



City of El Paso Capital Improvement Department

Real Property Acquisition: Central Regional Command Center

Tuesday, April 9th, 2024
City Council Regular Session

Goal: No. 2: Set the Standard for a Safe and Secure City
Subgoal: No. 2.3: Increase Public Safety Operational Efficiency



Background Information



CITY OF EL PASO

Seller: El Paso Independent School Board

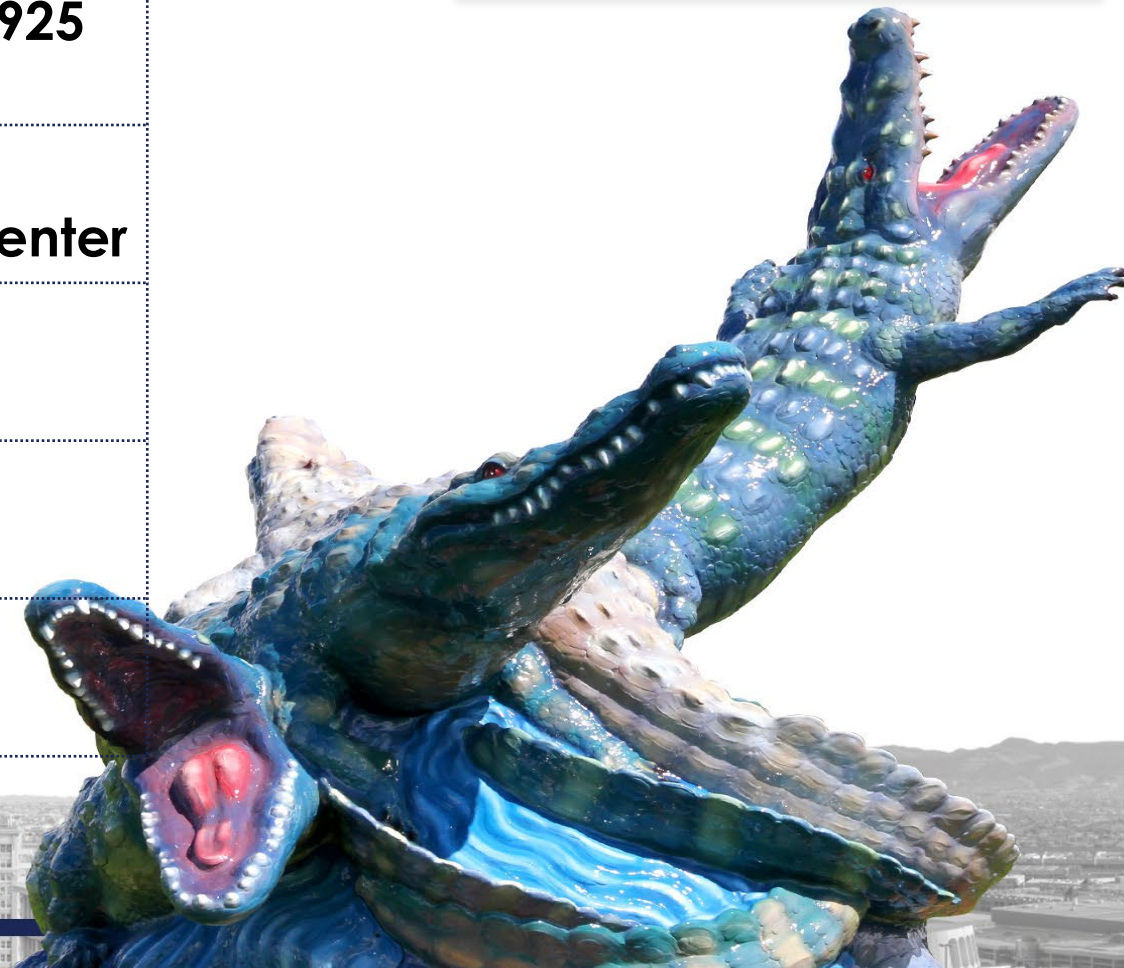
Site: Bonham Elementary School
Address: 7024 Cielo Vista, El Paso, TX 79925
Acreage: +/-13.2306 Acres

District(s) Affected: 3
Intended Use: Central Regional Command Center

Prior Council Action: Executive Session | 8.29.23

Fair Market Value: \$4,760,000 – (Appraisal Report Dated 11/15/2023)

Funding Source: 2019 Public Safety Bond



Central Regional Command Center

Site selection began 2023 briefing council of the various potential locations

- May 9, 2023
- June 5, 2023
- July 5, 2023
- July 31, 2023
- August 29, 2023 – provided authorization to proceed with the Bonham location



Central Regional Command Center

- Total Project budget \$24,600,000
- New ~27,000 sf located within Central El Paso to house various departments: Roll Call/Report area, Detective/Tactical/Sergeant areas, Commander, Gymnasium/lockers
- Pending council approval CID is ready to begin the design process
- Anticipate procurement early next year



Property Characteristics



- 13.2306 Acres
- Zoning – R-4
- +/-43,000 SF - School Facility (1956)
- +/-5,000 SF – Multi-Purpose Facility (2010)
- 1-Softball Field
- 3-Sports courts
- 1-Play Structure
- 9 Portable Classrooms – To be removed by EPISD at their cost





Negotiated Terms | Next Steps

- Purchase Price: (**Fair Market Value**) - **\$4.76 M**
- Earnest Money: 5 Days After Execution | \$10,000 **Non-Refundable**
- Title Commitment: 10 Days After Execution
- Survey: 15 Days After Execution
- Title Objections 5 Days After Title Commitment
- Inspection Period: 90 Days After Execution
- Closing Date: 15 Days After Inspection Period
- Estimated Closing: 105 Days After Execution | Q3 2024
- Seller Removes Portables: 150 Days After Execution

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- EPISD Community Meeting: February 19th | CoEP Attended/Stated Use of CRCC
 - EPISD Board Meeting: February 20th | Tabled Item
 - EPISD Board Meeting: March 19th | Motion to Approve with Recital Language
 - CoEP CC: April 9th | CoEP to Sign Contract





Discussion and Action on Resolution

- A Resolution authorizing the City Manager, or designee, to effectuate the purchase and closing of real property commonly known as 7024 Cielo Vista Dr., El Paso, Texas and legally described as a 13.2306-acre parcel situated within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of the block labeled “City School/Park”, also known as “Unnumbered” Block, CIELO VISTA PARK SUBDIVISION, as filed in Volume 1, Page 21 of the plat records of El Paso County, Texas, including any and all improvements located on the Property for the Purchase price of \$4.76 Million dollars.

- Staff Recommendation: **PROCEED WITH ACQUISTION**



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, Respeto, Excelencia,
Responsabilidad, Personas