetings with Deck Plaza Foundation, Paso Del Norte Community Foundation, TxDOT (local and state)

TIRZ #5 Action

On April 9, 2025, the Tax Increment Reinvestment Zone #5 Advisory Board approved the following position statement (4-3):

"The TIRZ #5 Board recognizes the importance of the Downtown Deck Plaza Project and the future positive impact of the project to the TIRZ 5 area and Uptown/Downtown Community. Further, the Board would consider expansion of the zone and funding allocations for the project in the future as long as there is no negative impact to the zone or other priorities."

Federal Funding Landscape

Federal Highway Administration (FHWA) staff announced that there will be a 2025 round

for the [Reconnecting Communities Pilot \(RCP\)](#) grant program

April 1, 2025: RCP Deck Plaza Project Application Debrief

- Scored Highly Recommended in 6 out of 6 evaluation criteria
- 403 applications requesting \$3+ billion
- 67 projects recommended (including Deck Plaza)
- 19 elevated by FHWA administration
- 87 out of 106 selected for funding (not including Deck Plaza)

Reconnecting Downtown El Paso via the I-10 Deck Plaza Design Project



FY24 Reconnecting Communities Pilot
Grant Application

El Paso Metropolitan Planning Organization (MPO)
September 30, 2024

Full Design Approach

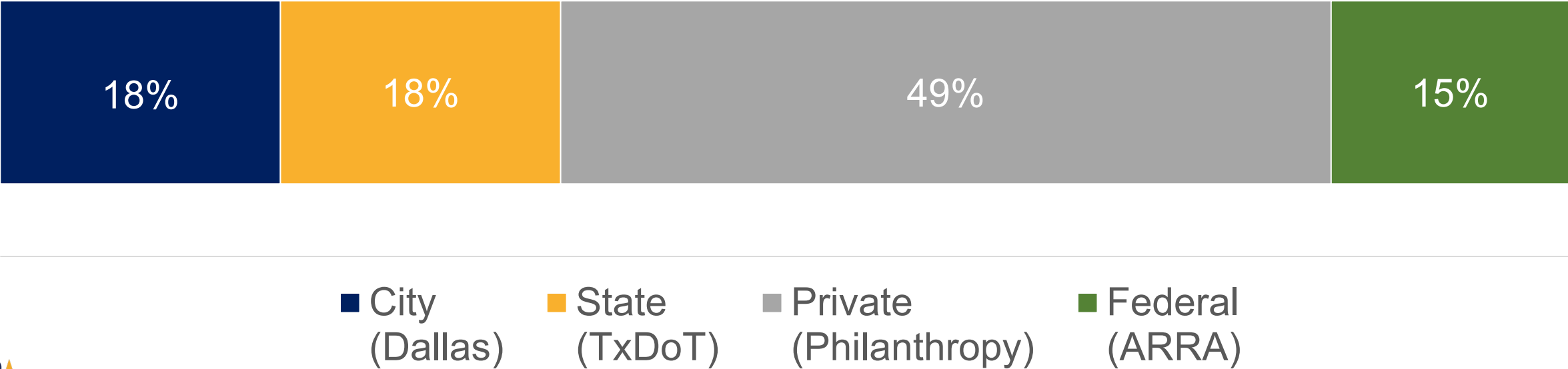
Pursue Structure and Amenities Funds Together

- No economic impact without amenities
- Challenging federal funding environment for amenities component
- Landscaping and the layout of buildings will impact drainage, electrical layout, and structural loading.
- Initial design will require assumptions, and a second design effort may not be able to accommodate those assumptions. Could result in redesign (more cost), and potentially rework of existing infrastructure (fewer amenities)

Possible Funding Scenario

Klyde Warren Park Model: \$112 million

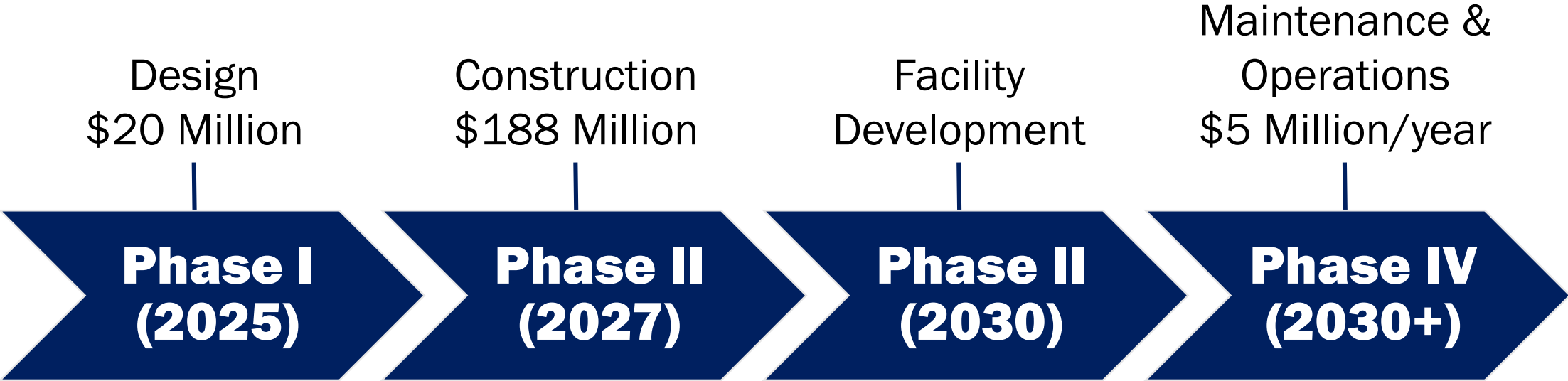
- 50% Public and 50% Private
- Anticipated project cost for El Paso Deck if construction initiates in 2027 is \$208M



