

# 1101 Texas Avenue 380 Infill Agreement Termination

Economic & International Development

**January 5, 2021 - EP City Council**

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



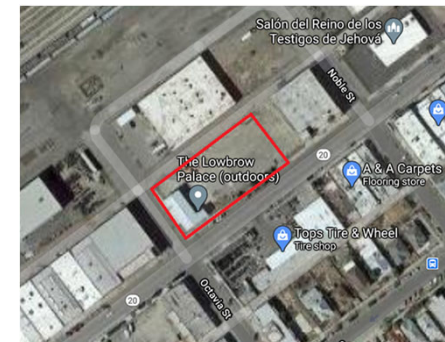
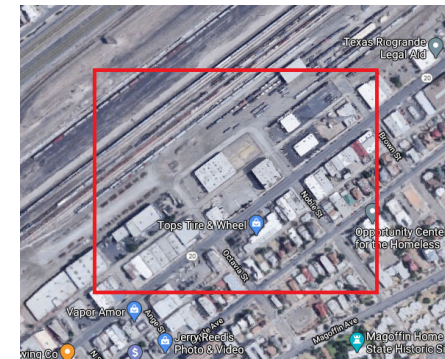
# Item Summary

---

**Applicant: Great River Commercial, LLC**

**Property Address: 1101 Texas Ave. 79901**

- A Chapter 380 agreement between the City of El Paso and Great River Commercial LLC was approved on **May 1, 2018**.
- The original plan was to activate an **entertainment venue** on an empty parcel of land located at 1101 Texas Avenue.
- Original proposed investment was **\$625,000**



## Item Summary

---

**Applicant: Great River Commercial, LLC**

**Property Address: 1101 Texas Ave. 79901**

- The applicant now desires to terminate the original 380 agreement to allow for the adoption of a **new Chapter 380 Infill agreement**.
- The new proposed Chapter 380 agreement will allow for the **complete renovation of the full half-block, a much larger investment and a higher-intensity use**.
- Will activate an office condo within the currently vacant and blighted property. Will add a fifth floor to the building and carry out full upgrades of the outdoor parking areas. **Investment of \$3 million** now proposed.
- **No funds have been distributed** to the Applicant.

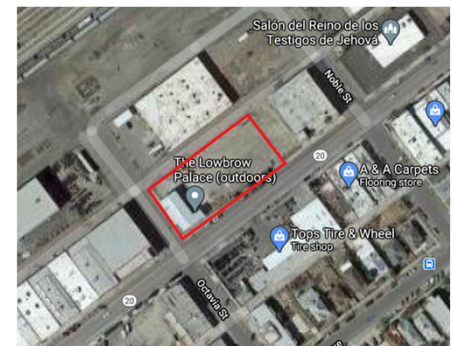
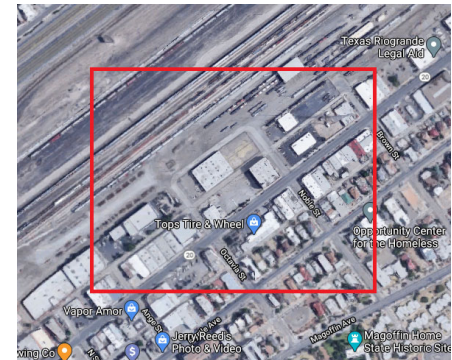


# Request

---

That the City Manager is authorized to sign a **Termination Agreement** terminating the Chapter 380 Infill Agreement approved by the City of El Paso City Council on May 1, 2018 between the City of El Paso and Great River Commercial, LLC.

**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, Respect, Excellence, Accountability, People