



# **AMENDMENT TO TAX INCREMENT REINVESTMENT ZONE #5 PROJECT & FINANCING PLAN**

March 28, 2023



# STRATEGIC ALIGNMENT

## GOAL 1

- 1.1 Stabilize and Expand El Paso's Tax Base
  - Activate Targeted (Re)Development
  - Invest in Downtown historic structures

## GOAL 3

- 3.2 Improve the visual impression of the community
  - gateways, corridors, intersections, and parkland

# PRIORITIES FOCUS FOR FY 2023

- Administer and manage ARPA funding for **small business response + recovery** programs
- Continue retention, recruitment + expansion efforts to **accelerate quality job + wage growth**
- Emphasize the growth of a regional **advanced manufacturing** industry cluster with a focus on **aerospace + defense manufacturing**
- Continue **redevelopment efforts in key areas** such as Downtown, the MCA, Cohen + Airport
- Develop **destination locations** for tourism and economic development
- Continue **binational collaboration** for increased regional investment + promotion
- **Leverage real estate assets** in support of economic development priorities

# DOWNTOWN INVESTMENT

MORE THAN \$700 MILLION INVESTED  
OVER THE LAST 10 YEARS

**\$362 MILLION**

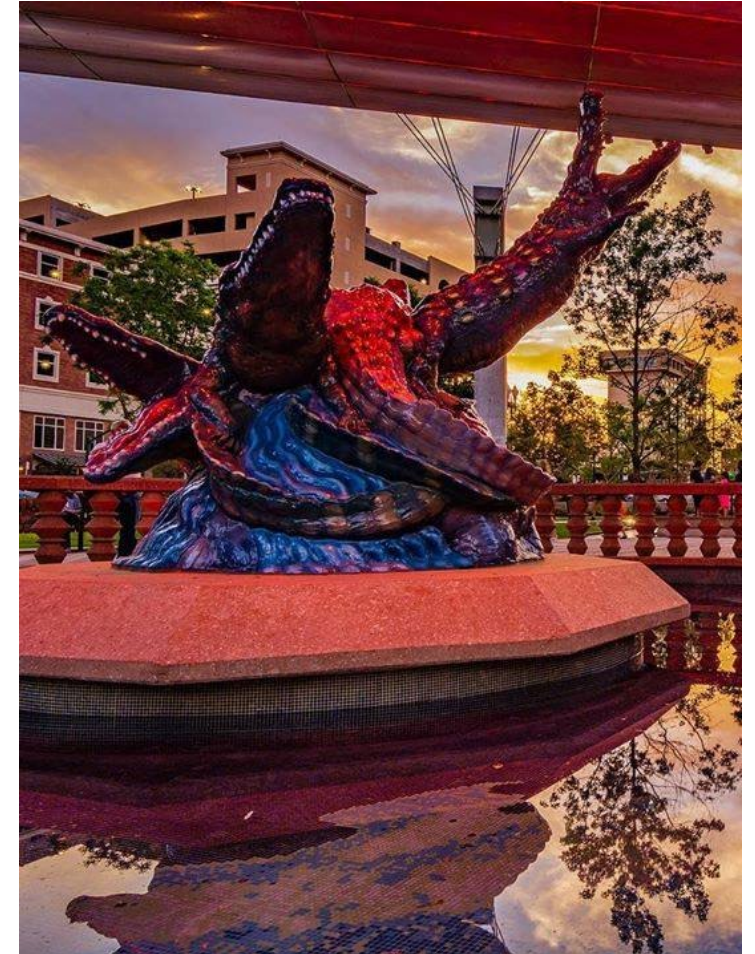
**29 Public + Private Partnerships facilitating:**

- **470+** new residential units
- **995** hotel rooms added by the end of 2025
- **300K+** square feet of new and rehabilitated office/retail space
- **7** historic projects, 6 of which are on the National Register of Historic Places