Project Phases

Estimated Cost Breakdown

From Downtown Deck Plaza Feasibility Study

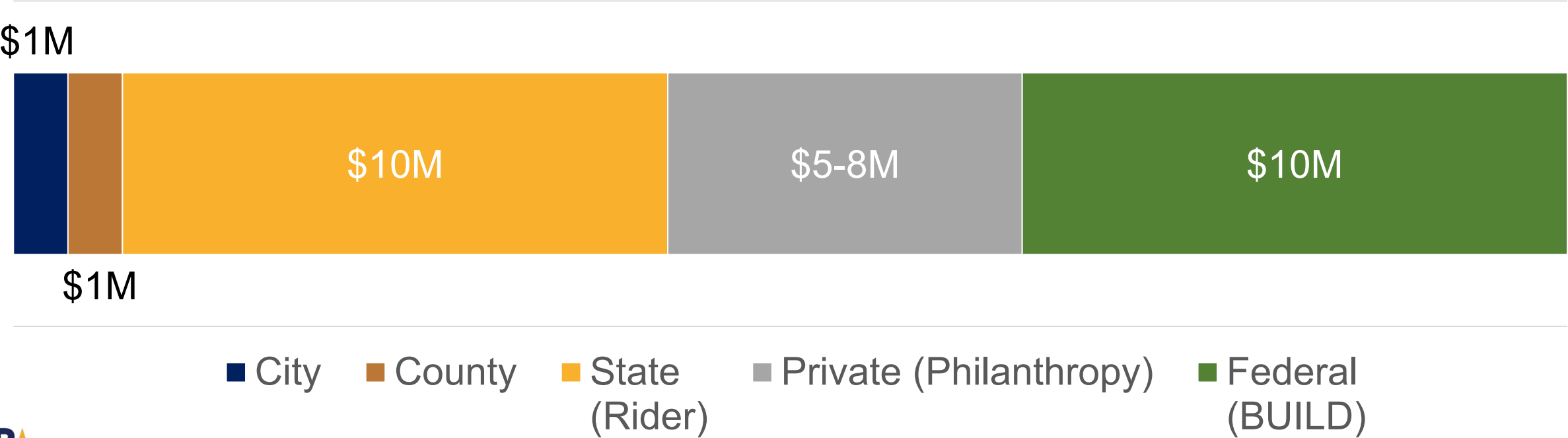


*Awaiting confirmation that TXDOT in writing will cover full cost of support elements for the construction of the CAP (potential \$32M additional cost, for \$240M)

Possible Funding Scenario

Phase I (2025) Design: \$20 million

City Council and Commissioners Court previously partnered for an unawarded FY24 Reconnecting Communities grant application; similar participation is assumed for this phase



Possible Funding Scenario

Phase II (2027-2031) Construction: \$188 million

Funding gap could be addressed by Federal sources via the Metropolitan Planning Organization (MPO) or Reconnecting Communities Program (RCP2025)



■ City ■ County ■ State (TASA) ■ Private (Deck Plaza Foundation) ■ Funding Gap

City Funding Sources

- Proceeds from the Sale of Capital Assets
- General Obligation (GO) Bond – Voter Approved
- Texas Economic Development (TED) Fund – Amenities component only

Possible Funding Scenario

Phase III (2030) Facility Development: \$204 million

Via separately negotiated Public-Private Partnerships

Local Government

Private Developers



Figure-56 : City Garden + Event Space



Figure-57 : Multi-Cultural Forum



Figure-58 : Back Yard Games



Figure-59 : Shaded Recreation

Possible Funding Scenario

Phase IV (2030) General Operations & Programming: \$7 million/year

Feasibility Study recommends funding via new Tax Increment Reinvestment Zone (TIRZ) or Public Improvement District (PID). Multiple taxing entities can participate in TIRZ

