



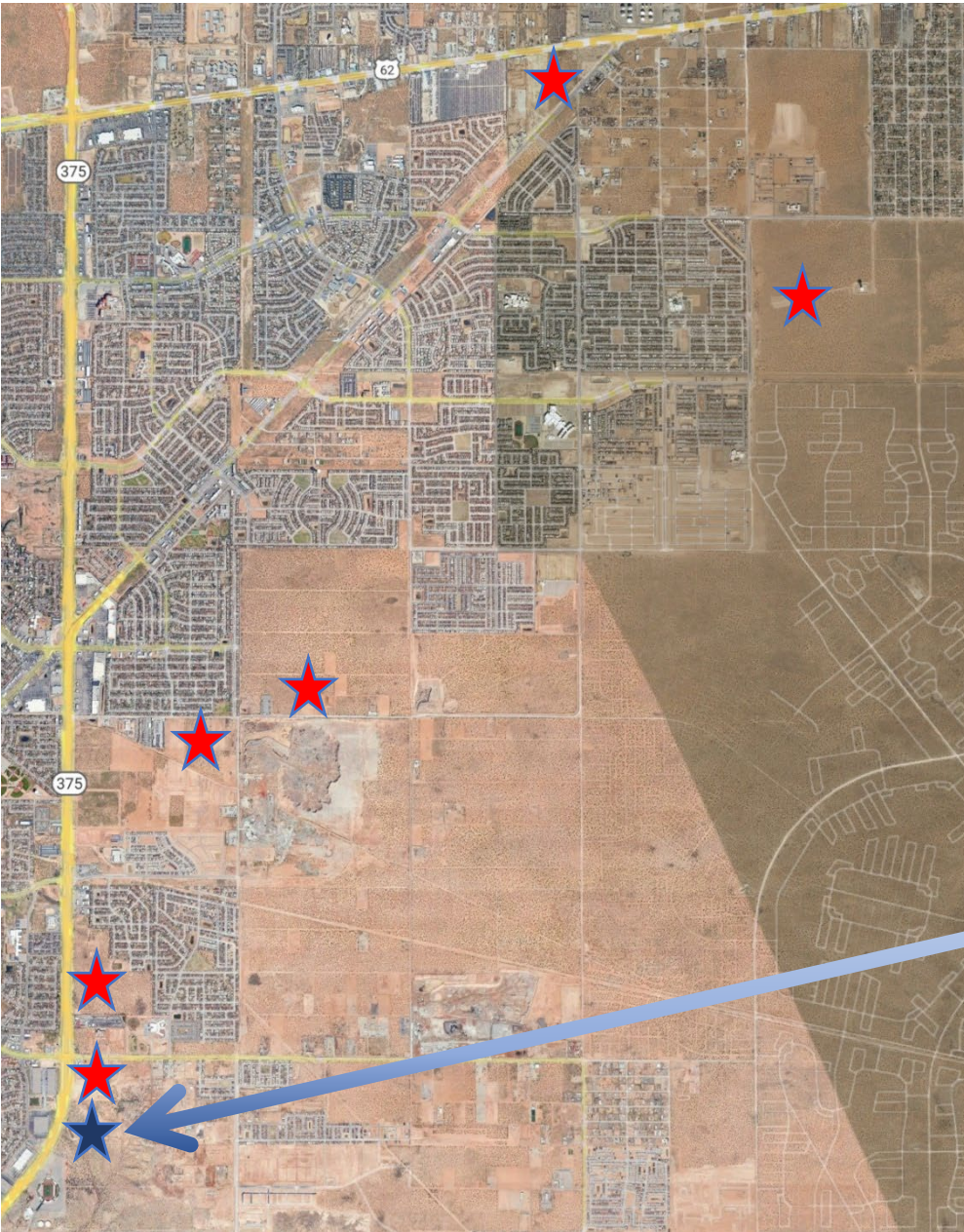
CITY OF EL PASO

# Eastside Land Purchase

MaryLou Espinoza, MBA – Capital Assets Manager

Nicholas N. Ybarra, P.E., CFM – Director ESD





# History

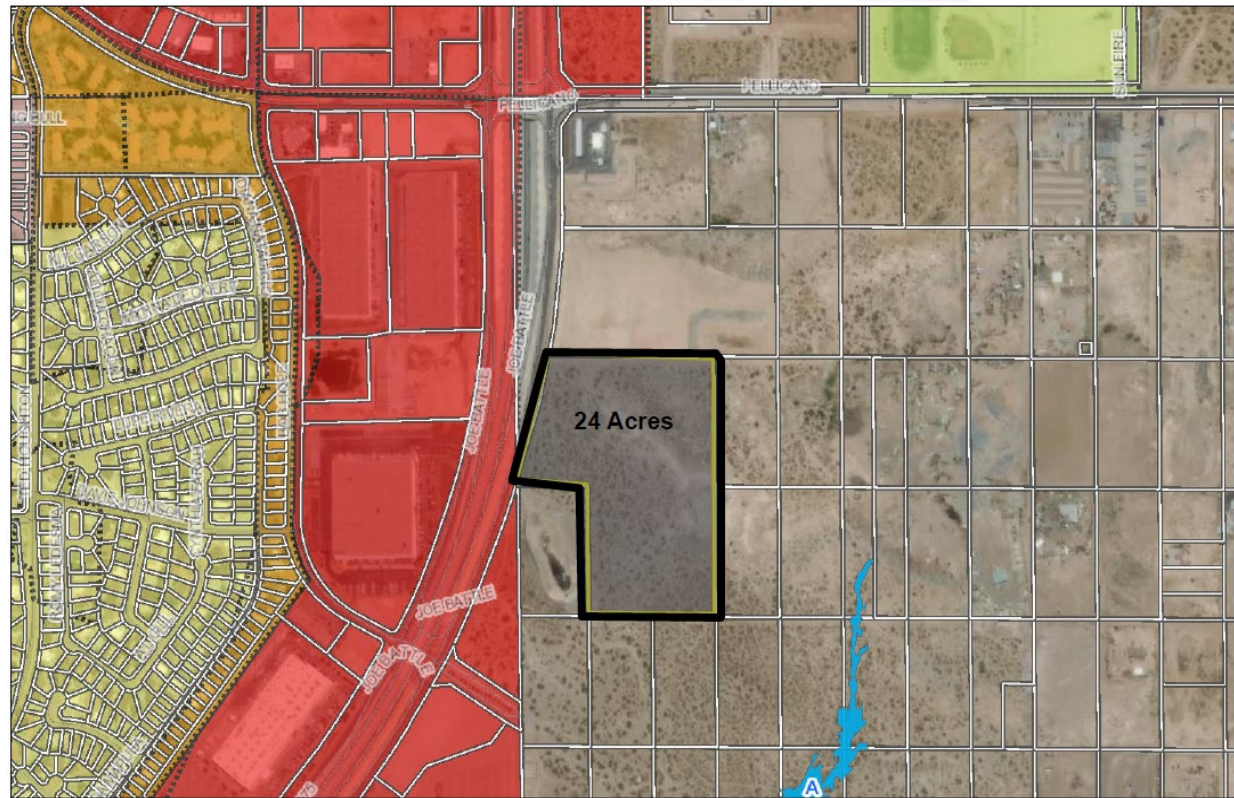
- ESD inquired about 6 properties over 4 years
  - All declined to sell or were sold during inquiry process
- On June 22, 2022, received approval to inquire about Joe Battle property



# Property Overview

## Joe Battle, Socorro, TX 79938

- PID # X57900031700620
- Property Owner: Samaniego Joint Venture
- Property Classification: Special Purpose/ Mixed Use
- Land Area: 24 Acres
- Zoning: None
- Appraised Value: \$6,060,000 (Jan. 2023)
  - Updated Comp Value: \$8.1 mil (Oct. 2023)



# Current Land Condition





# Property to the North



# Proposed Use

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- Far East Municipal Service Center Offices
  - ESD Collections, Air Quality, Vector, Real Estate, Fleet, Streets and Maintenance, Parks
- Fueling Station
  - Unleaded, Diesel and Compressed Natural Gas (CNG)
- Heavy Equipment Fleet Service Center (includes CNG workstations), Lube Shop, Tire Shop, State Inspection
- Aggregate Stockpile Area
- Automated Side Loader (trash truck) and Large Vehicle Parking
- Citizen Collection Station w/12-Foot Screen for Privacy
- City Gym
- Estimated Construction Cost – \$25-million (can be phased over multiple fiscal years)