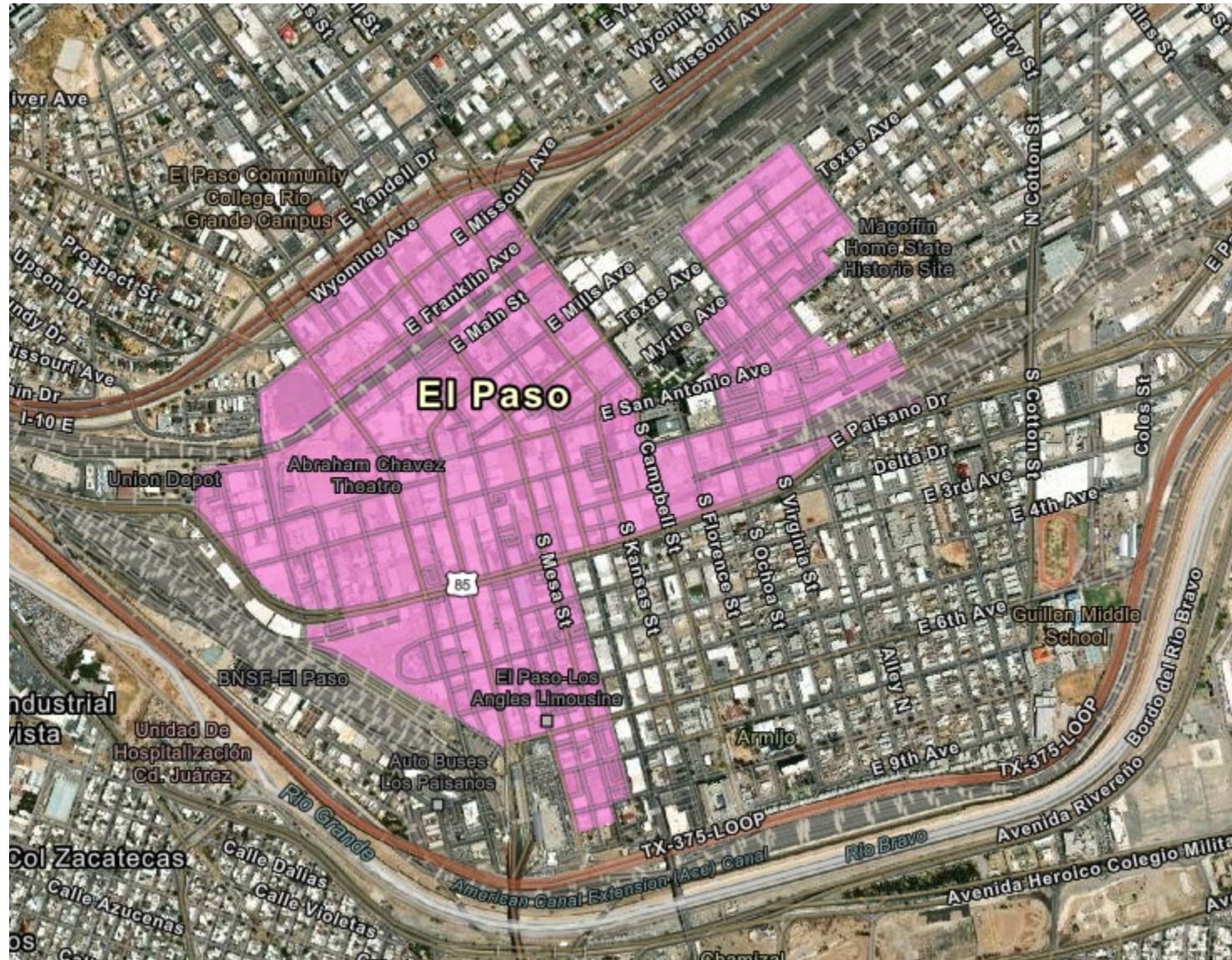
**\$349 MILLION**

**Major public investments include:**

- Streetcar (\$97 million)
- Paseo de las Luces
- Winterfest + Chalk the Block
- Mexican American Cultural Center
- La Nube
- Public Art
- Blue Flame Building



# TIRZ #5 BOUNDARY



# BACKGROUND + HISTORY

- On December 19, 2006, Council created Tax Increment Reinvestment Zone Number Five (TIRZ #5)
- TIRZ #5 Board consists of 9 members appointed by the Mayor
- Plan amendments must be approved by Board and ratified by City Council

# BACKGROUND + HISTORY

- TIRZ #5 Project and Finance Plan
  - Governing document for TIRZ development and funding priorities
  - Initial adoption aligned with Downtown 2015 Plan
  - Intended to help fund capital projects and spur investment
- Previous amendments have helped fund development incentives, the DMD-administered grants program, a capital needs assessment for Downtown, and improvements to Pioneer Plaza and South El Paso Street (Paseo De Las Luces)

# TIRZ #5 FUND

## Statement of Revenues, Expenditures, and Changes in Fund Balance Budget For FY2023

Tax Increment Income **\$2,088,106**

### Expenditures

#### Recurring Expenses

Administrative Expenses 64,439

DMD - Façade Program 100,000

Paseo De Las Luces 210,526

FY 2022 Pioneer Plaza & Promenades 191,896

Permitting Fees 6,500

Pioneer Plaza & Promenades - City Portion 232,500

309 Mills DeSoto 5,444

#### One-Time Expenses

DMD - Façade Program 100,000

**Total Expenditures** **911,305**

**Net Change in Fund Balance** <sup>\*If year ended with the quarter</sup> **1,176,801**

**Beginning Fund Balance** **2,681,880**

**Ending Fund Balance** <sup>\*If year ended with the quarter</sup> **\$3,858,681**



# PROPOSED PROJECTS

- **Henry Trost Court – Alley Activation**
  - Previous allocation of \$250,000
  - Supplemental request of \$50,000 to complete project
  - June 29, 2022 Board recommended APPROVAL
  
- **W. Main Street – Street Tree Implementation**
  - Requesting up to \$830,000
  - February 16, 2023 Board recommended APPROVAL

# REQUESTED ACTION

- **APPROVAL** of Amendment 22 to the Project and Financing Plan for TIRZ #5 to allocate up to \$50,000.00 for improvements to Henry Trost Court and to allocate up to \$830,000.00 for improvements to West Main Drive.
- Both projects are located within the Zone and are found to be consistent with and implement the Zone's Project Plan.



A photograph of a modern building courtyard. The courtyard is covered by a large, textured glass skylight. In the background, a sign reads "el PASO MUSEUM of ART". In the foreground, there is a red sculpture and people walking. The text "DOWNTOWN ALLEY ACTIVATION" is overlaid on the left side of the image.

