



Chapter 380 Infill Agreement

309 MILLS, LLC

Economic & International Development

December 14, 2021

Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development. 1.1 Stabilize and expand El Paso's tax base

Strategic Plan Alignment

Goal 1. Cultivate an Environment Conducive to Strong, Sustainable Economic Development

- **Goal 1.1** Stabilize and Expand El Paso's Tax Base
 - Activate Targeted (re)Development (2.0)
 - Infill Growth Strategies
 - Expand Downtown Revitalization and Redevelopment

309 MILLS, LLC

Project Summary

Applicant: 309 MILLS, LLC (Infill 380)

Property Address: 309 Mills Avenue 79901

Real Improvement Costs: \$1,200,000

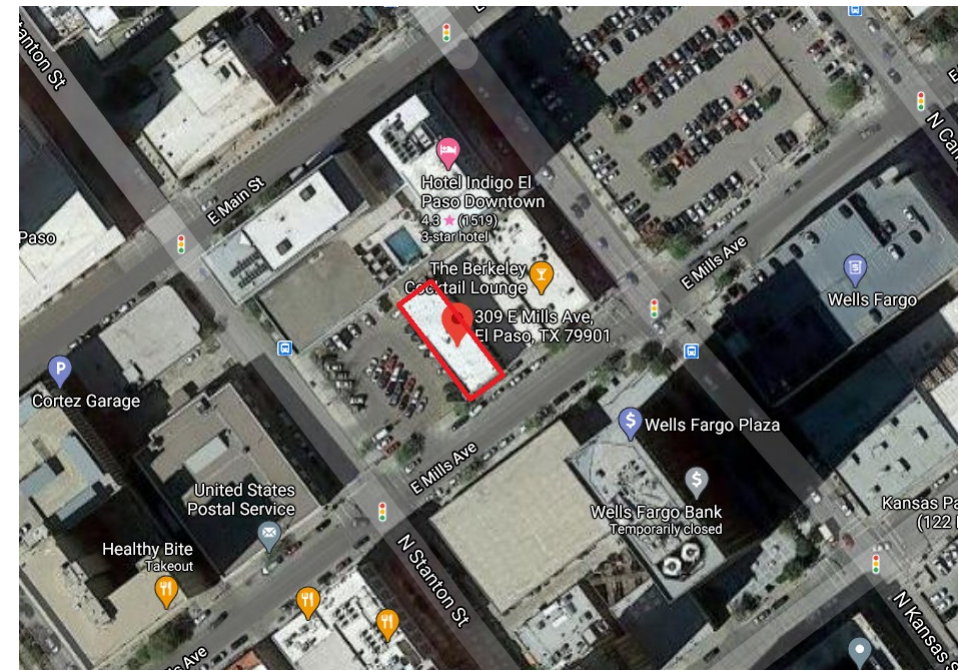
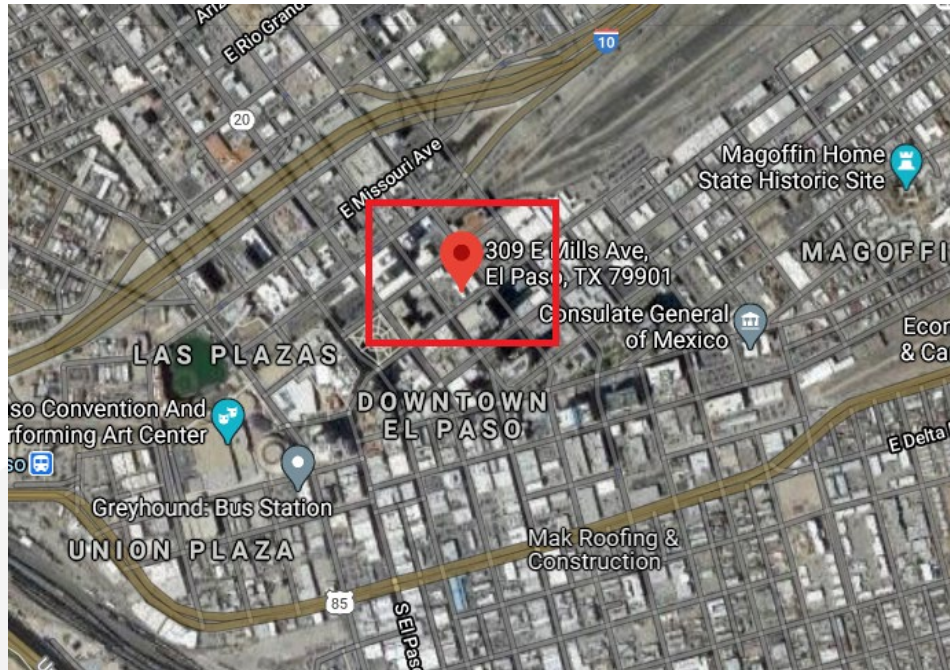
District: 8

- Rehabilitate property and convert upper floors to standard hotel (*Use Change*)
- Rehabilitate store front, doors and windows
- Repaint interior and outer public art
- Replace interior doors and all signage
- Brace basement foundation
- Repair HVAC, plumbing, electrical
- Re-floor the whole building

TIRZ #5 Provided a Recommendation for Approval (6/15/21)