Would capture revenue or assess fess on properties receiving the greatest benefit from the Deck Plaza



■ City ■ County ■ Private

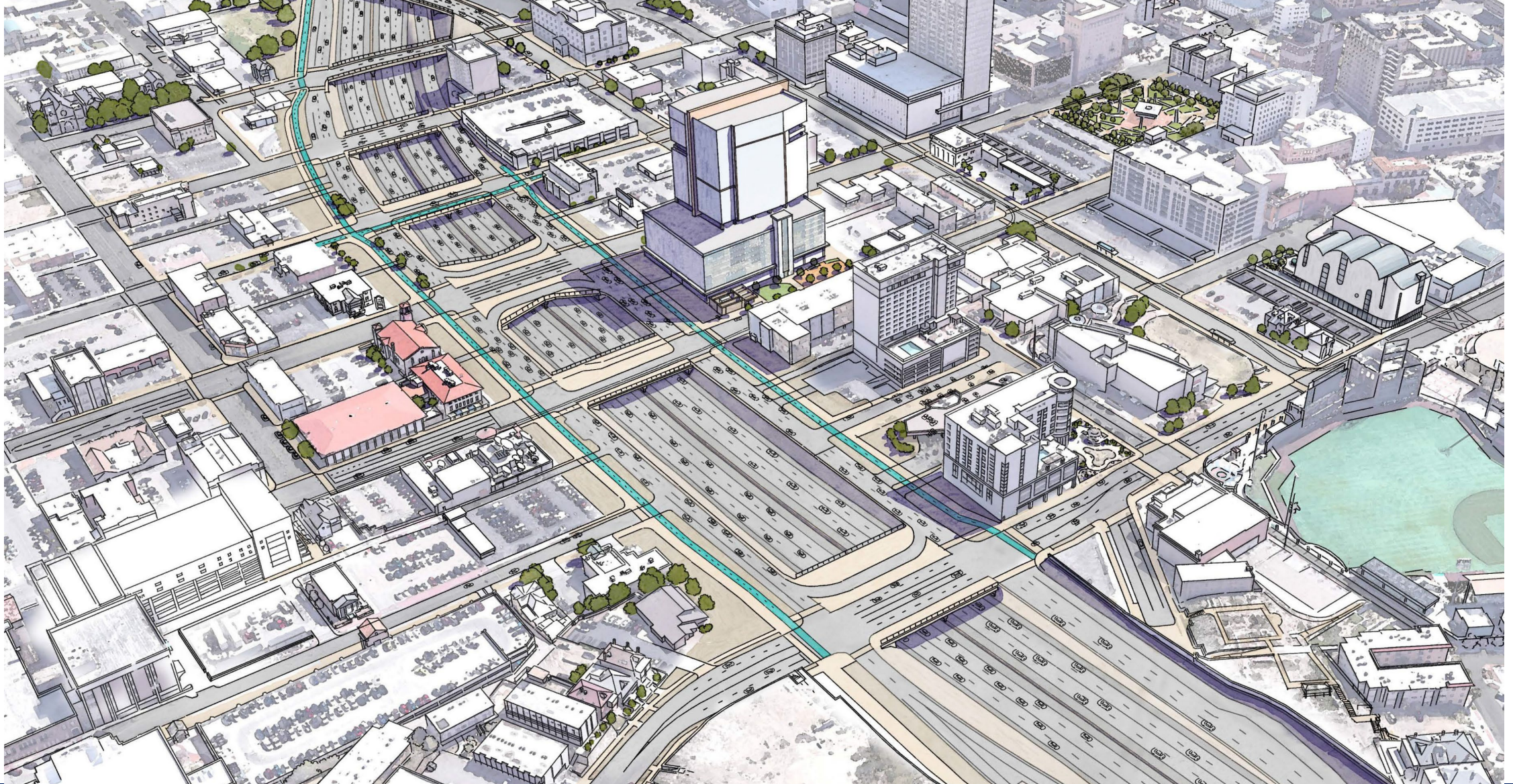
Funding Timeline

- Funding Design Rider – May 2025
- Reconnecting Communities application – early Summer 2025
- Transportation Alternative Set Aside (TASA) – Summer 2025
 - April 14th Notice to apply
- I-10 Environmental Impact Study - Summer 2025
- **Record of Decision - Fall 2025**
 - Deadline for advanced funding agreement for design
 - Anticipated 10-month design process
- BUILD decision – Fall 2025
- **Estimated letting date: Spring 2027**
 - Construction funds due

Requested Action

- Direct the City Manager to return with commitments to cover the cost of design for both the full construction and amenities; and with information on potential project sponsorship
- Direct the City Manager to pursue state and federal funding that could support construction and amenity costs

TXDOT Alternative I without Deck Plaza



TXDOT Alternative I with Deck Plaza