# DOWNTOWN ALLEY ACTIVATION

# PROJECT LOCATION



# PROJECT LOCATION



# PROPOSED IMPROVEMENTS





# PROJECT COST ESTIMATE

## **PROPOSED WORK:**

- Traffic Calming and Safety
  - Raise street to curb level with rolling curb at intersections, add bulb-outs
- Pedestrian enhancements
  - Sidewalks, Lighting, Landscaping
- Accessibility
  - ADA ramps
- Work coordinated to complement Public Art installation - \$8M EPMA Foundation

**REQUEST ~ additional \$50,000**





# W. MAIN STREET

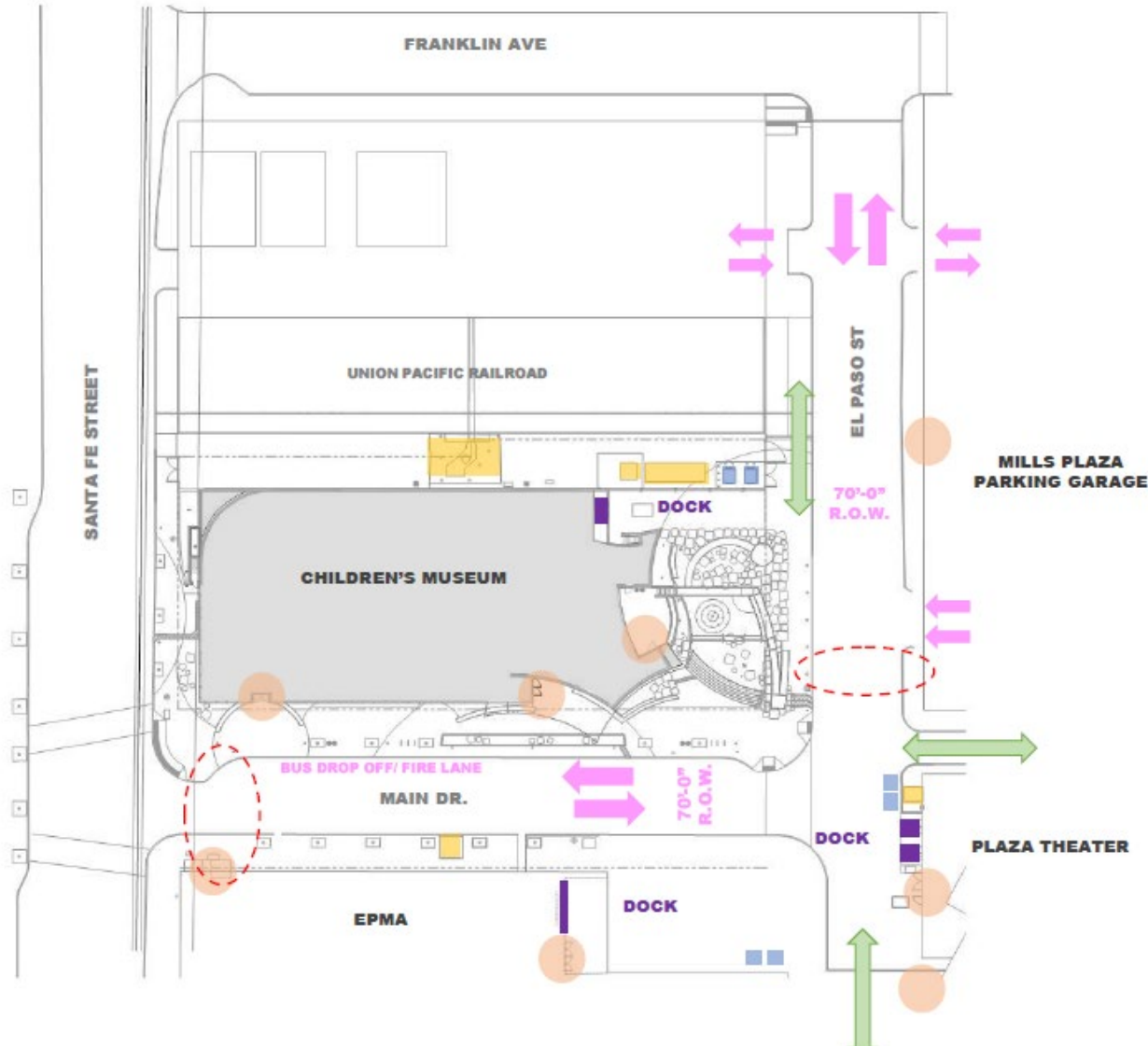
PHASE I STREET TREE  
MASTER PLAN  
IMPLEMENTATION

# SITE ANALYSIS



Scope of work

# GOALS AND OBJECTIVES



## OBJECTIVES:

- Pedestrian Safety
- Convert Main Drive to One-way Traffic West
- Maintain Vehicular and EMS access to surrounding buildings
- Efficient trash collection

## ADDRESS:

- Main Drive Cross Section
- Dumpsters Location
- Semi-trailer and Emergency Vehicle Maneuvering
- School bus drop-off lane
- Pedestrian crossings and safety
- Maintain existing building access and servicing
- Maintain FDC aerial access lane

