



CITY OF EL PASO

Community Benefit Process & Agreements

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Capital Assets Manager
May 21, 2026

Policy History

- December 2021
 - Council approved Ordinance 019276 to be effective January 1, 2022
 - Ordinance 019276 amended Title 15 of the El Paso City Code to:
 - Add a new Chapter 15.24 (Acquisition, Use and Disposition of City-Property)
 - Authorize the establishment of policies and fees for the use, purchase and disposition of City-Property

Policy History

- February 2022 – Policy was revised to establish:
 - Base Rental Rate Policy
 - Percentage of Sale Rental Rate Policy
 - Non-Profit Rental Rate Policy
- February 2025 – Policy was revised to:
 - Strengthen legal compliance
 - Define clear, transparent steps for NPO's
 - Ensure public funds are tied to measurable municipal benefits

Eligibility Criteria

- NPO must have **IRS 501(c)** tax-exempt status
- Must submit a formal request to the City's Real Estate Division
- Include documentation:
 - Proposed public benefit
 - Annual work plans to include:
 - Benchmarks & goals
 - Performance measures / service obligations

Three-Step Approval Process

City Manager Review & Approval to Proceed

- Evaluates fiscal and operational benefit
- Directs Real Estate Division to prepare lease

City Attorney Review & Approval to Proceed

- Legal sufficiency and constitutional compliance

City Council Approval

- Final approval of lease and discounted rent

Grant-Funded Projects

If City and NPO are **jointly working under a grant**:

- Rent must be included in grant application
- If lease cost is not reimbursed:
 - Rent may be discounted **up to the amount of the City's required contribution**
 - Discount counts toward City's matching obligation

Constitutional Compliance – 3-Prong Test

To comply with **Texas Constitution, Article III, § 52**, all discounts must meet the following:

1	2	3
Serve a public municipal purpose	City must retain control to ensure the purpose is met	City must receive a return benefit equivalent to the value provided

Oversight & Accountability

- Real Estate will **present requested discounted rate** to Council for final approval
- NPOs receiving discounted rent must:
 - Present **annual report** to City Council
 - Demonstrate continued delivery of public benefit
 - Tenant contract with a 3rd party approved by the city to conduct annual inspection and provide a report to the city.

Agreement	\$0	\$1	\$10	>\$10	Count
Community Benefit	6	4	4	3	17
Infrastructure/Licenses	4	0	0	2	6
Interlocal Agreements	11	3	0	0	14
Total	21	7	4	5	37

Agreement List

Agreement ID	Tenant	Effective Date	Current Expiration	Category
300	El Paso Mission Trail Association	September 19, 2010	September 18, 2013	Community Benefit
115	Southwest Baseball League, Inc.	June 1, 2016	May 31, 2026	Community Benefit
106	Pro-Action, Inc.	July 26, 2016	July 25, 2026	Community Benefit
301	El Paso Community Foundation	September 30, 2025	September 29, 2026	Community Benefit
242	Ysleta Independent School District	December 1, 2023	November 30, 2026	Interlocal Agreements
118	Sun City Community Development Corp.	February 21, 2012	February 20, 2027	Community Benefit
10	American Bicycle Association, Inc.	April 29, 1997	April 28, 2027	Community Benefit
129	Transmountain Optimist Club	August 21, 2012	August 20, 2027	Community Benefit
36	Department of Public Safety	April 17, 2018	April 16, 2028	Infrastructure/Licenses
99	Mountain Star Sports Group, LLC.	October 2, 2018	March 1, 2029	Community Benefit
54	Paso del Norte Children's Development Center	November 22, 1983	March 30, 2029	Community Benefit
112	Socorro Independent School District	April 6, 1999	April 5, 2029	Interlocal Agreements
37	Department of Public Safety of the State of Texas	October 15, 2019	October 14, 2029	Infrastructure/Licenses
105	Standard Oil Company of Texas	November 22, 1954	November 21, 2029	Infrastructure/Licenses
55	El Paso Tennis and Swim Club	March 30, 2010	March 30, 2030	Community Benefit
150	The Woodworkers Club of El Paso, Texas, Inc.	June 1, 2010	May 31, 2030	Community Benefit
113	Socorro Independent School District	December 5, 2000	December 4, 2030	Interlocal Agreements
56	El Paso's Miracle League	January 1, 2006	December 31, 2030	Community Benefit

