

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** CCA Consent July 7, 2021

**PUBLIC HEARING DATE:** n/a

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Jessica L. Herrera - Director, 212-1624

**DISTRICT(S) AFFECTED:** 7

**STRATEGIC GOAL:** Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development.

**SUBGOAL:** Subgoal 1.1 Stabilize and expand El Paso's tax base

**SUBJECT:**

That the City Manager is authorized to sign the Consent to Assignment of the Chapter 312 Agreement between the City of El Paso and JVN Development Leasing, LLC, therein consenting to the assignment of the Chapter 312 Agreement associated with the property located at 1061 Ranger Trail Lane from JVN Development Leasing, LLC (Assignor) to Ranger TRL Investments, LLC (Assignee).

**BACKGROUND / DISCUSSION:**

Applicant built an apartment complex on vacant land located at 1061 Ranger Trail, El Paso, Texas 79907. Applicant invested over \$1,300,000 in the development.

On December 17, 2019, the Applicant requested a Consent to Assignment to change the entity name from JJ Scott Investments, LLC to JVN Development Leasing, LLC

Applicant is now requesting to change the entity name listed on the executed Consent to Assignment of the Chapter 312 Agreement from JVN Development Leasing, LLC to Ranger TRL Investments, LLC.

There will be no changes to the grant term or dollar amount approved on the incentive package, all other terms will remain the same.

**PRIOR COUNCIL ACTION:**

Yes, on December 17, 2019 El Paso's City Council approved the first Consent to Assignment of the Chapter 312 Tax Abatement Agreement.

**AMOUNT AND SOURCE OF FUNDING:**

General Fund

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Economic and International Development

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

**Eduardo Garcia**

Digitally signed by Eduardo  
Garcia  
Date: 2021.06.29 08:01:45 -06'00'

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**RESOLUTION**

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

**THAT** the City Manager is authorized to sign the Consent to Assignment of the Chapter 312 Agreement between the City of El Paso and JVN Development Leasing, LLC, therein consenting to the assignment of the Chapter 312 Agreement associated with the property located at 1061 Ranger Trail Lane from JVN Development Leasing, LLC (Assignor) to Ranger TRL Investments, LLC (Assignee).

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_ 2021.

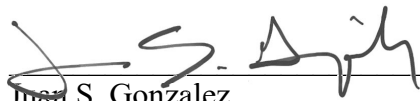
**CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leoser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Juan S. Gonzalez  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Eduardo Garcia Digitally signed by Eduardo Garcia  
Date: 2021.06.28 16:55:08 -06'00'  
\_\_\_\_\_  
Jessica Herrera, Director  
Economic & Int'l Development

**CONSENT TO ASSIGNMENT BETWEEN THE CITY OF EL PASO; JVN  
DEVELOPMENT LEASING, LLC; AND RANGER TRL INVESTMENTS, LLC**

This Consent to Assignment is executed between the City of El Paso (“City”); **JVN DEVELOPMENT LEASING, LLC** (“Assignor”); and **RANGER TRL INVESTMENTS, LLC** (“Assignee”).

**WHEREAS**, on **January 26, 2016**, the City approved a Tax Abatement Agreement (“Agreement”) with Assignor pursuant to Chapter 312 of the Texas Tax Code; and

**WHEREAS**, through the Agreement, Assignor agreed to construct a **multi-family development**, on the real property located at **1061 Ranger Trail Lane**, El Paso, Texas (“Real Property”); and

**WHEREAS**, upon Assignor meeting minimum investment amounts and obtaining a Certificate of Occupancy for the Real Property, the City agreed to abate a portion of ad valorem real taxes from the improvements on the Real Property; and

**WHEREAS**, the tax abatement period is **five** years, and with the first year of the tax abatement beginning on **2018**; and

**WHEREAS**, Assignor is selling the Real Property to Assignee; and

**WHEREAS**, Assignor has requested that the City consent to the assignment of the Agreement to Assignee; and

**WHEREAS**, Assignee agrees to be responsible for all duties and obligations under the Agreement; and

**WHEREAS**, the Agreement requires the City’s consent to assignment; and

**WHEREAS**, the City agrees to the assignment of all rights, duties and obligations encompassed in the Agreement to Assignee.