# EXISTING CONDITIONS | MAIN STREET



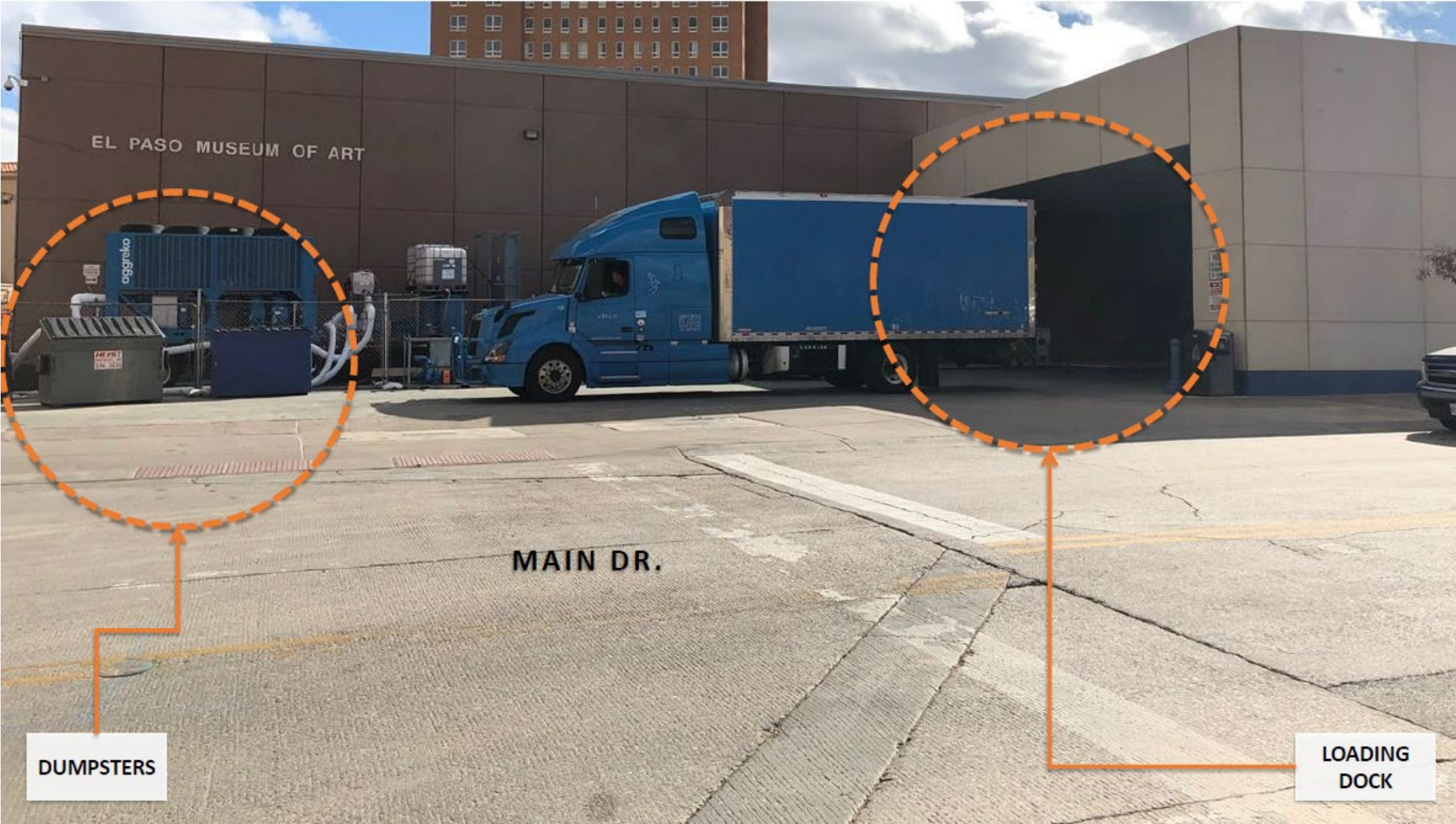
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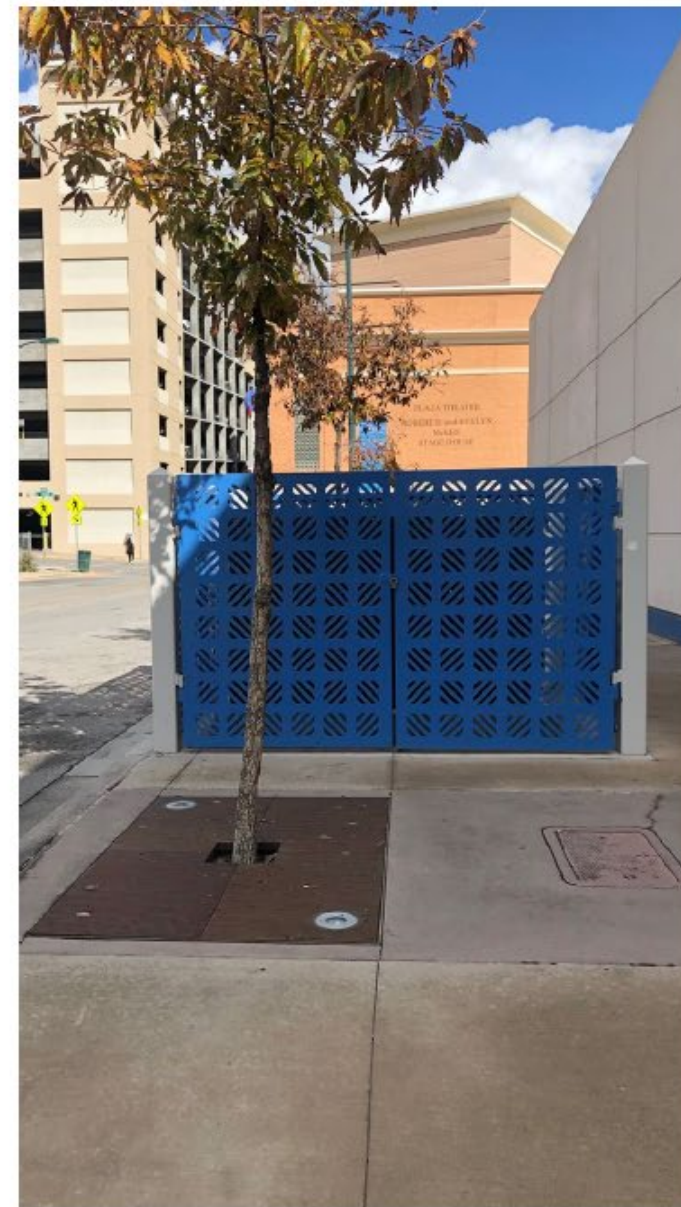
# EXISTING CONDITIONS | MAIN DRIVE