Agreement List (continued)

Agreement ID	Tenant	Effective Date	Current Expiration	Category
304	Carl L. Robinson HEAT Retreat	May 27, 2026	May 26, 2031	Community Benefit
48	County of El Paso, Texas	June 21, 2011	June 20, 2031	Infrastructure/Licenses
86	Keystone Heritage Park, Inc.	December 10, 2002	December 9, 2032	Community Benefit
67	El Paso Independent School District	October 1, 2006	September 30, 2036	Interlocal Agreements
143	University of Texas at El Paso	January 22, 2008	January 21, 2038	Interlocal Agreements
122	Texas Tech University	June 1, 2013	May 31, 2038	Interlocal Agreements
84	International Association of the Visual Arts	January 1, 1999	December 31, 2038	Community Benefit
64	El Paso Independent School District	June 23, 2009	June 22, 2039	Interlocal Agreements
167	Young Women's Christian Association	July 7, 1987	July 6, 2047	Community Benefit
68	El Paso Independent School District	June 9, 2020	June 8, 2050	Interlocal Agreements
52	El Paso Natural Gas Company	June 3, 1959	May 31, 2058	Infrastructure/Licenses
188	The University of Texas at El Paso	June 16, 2009	June 15, 2059	Interlocal Agreements
152	Ysleta Independent School District	August 5, 2008	August 4, 2107	Interlocal Agreements
61	El Paso Independent School District	June 24, 2014	June 23, 2113	Interlocal Agreements
62	El Paso Independent School District	June 24, 2014	June 23, 2113	Interlocal Agreements
66	El Paso Independent School District	June 24, 2014	June 23, 2113	Interlocal Agreements
120	Texas Parks and Wildlife Department	August 14, 2012	Until Terminated	Interlocal Agreements
119	Tempe Thorn Rentals, LLC	December 6, 2019	Until Terminated	Infrastructure/Licenses

TTU School of Architecture (122) – (D8)

Address: 700 W. San Francisco

Leased Area: 16,587 sf

Market Rental Rate: \$270,202.23/year

Operating Expenses: \$109,805.94/year

Escalation Rate: Not applicable

Total Term: 75 years

Current Expiration: May 31, 2038

Discounted Rental Rate: \$1.00/year

Foregone Revenue: ~\$12M*



YMCA (154) – (D4)

Address: 5509 Will Ruth Avenue

Leased Area: 5 acres

Market Rental Rate: \$447,963.00/year

Operating Expenses: \$54,211.15/year

Escalation Rate: Not Applicable

Total Term: ~ 66 years

Current Expiration: May 2026

Discounted Rental Rate: \$1.00/year

Foregone Revenue: ~ \$23M*



Renegotiate Legacy Agreement Terms

SHORTER INITIAL TERM PERIODS	ANNUAL REPORTING & INSPECTION REQUIREMENTS	COST RECOVERY FOR OPERATING EXPENSES	APPRAISALS & PUBLIC BENEFIT
<ul style="list-style-type: none">• 5-year initial term based on performance• Mandatory renewal reviews that require Council approval	<ul style="list-style-type: none">• Annual report documenting fulfillment of in-kind contributions• Annual property inspection by a city-approved contractor	<ul style="list-style-type: none">• Property Insurance• Maintenance• Utilities	<ul style="list-style-type: none">• Establish market value• Establish discounted rental rate

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,
Accountability, **P**eople