**NOW, THEREFORE, IT IS HEREBY AGREED as follows:**

1. The City consents to the assignment of the rights, duties and obligations under the Tax Abatement Agreement approved by Council on \_\_\_\_\_ to Assignee.
2. Assignee agrees to assume and perform all duties, obligations and responsibilities under the Tax

Abatement Agreement.

3. All terms and conditions of the Tax Abatement Agreement shall remain in full force and effect.
4. The Effective Date of this Consent of Assignment is **the \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

*(Signature Pages to Follow)*

**CITY:**

**THE CITY OF EL PASO**

\_\_\_\_\_  
Tomás González  
City Manager

**STATE OF TEXAS       §**  
**§**  
**COUNTY OF EL PASO   §**

This Instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Tomás González, City Manager of the City of El Paso, Texas, on behalf of the City of El Paso, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**Juan S. Gonzalez**  
Senior Assistant City Attorney

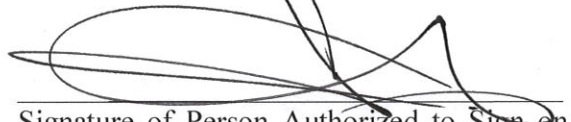
**APPROVED AS TO CONTENT:**

**Eduardo Garcia** Digitally signed by Eduardo Garcia  
Date: 2021.06.24 16:50:29 -06'00'  
\_\_\_\_\_  
**Jessica Herrera**, Director  
Economic & Int'l Development

*(Signatures Continue on the Next Page)*

**ASSIGNOR:**

**JVN Development Leasing, LLC**

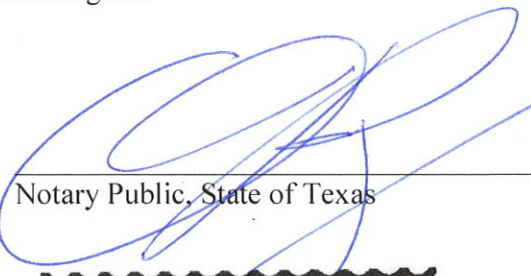
  
Signature of Person Authorized to Sign on  
Behalf of Assignor

JOSE ERIVES  
Typed or Printed Name of Person Authorized  
to Sign on Behalf of Assignor

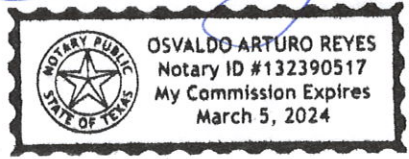
MEMBER  
Title of Person Authorized to Sign on Behalf  
of Assignor

STATE OF TEXAS       §  
                                  §  
COUNTY OF EL PASO   §

This Instrument was acknowledged before me on the 28 day of JUNE, 2021, by  
JOSE ERIVES MEMBER, on behalf of Assignor.

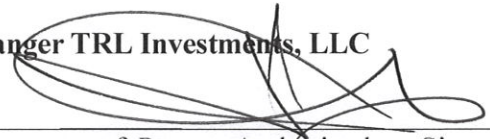
  
Notary Public, State of Texas

My Commission Expires:  
March 5, 2024



ASSIGNEE:

Ranger TRL Investments, LLC

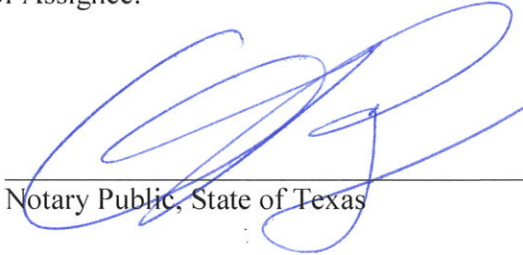
  
Signature of Person Authorized to Sign on  
Behalf of Assignee

JOSE ERIVES  
Typed or Printed Name of Person Authorized  
to Sign on Behalf of Assignee

MEMBER  
Title of Person Authorized to Sign on Behalf  
of Assignee

STATE OF TEXAS     §  
                                  §  
COUNTY OF EL PASO §

This Instrument was acknowledged before me on the 28 day of JUNE, 2021, by JOSE ERIVES, MEMBER, on behalf of Assignee.

  
Notary Public, State of Texas

My Commission Expires:  
March 5, 2024