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# EXISTING CONDITIONS | MAIN STREET

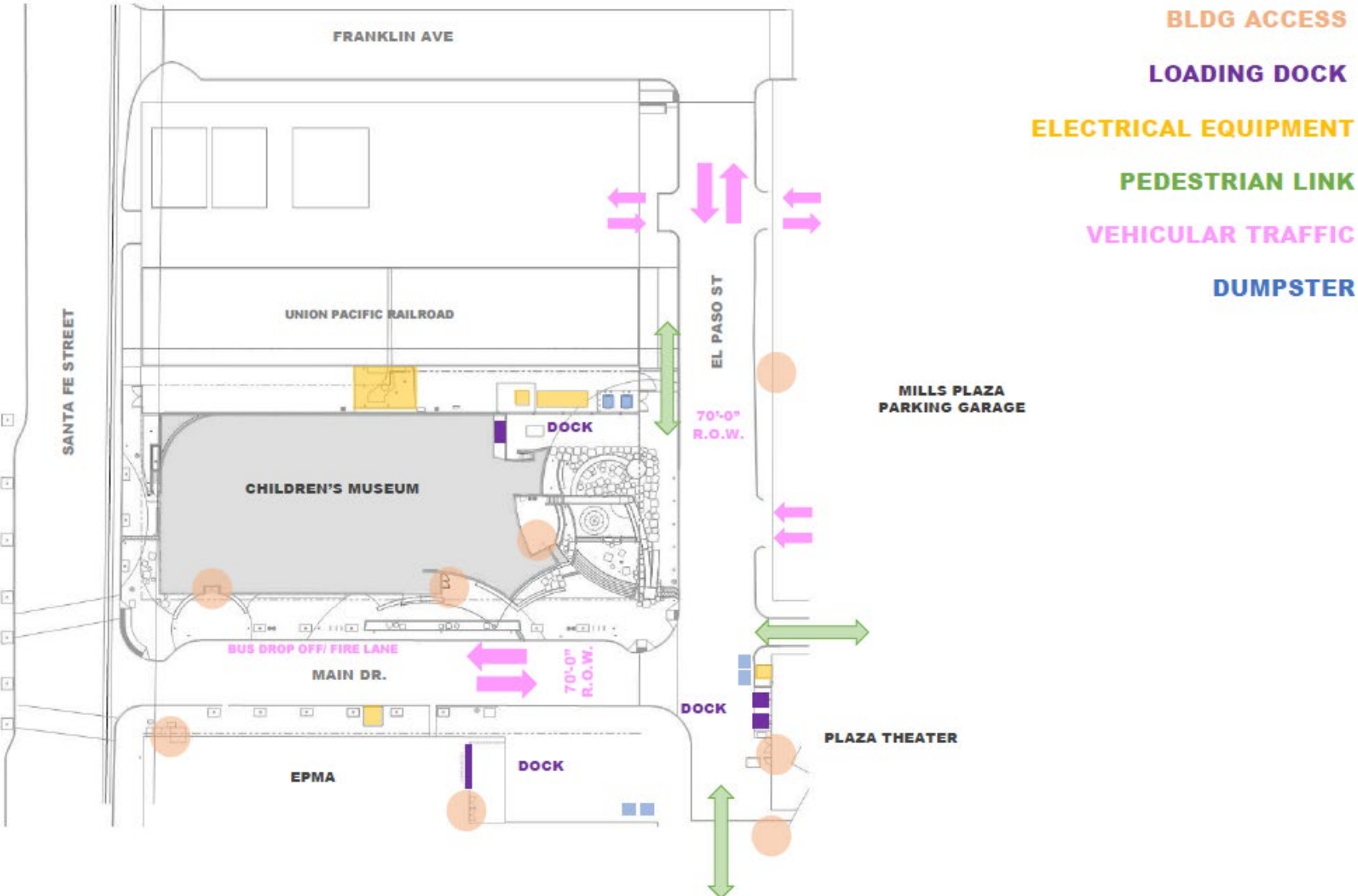




# EXISTING CONDITIONS | MAIN STREET

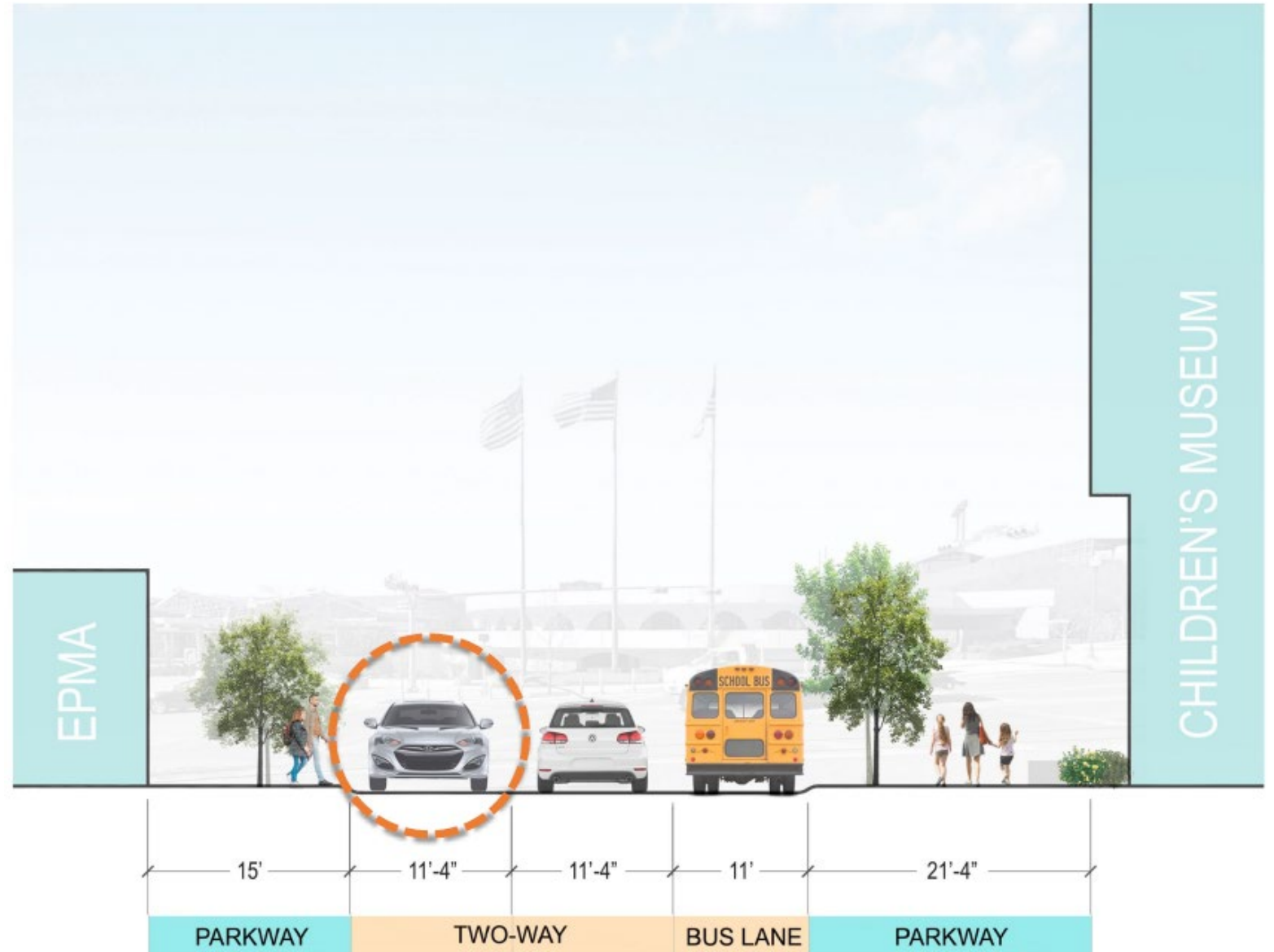


# SUMMARY OF EXISTING CONDITIONS



# EXISTING CROSS SECTION

- Two-way traffic creates conflict for pedestrian crossing
- Unsafe condition for unloading from school buses
- No traffic-calming design strategies implemented



