



# **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

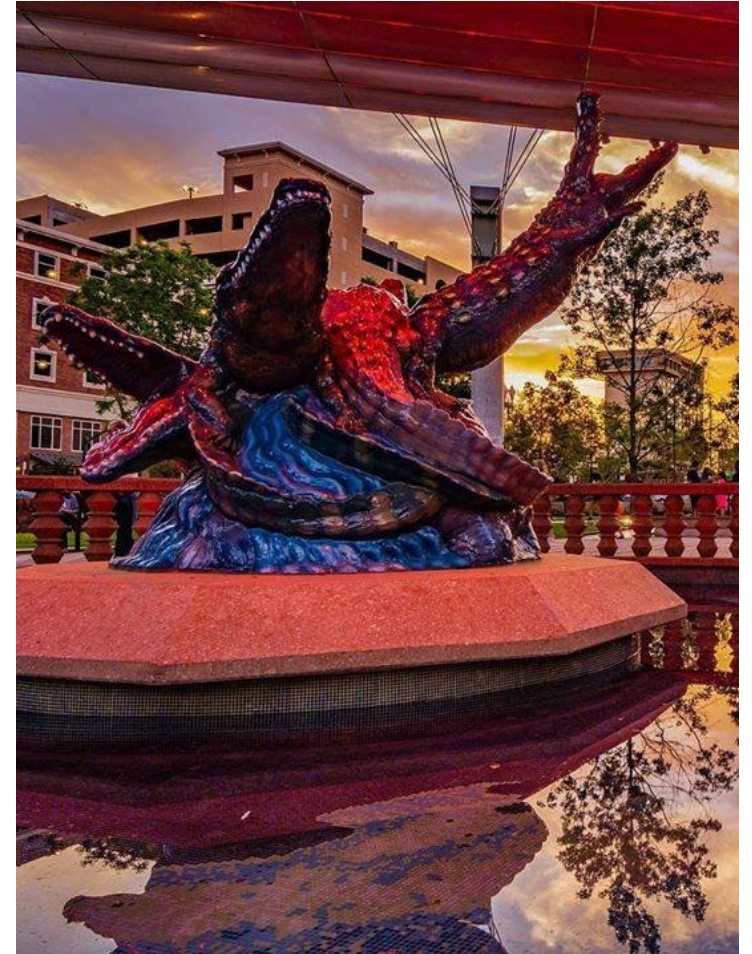
### 29 Public + Private Partnerships facilitating:

- **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

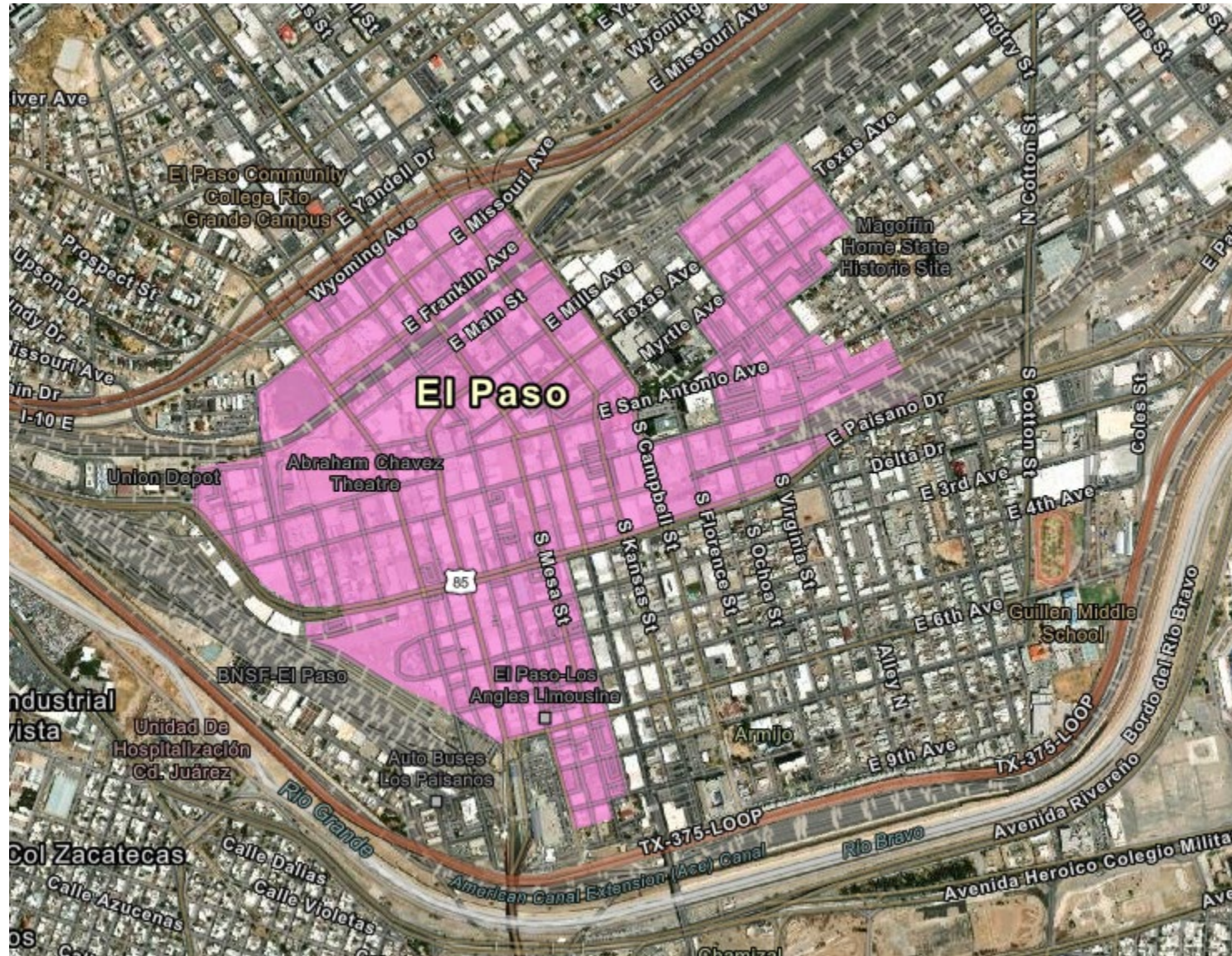
### Major public investments include:

- 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

<b>Tax Increment Income</b>	<b>\$2,088,106</b>
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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
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<b>Total Expenditures</b>	<b>911,305</b>
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<b>Net Change in Fund Balance</b> *If year ended with the quarter	<b>1,176,801</b>
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<b>Beginning Fund Balance</b>	<b>2,681,880</b>
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<b>Ending Fund Balance</b> *If year ended with the quarter	<b>\$3,858,681</b>
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# 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.





# 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**

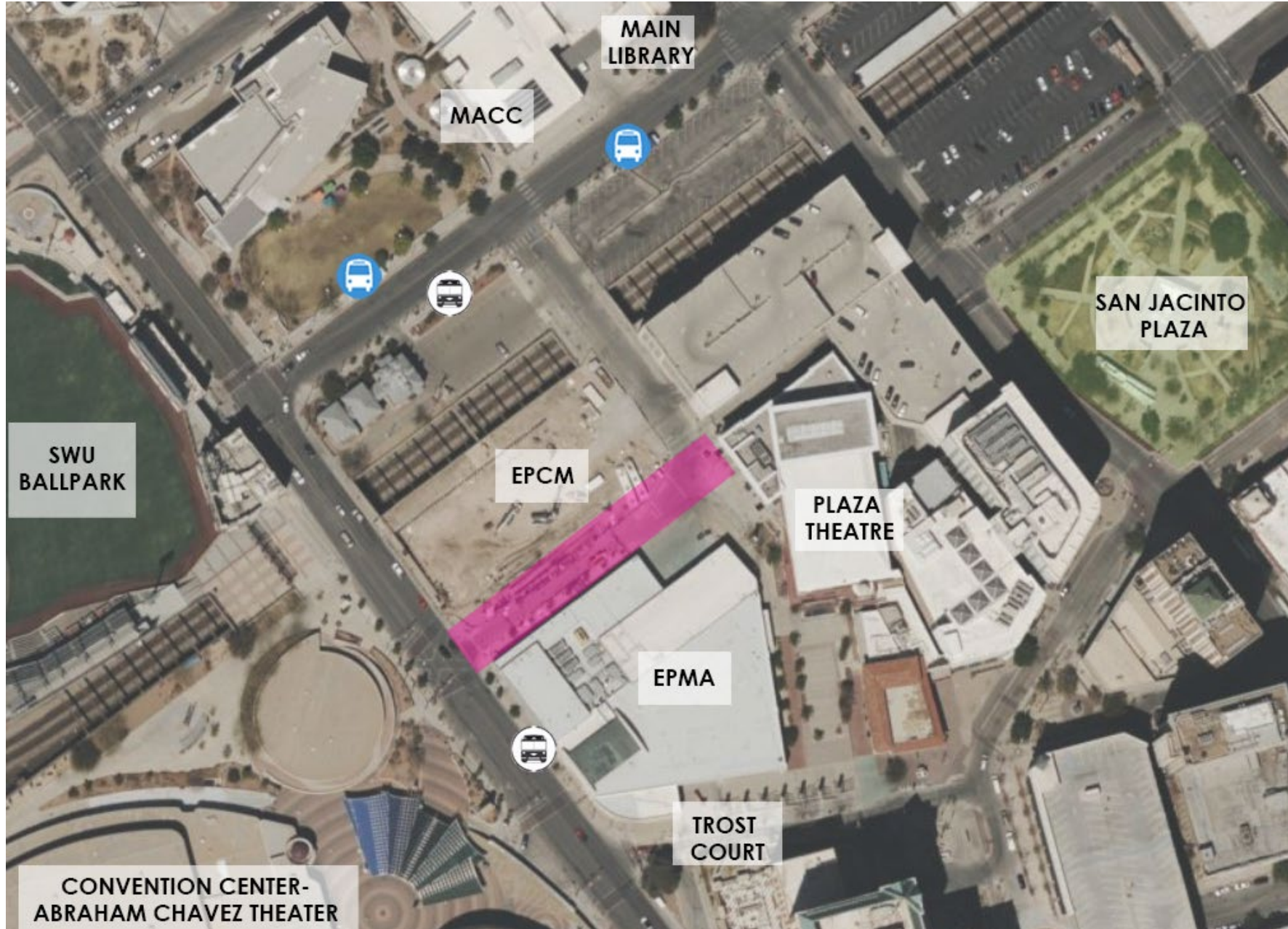




# **W. MAIN STREET**

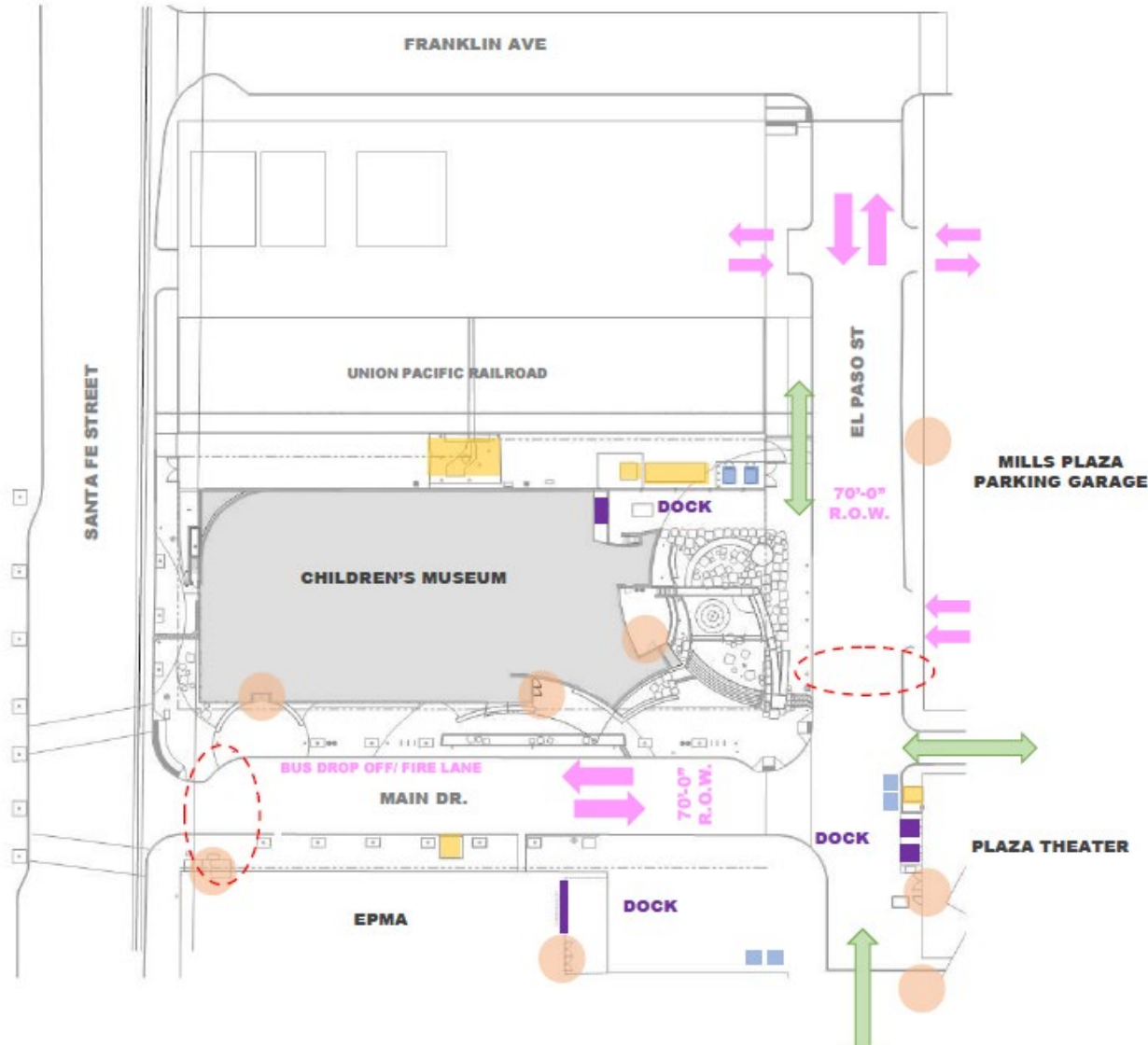
**PHASE I STREET TREE  
MASTER PLAN  
IMPLEMENTATION**