Site Location : 309 Mills Avenue

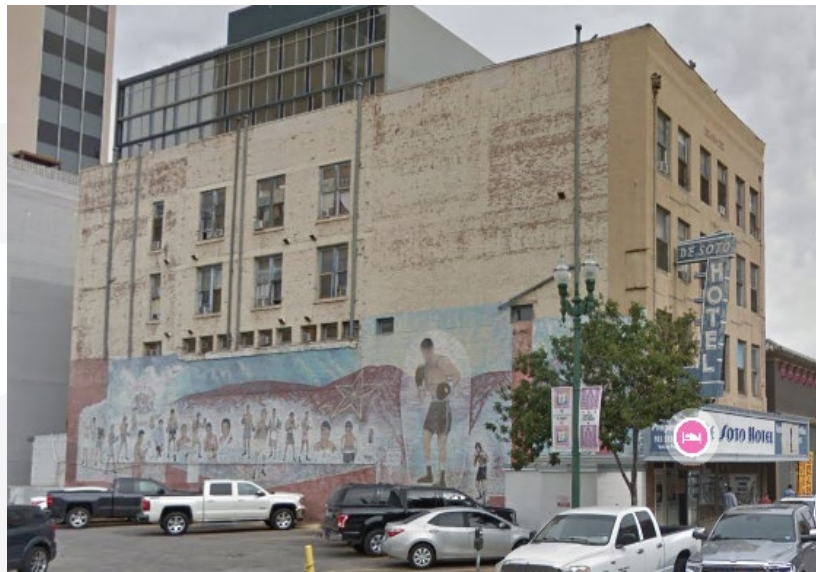


Proximity : 309 Mills Avenue



** Over \$435,829,610 in Public & Private Investments in DTEP Since 2014*

Current Conditions : 309 Mills Avenue



Facing East

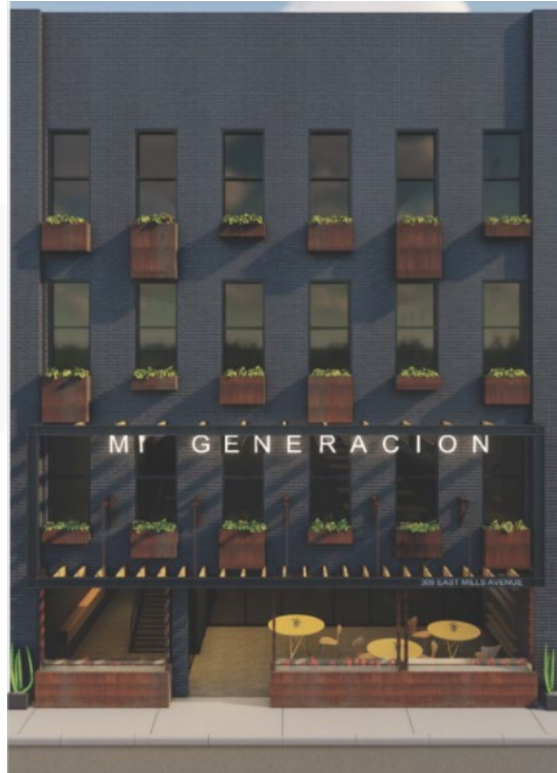


Facing North



Facing Northeast

Planned Rehabilitation : 309 Mills Avenue



City Incentive Summary : 309 Mills Avenue

| | | | |
|--|---|---------------------------|---|
| Incremental Property Tax Rebate (*10 Years) | Construction Materials Sales Tax Rebate (1%) | Permit Fees Rebate | Façade/Pedestrian Corridor/Signage Grant[^] |
| \$42,636 | \$6,000 | \$10,000 | \$60,000 |

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

[^]Not Part of Chapter 380 Agreement

Total Chapter 380 Incentive Package: \$58,636

380 + Grants (\$108,636) = 9% of Total \$1,200,000 Investment

Community Tax Benefits: 309 Mills Avenue



10-Year Property Tax Inflow (Net)

| <u>City of El Paso</u> | <u>El Paso County</u> | <u>EPISD</u> | <u>EPCC</u> | <u>UMC</u> |
|------------------------|-----------------------|--------------|-------------|------------|
| \$19,772 | \$33,635 | \$90,680 | \$9,620 | \$18,416 |
| | | <u>Total</u> | | |
| | | \$172,123 | | |



Timeline/Next Steps: 309 Mills Avenue



12.14.2021

City Council Action

Intended Approval
Action from City
Council



12.15.2021

**Start of
Construction**

Applicant Begins
Pulling Permits for
Renovation



12.15.2023

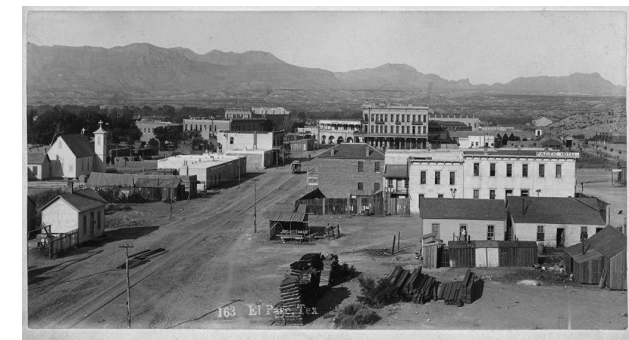
**Completion of
Renovation**

Date by which Applicant
must secure Certificate
of Occupancy

Timeline/Next Steps: 309 Mills Avenue

Request

That the City Manager be authorized to execute a Chapter 380 Infill Incentive Agreement by and between the City of El Paso and 309 MILLS, LLC for the development of the property located at 309 Mills Avenue, 79901.



Staff Recommends Approval

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

MISIÓN



Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

VISIÓN



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño



VALORES

Integridad, **R**espeto, **E**xcelencia,
Responsabilidad, **P**ersonas