# PROPOSED CROSS SECTION

## Traffic Calming Strategies:

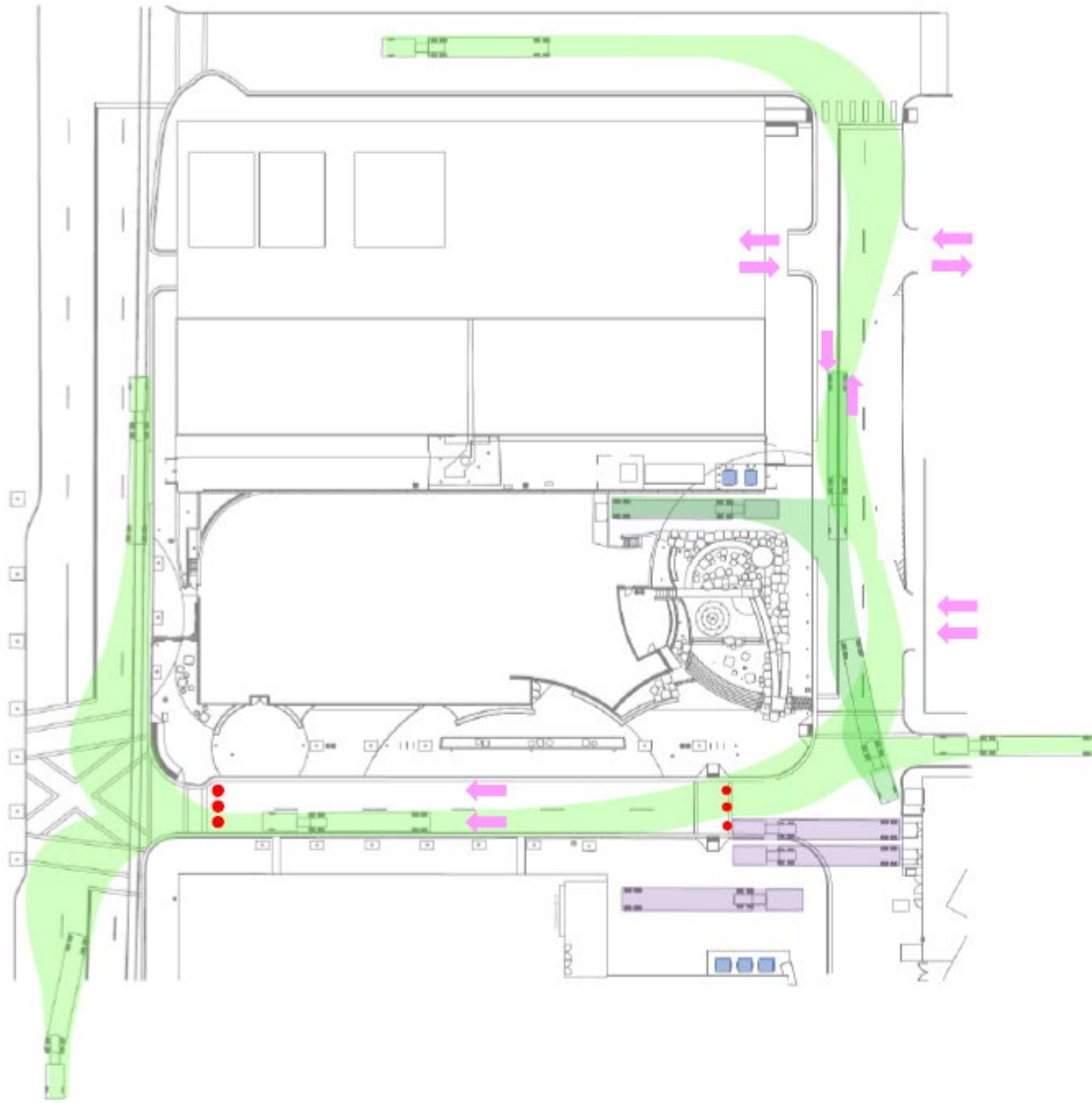
- **Narrow Lanes** reduce speeds by way of reducing the roadway and making drivers wary of traffic and pedestrians.
- **Raised platform/shared promenade** deters vehicular through traffic, further reduces speeds.
- **Street trees** provide shade and contribute to prioritized pedestrian environment.