# 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



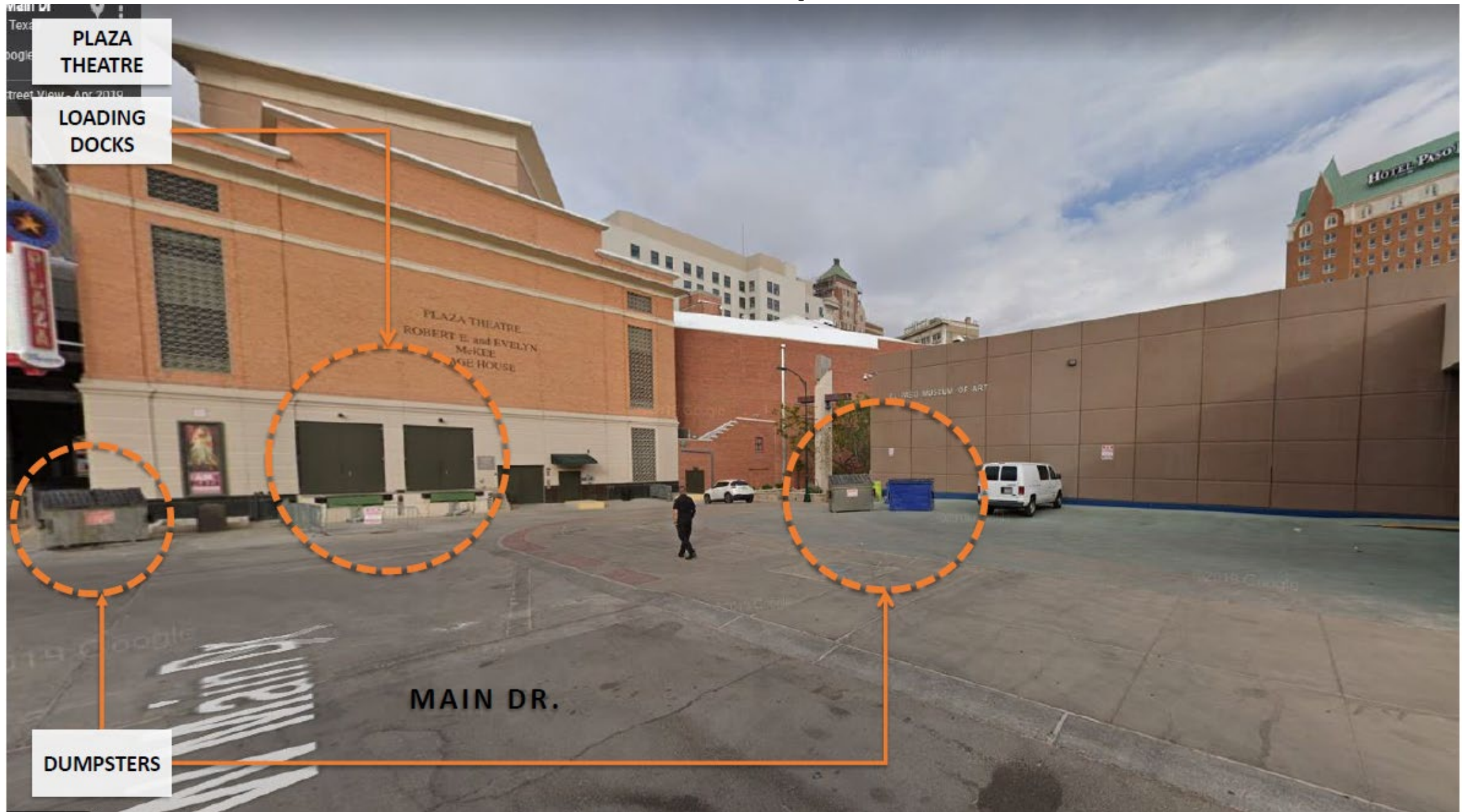


# EXISTING CONDITIONS | MAIN STREET



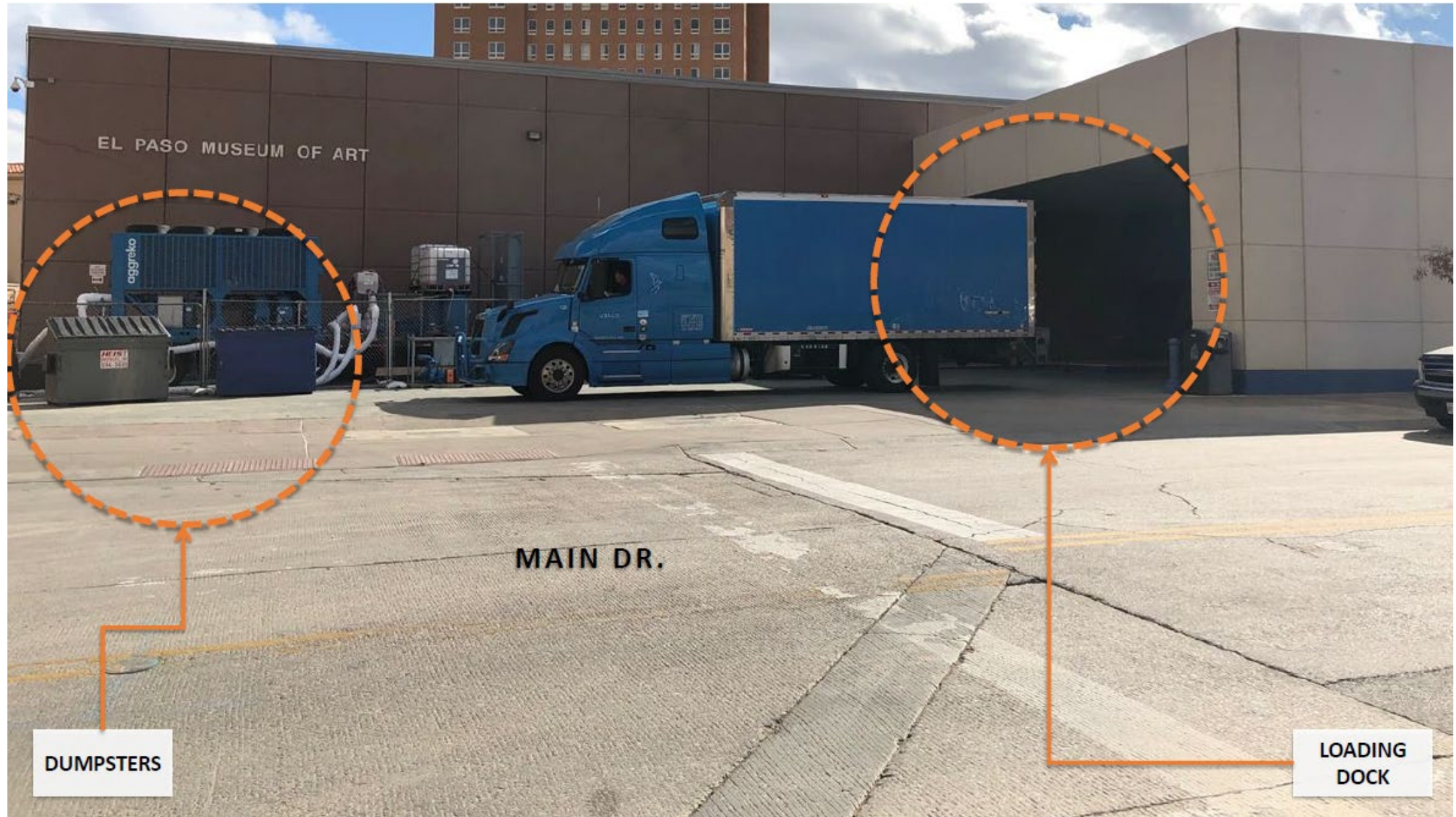


