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

DEPARTMENT: Economic and International Development

AGENDA DATE: 11/17/25

PUBLIC HEARING DATE: 11/17/25

CONTACT PERSON NAME: Karina Brasgalla **PHONE NUMBER:** 915-212-0094

2nd CONTACT PERSON NAME: **PHONE NUMBER:** 1-915-555-5555

DISTRICT(S) AFFECTED: District 4

STRATEGIC GOAL:

Goal 1: Create an Environment Conductive to Strong, Sustainable, Economic Development

SUBGOAL:

SUBJECT:

Discussion and action on a Resolution that the City reviews and approves the Five-Year Capital Improvements and Maintenance Plan ("Plan") for Municipal Management District Number 1 ("District"). This approval constitutes the City's prior approval of the Plan under Section 375.207(b). The District may finance the improvements and issue bonds or other obligations for the projects identified in the approved Plan without further City Council approval, provided that all such financing complies with applicable law and the District's enabling legislation. Nothing in this Resolution, nor in the City's approval of the Plan, creates or constitutes any debt or liability of the City.

BACKGROUND / DISCUSSION:

Section 375.207(a) of the Texas Local Government Code requires municipal approval of the plans and specifications of improvements projects financed by bonds or other obligations issued by a municipal management district, and Section 375.207(b) authorizes a municipality to give prior approval of a capital improvements budget for a period not to exceed five (5) years, and if such budget is approved, the district may finance the improvements and issue bonds specified in the budget without further municipal approval.

Nothing in the City's approval of the Plan, creates or constitutes any debt or liability of the City, nor does it pledge the City's credit, taxing power, or revenues. All bonds or obligations issued for the approved projects shall be solely those of the District and payable only from its own revenues. This approval only applies to the projects and expenditures described in the Plan and shall remain in effect for a period not to exceed five (5) years from the date of the approval. Any material amendment, extension, or new project not included in the approved Plan shall require separate City Council approval.

COMMUNITY AND STAKEHOLDER OUTREACH:

What methods of outreach were employed to engage the community? What key concerns and priorities were identified among citizens? How many outreach meetings or events were conducted? What was the attendance count for each meeting or event? These questions ensure clear and thorough reporting on community engagement efforts

PRIOR COUNCIL ACTION:

On January 8, 2019 the City Council supported the introduction and passage of legislation during the 86th Texas Legislative session relating to the creation of the City of El Paso Municipal Management District No. 1

On March 30, 2020 the City Council approved the initial Five-Year Capital Improvements and Maintenance Plan.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)

*******************REQUIRED AUTHORIZATION********************

DEPARTMENT HEAD: ______________________________

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

WHEREAS, the City of El Paso ("City") was the owner of approximately 2,313 acres of real property generally located on the northeast part of the City of El Paso (the **"**NE Property"); and

WHEREAS, on October 2, 2018, the City Council adopted Ordinance No. 018849, establishing Tax Increment Financing Reinvestment Zone Number Thirteen, City of El Paso, Texas ("TIRZ 13"), in accordance with the Tax Increment Financing Act, as amended (Chapter 311 of the Texas Tax Code, hereinafter called the "Act"), to promote development of the NE Property through the use of tax increment financing; and

WHEREAS, on October 30, 2018 the City Council of the City consented to the land exchange agreement between the City and FSW Investments, LP ("FSW"); and

WHEREAS, on November 13, 2018 through Ordinance No.018871, the City entered into a Land Exchange Agreement with FSW wherein the City exchanged the NE Property for approximately 44 acres situated in the northwest part of the City of El Paso; and

WHEREAS, on January 8, 2019 the City Council supported the introduction and passage of legislation during the 86th Texas Legislative session relating to the creation of the City of El Paso Municipal Management District No. 1 (the "District") encompassing the NE Property; providing authority to issue bonds; and providing authority to impose assessments, fees, or taxes; and

WHEREAS, on June 14, 2019 Texas House Bill 4730 was enacted and became law as Chapter 3972 of the Texas Special District Local Laws Code, effective January 1, 2020, creating the District as a special district under Section 59, Article XVI, Texas Constitution, and providing authority for the District to issue and impose assessments, fees, or taxes; and

WHEREAS, under Section 3972.0107, except as otherwise provided by Chapter 3972, the provisions of Chapter 375, Texas Local Government Code ("Chapter 375"), apply to the District; and

WHEREAS, Section 375.207(a) requires municipal approval of the plans and specifications of improvements projects financed by bonds or other obligations issued by a municipal management district, and Section 375.207(b) authorizes a municipality to give prior approval of a capital improvements budget for a period not to exceed five (5) years, and if such budget is approved, the district may finance the improvements and issue bonds specified in the budget without further municipal approval; and

WHEREAS, the District has submitted to the City a proposed Five-Year Capital Improvements and Maintenance Plan ("Plan") describing the public improvements and maintenance projects to be undertaken within the District; and

WHEREAS, the City Council finds that approval of the Plan is in the best interests of the City and its residents, promotes economic development within the District, and satisfies the municipal consent requirement of Chapter 375, without creating any obligation or indebtedness of the City.

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

1. That the City Council hereby approves the District's Five-Year Capital Improvements and Maintenance Plan as *Exhibit A,* attached hereto, for the period 2025 through 2029, as submitted.

2. This approval constitutes the City's prior approval of the Plan under Section 375.207(b). The District may finance the improvements and issue bonds or other obligations for the projects

identified in the approved Plan without further City Council approval, provided that all such financing complies with applicable law and the District's enabling legislation.

3. Nothing in this Resolution, nor in the City's approval of the Plan, creates or constitutes any debt or liability of the City, nor does it pledge the City's credit, taxing power, or revenues. All bonds or obligations issued for the approved projects shall be solely those of the District and payable only from its own revenues.

4. This approval only applies to the projects and expenditures described in the Plan and shall remain in effect for a period not to exceed five (5) years from the date of the approval. Any material amendment, extension, or new project not included in the approved Plan shall require separate City Council approval.

APPROVED THIS ______ DAY OF______________________2025.

CITY OF EL PASO:

____
Renard U. Johnson
Mayor

ATTEST:

____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

____
Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

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Karina Brasgalla, Director
Economic Development

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Robert Cortinas
Chief Financial Officer

EXHIBIT A

City of El Paso MMD 1
5 Year Projected Cost Budget

Development Costs	Total Eligible Costs	
Phase 2 - Residential Infra.	$	10,076,397
Phase 3 - Residential Infra.	$	12,772,050
Phase 4 - Residential Infra.	$	8,307,956
Parks/Amenities/Open Space*	$	6,430,800
Master Infrastructure**	$	4,000,000
Soft Costs***	$	4,145,647
Total Eligible Costs	**$**	**45,732,850**
Projected Bond Issue Costs******	**$**	**11,433,213**

*Inclusive of estimated trail system costs, open space and park improvements
**Inclusive of McCombs Street and internal thoroughfare improvements
***Inclusive of engineering, testing, survey, contingency, inspection
****Assumes all cost of issuance for the bonds including capitalized interest, bond discount, issuance costs, etc.