



CITY OF EL PASO

Second Amendment to Ground Lease Agreement – ELP Land Holdings I, LLC.

August 19, 2025

Strategic Plan Alignment

No. 1 – Create an Environment Conducive to Strong sustainable Economic Development.

Project Highlights

- ✓ Ground breaking September 2025
- ✓ New industrial park on airport property
- ✓ New industrial park within city limits
- ✓ New revenue for City of El Paso
- ✓ New revenue for airport operations
- ✓ New development in underutilized lots
- ✓ More industrial properties to support economic growth
- ✓ New development to activate underutilized airport properties
- ✓ New industrial development despite utility shortages

Background

- On March 28, 2023, City Council approved a Ground Lease Agreement for the lease of approximately 206 acres of land managed and controlled by the El Paso International Airport.

Basic Lease Terms

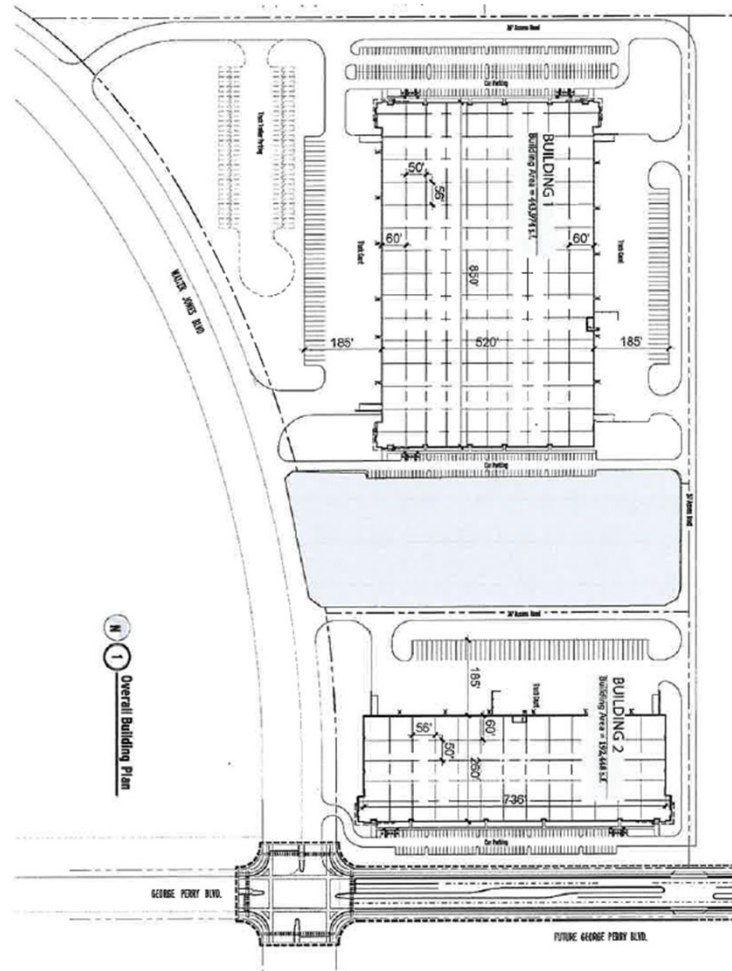
- **Type of Lease**: Ground Lease
- **Tenant**: ELP Land Holdings I, LLC
- **Size of Land**: Approximately 206 acres
- **Term**: 40 year, 9 year option
- **Annual Rent after construction of all phases**:
\$1,730,639.63
- **Allowed Uses**: Light Manufacturing, Logistics, Warehousing
- **Build Out**: 4 phases. Phase one will include two buildings totaling 636,422 Square Feet.

Subject Property



Phase 1 Site Plan

Construction expected to commence September 2025.



Previous Council Actions

- **March 28, 2023** – City Council Approval of Ground Lease
- **November 7, 2023** – City Council Approval of First Amendment to Ground Lease Agreement
 - Corrected square footage to account for water well on property
 - Extended rent commencement period from April 6, 2025 to July 5, 2025
 - Extended due diligence period by additional 90 days

Request for Second Amendment

Requesting approval of Second Amendment to accommodate for delays in entitlements, utilities, and improvements.

- Change rent commencement for phase 1 of project to September 5, 2025
- Update agreement to change completion deadlines to commencement deadlines
- Update exhibits to allow for construction of building square footage in accordance with market conditions

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, Respect, Excellence,
Accountability, People