# EXISTING CONDITIONS | MAIN DRIVE



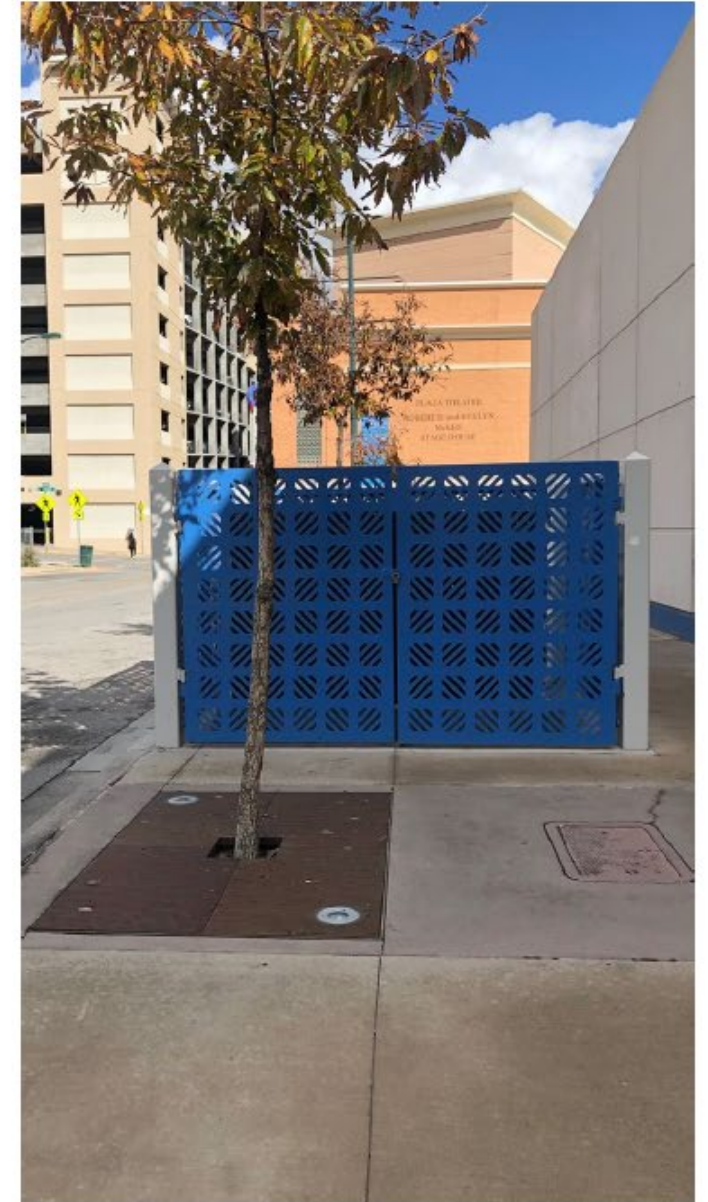


# EXISTING CONDITIONS | MAIN DRIVE





# EXISTING CONDITIONS | MAIN STREET

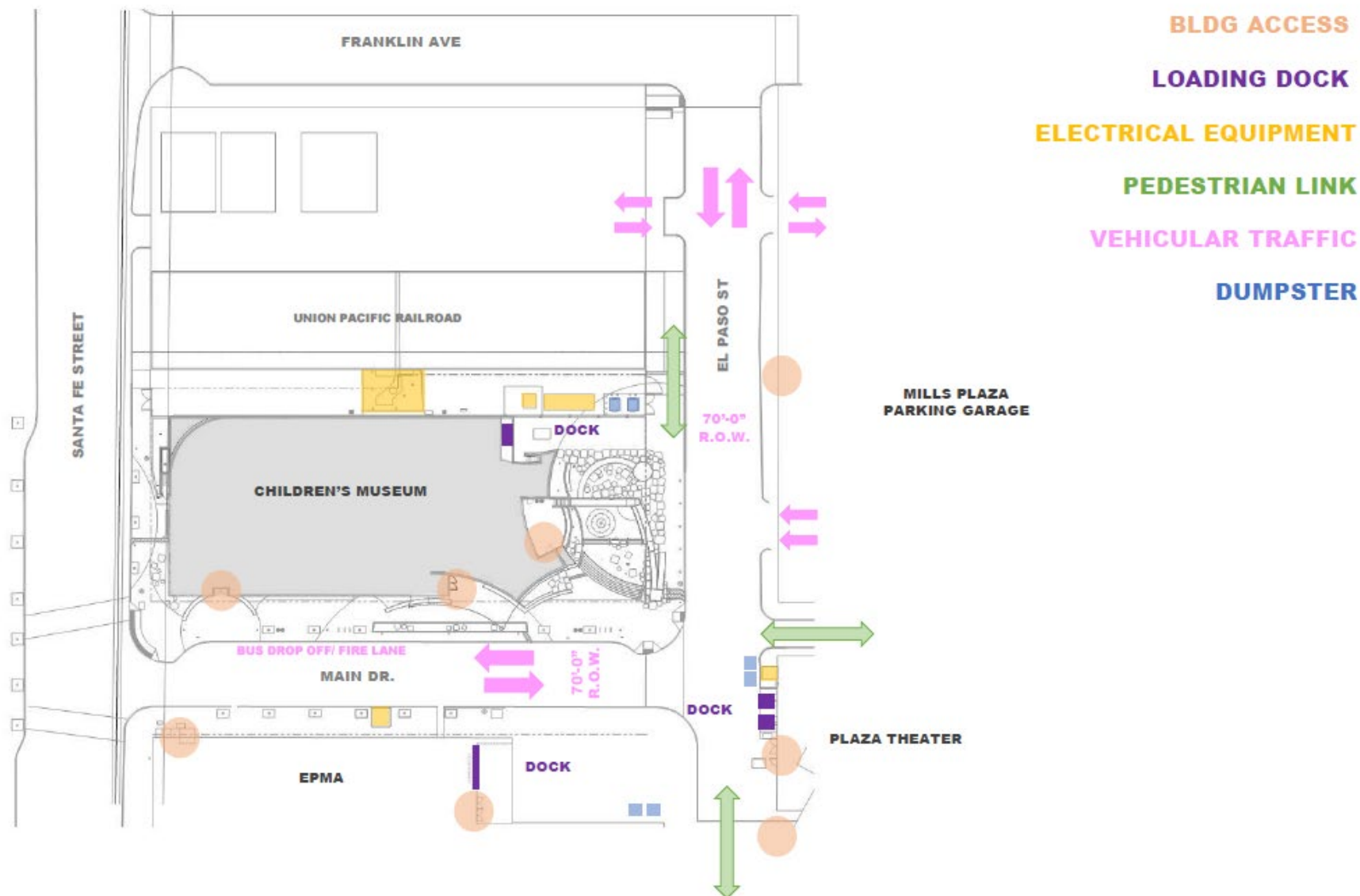