# PROPOSED RAISED STREET



# MAIN DRIVE | SEMI-TRAILER CIRCULATION

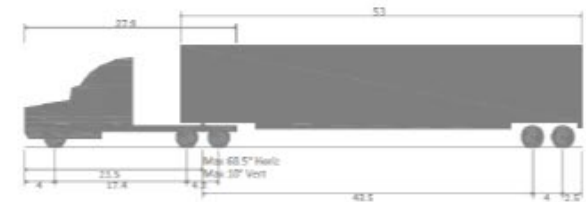


**SEMI-TRAILER**

**VEHICULAR TRAFFIC**

**DUMPSTER**

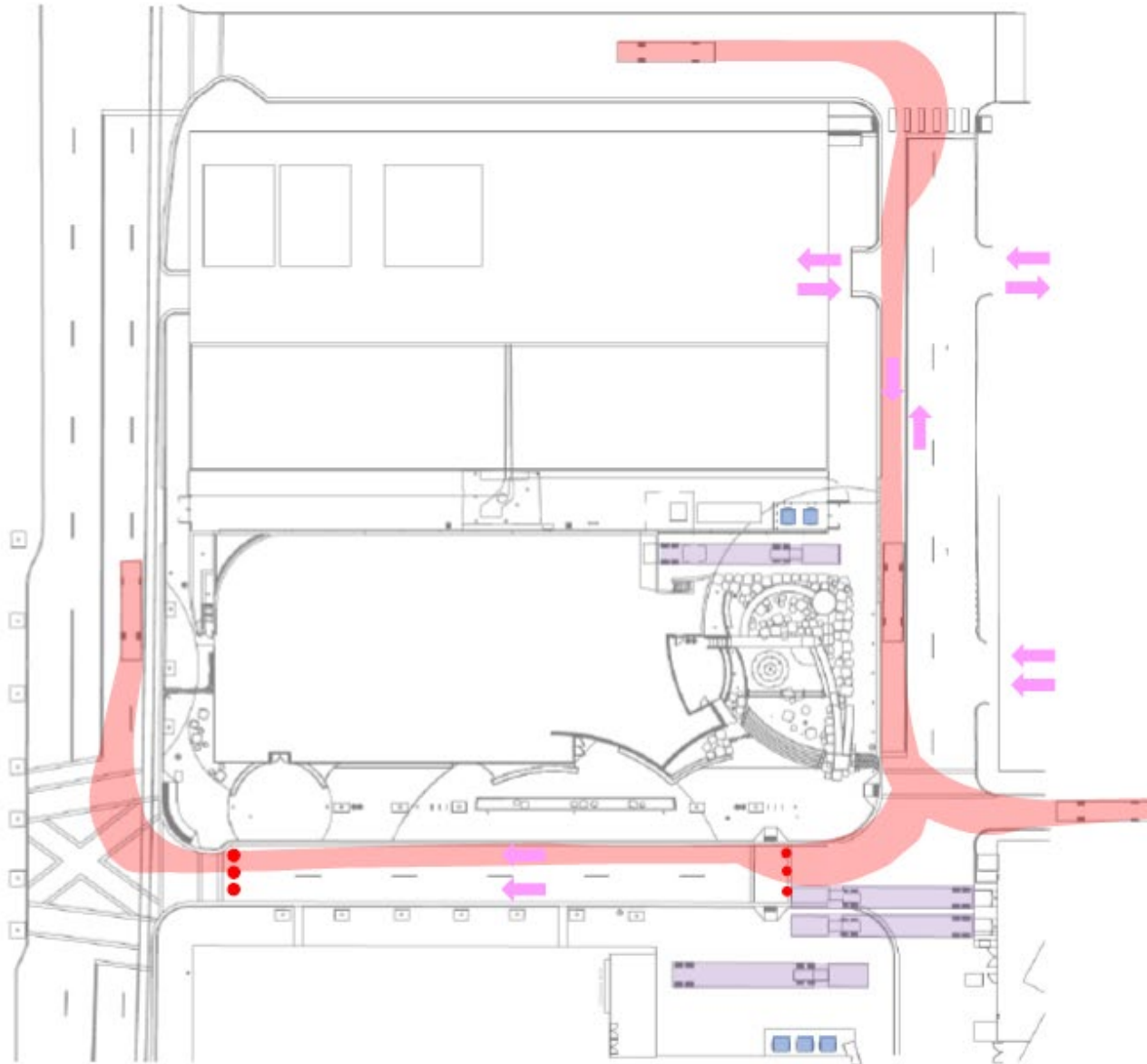
**SEMI-TRAILER**



WB-67 - Interstate Semi-Trailer

|                              |          |
|------------------------------|----------|
| Overall Length               | 73.501ft |
| Overall Width                | 8.500ft  |
| Overall Body Height          | 13.500ft |
| Min Body Ground Clearance    | 1.334ft  |
| Max Track Width              | 8.500ft  |
| Lock-to-lock time            | 6.00s    |
| Max Steering Angle (Virtual) | 28.40°   |

# MAIN DRIVE | EMERGENCY CIRCULATION

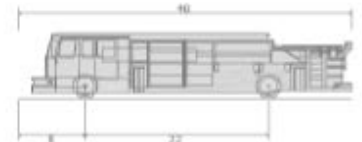


**SEMI-TRAILER**

**VEHICULAR TRAFFIC**

**DUMPSTER**

**PUMPER FIRE TRUCK**



|                           |          |
|---------------------------|----------|
| Pumper Fire Truck         |          |
| Overall Length            | 40.000ft |
| Overall Width             | 8.167ft  |
| Overall Body Height       | 7.745ft  |
| Min Body Ground Clearance | 0.656ft  |
| Track Width               | 8.167ft  |
| Lock-to-lock time         | 5.00s    |
| Max Wheel Angle           | 45.00°   |

# PROJECT COST ESTIMATE

## PROPOSED WORK:

- 14 new trees in project area ~\$100k
  - On N. Side of Main Street, existing trees on S. side of Main to remain
- Main Street: Raised street to curb level, with rolling curb at Sante Fe and El Paso intersections; slurry at El Paso st. ~ \$500K
- Pedestrian scaled lighting & Signage and crosswalk painting ~ \$150k-\$200k
  - Signage includes pedestrian crossing and wayfinding to surrounding amenities

**TOTAL ~ \$750,000 TO \$830,000.**



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### Expenditures

#### Recurring Expenses

|   |         |
|---|---------|
| Administrative Expenses                   | 64,439  |
| DMD - Façade Program                      | 100,000 |
| Paseo De Las Luces                        | 210,526 |
| FY 2022 Pioneer Plaza & Promenades        | 191,896 |
| Permitting Fees                           | 6,500   |
| Pioneer Plaza & Promenades - City Portion | 232,500 |
| 309 Mills DeSoto                          | 5,444   |

#### One-Time Expenses

|                      |         |
|----------------------|---------|
| DMD - Façade Program | 100,000 |
| Improvement Projects | 880,000 |

**Total Expenditures** **1,781,305**

**Net Change in Fund Balance** \*If year ended with the quarter **296,801**

**Beginning Fund Balance** **2,681,880**

**Ending Fund Balance** \*If year ended with the quarter **\$2,978,681**

### **TOTAL PROJECTS COST:**

**\$50,000 + \$830,000 =  
\$880,000**

Est. Balance after funding:  
**\$2.98M**

# REQUESTED ACTION

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An aerial photograph of a modern urban plaza at dusk. The plaza features a central circular fountain with a pink sculpture of a figure with arms raised. Above the fountain is a large, square, blue, geometric canopy structure supported by white pillars. The plaza is paved with light-colored tiles and has several wooden benches. In the background, there are several multi-story buildings, including a prominent brick building with many windows. The sky is dark, and the city lights are visible.

**THANK YOU**