# EXISTING CONDITIONS | MAIN STREET



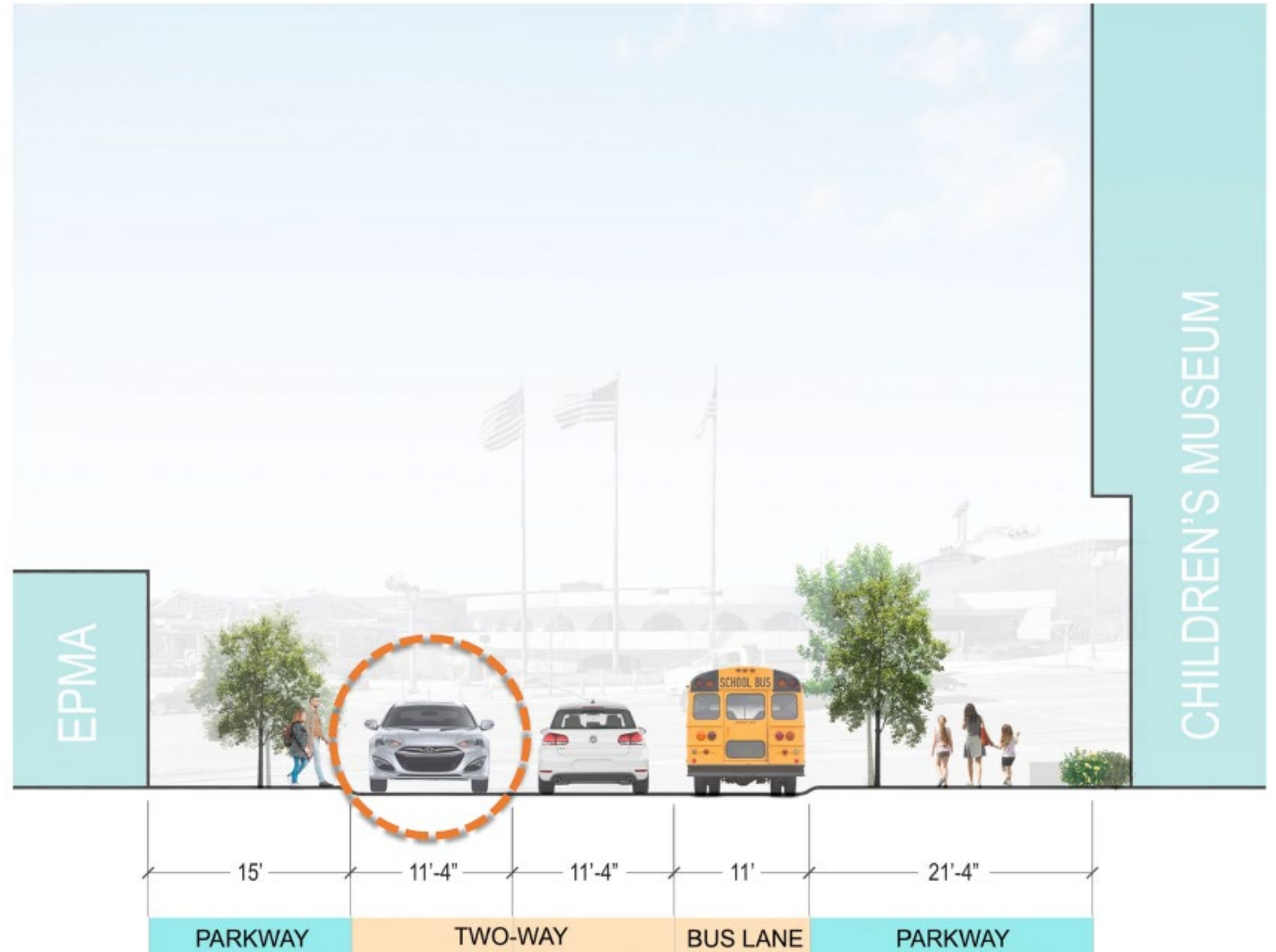
# SUMMARY OF EXISTING CONDITIONS





# EXISTING CROSS SECTION

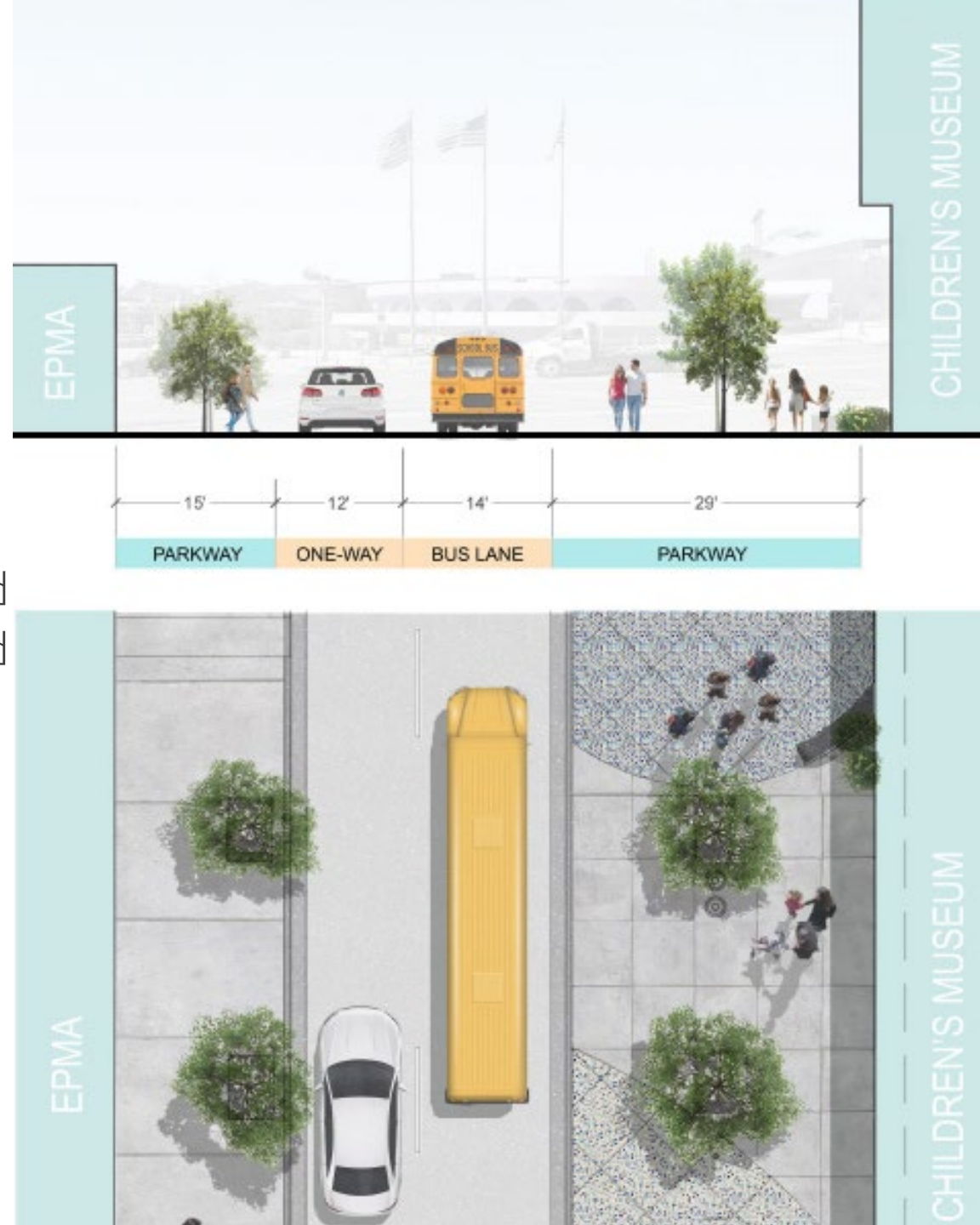
- Two-way traffic creates conflict for pedestrian crossing
- Unsafe condition for unloading from school buses
- No traffic-calming design strategies implemented



# 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.

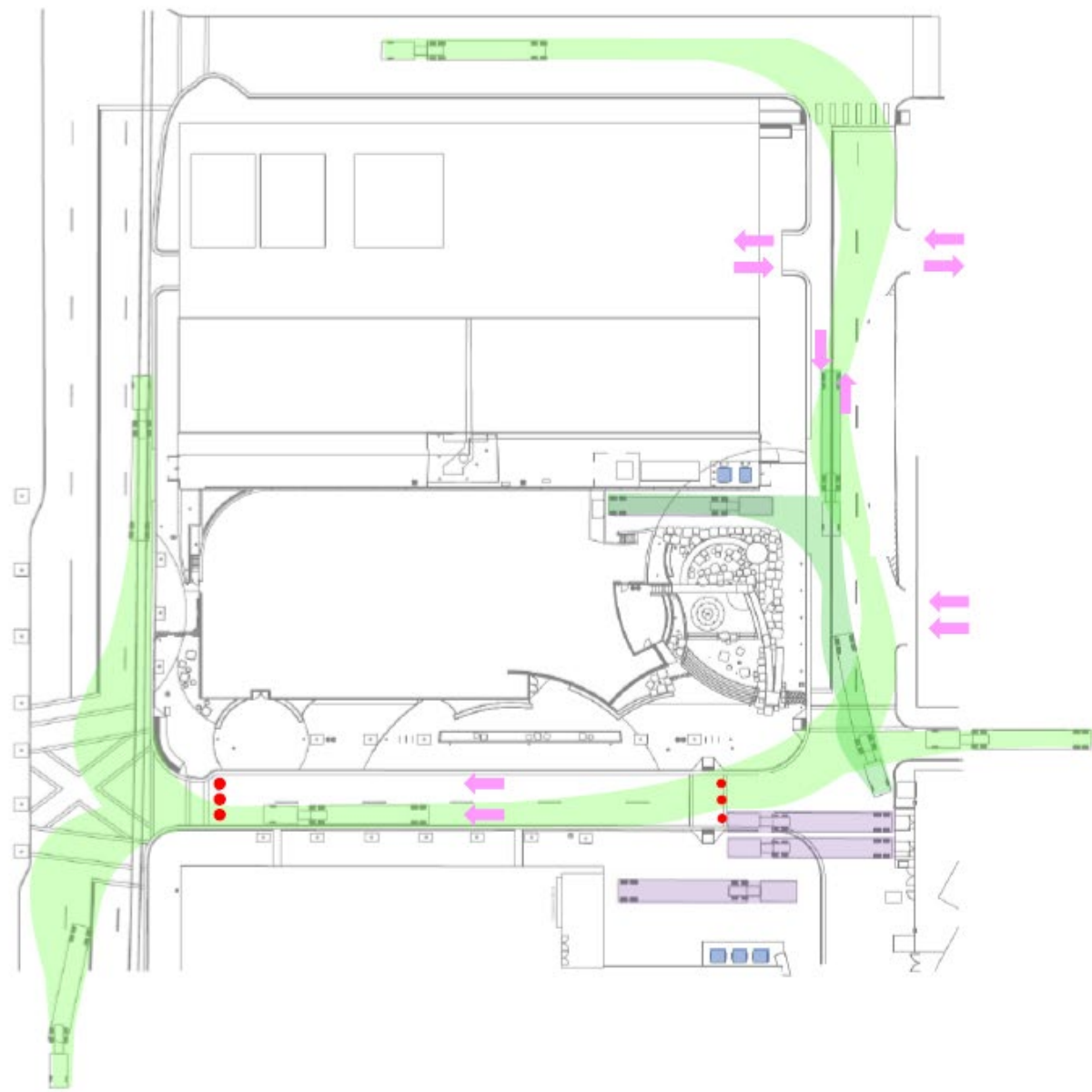




# PROPOSED RAISED STREET



# MAIN DRIVE | SEMI-TRAILER CIRCULATION



**SEMI-TRAILER**  
**VEHICULAR TRAFFIC**  
**DUMPSTER**

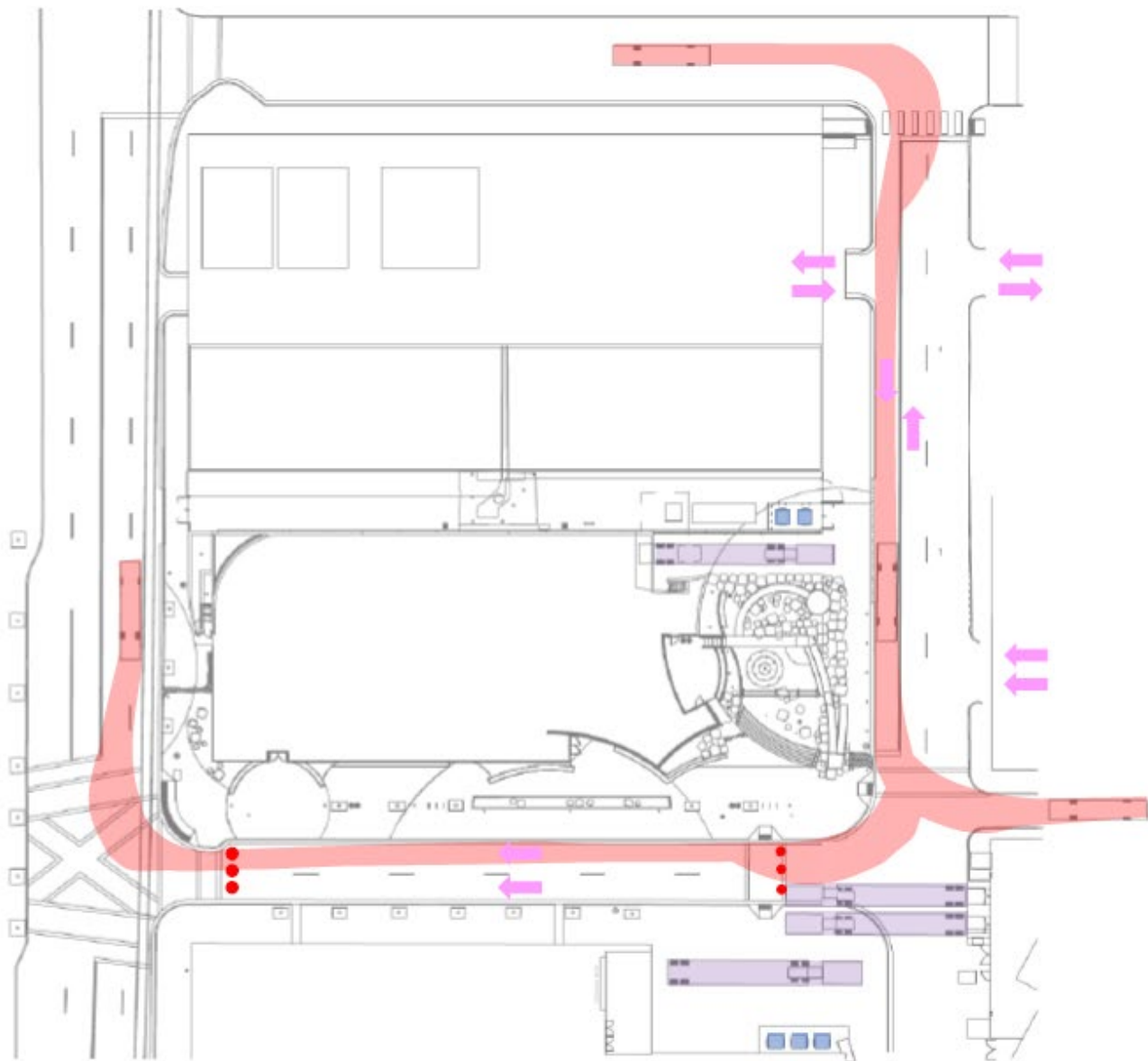


WB-67 - Interstate Semi-Trailer

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

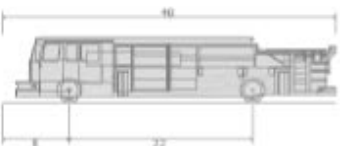


**SEMI-TRAILER**

**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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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
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Net Change in Fund Balance <small>*If year ended with the quarter</small>	296,801
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Beginning Fund Balance	2,681,880
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Ending Fund Balance <small>*If year ended with the quarter</small>	<b>\$2,978,681</b>
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### TOTAL PROJECTS COST:

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

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

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An aerial night view of a city park. In the center is a large, square, blue, translucent canopy structure supported by white pillars. Below it is a circular fountain with a pink, bird-like sculpture in the middle. The park is surrounded by trees and city buildings in the background. The text "THANK YOU" is overlaid in the center.

# THANK YOU