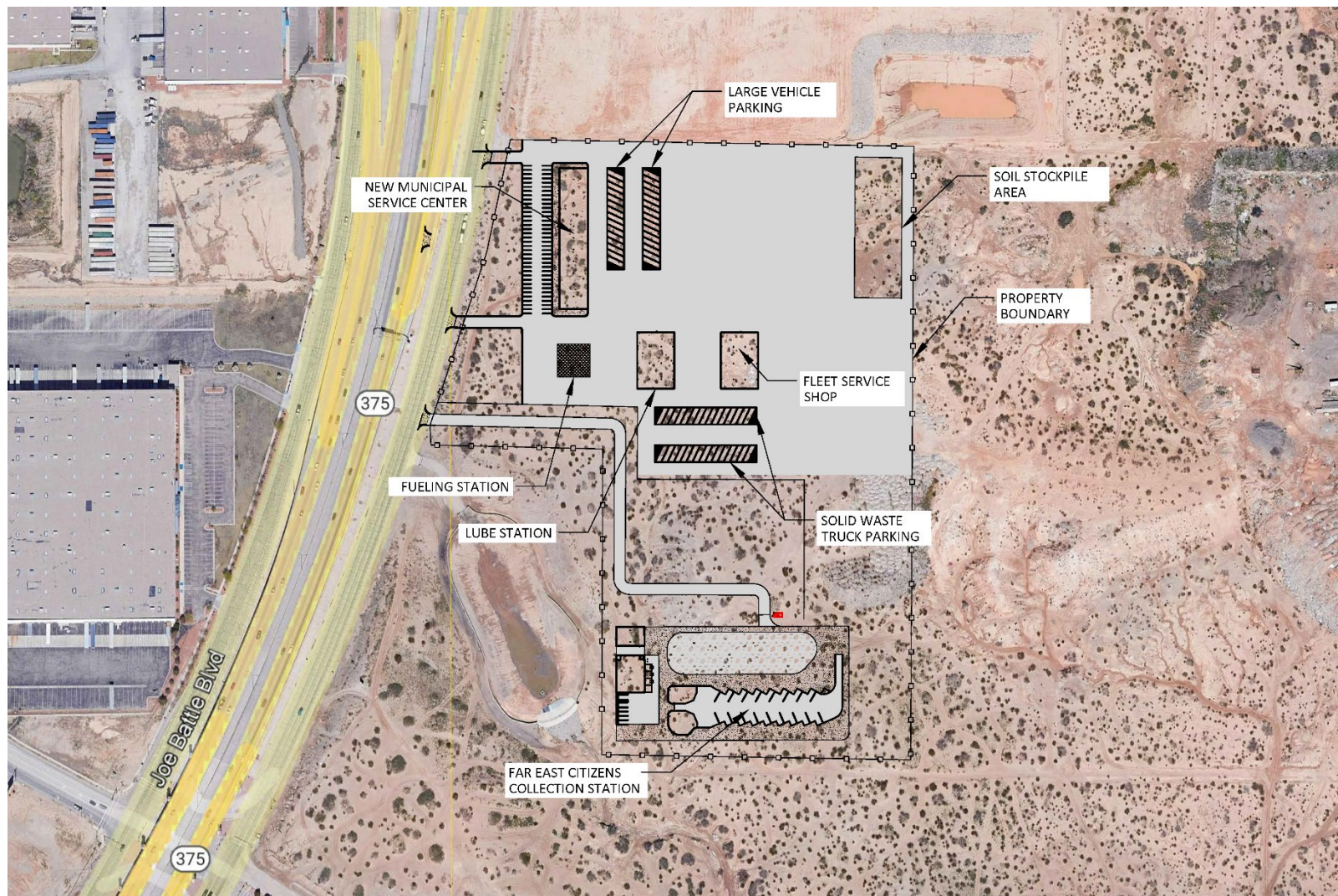


# Proposed Design

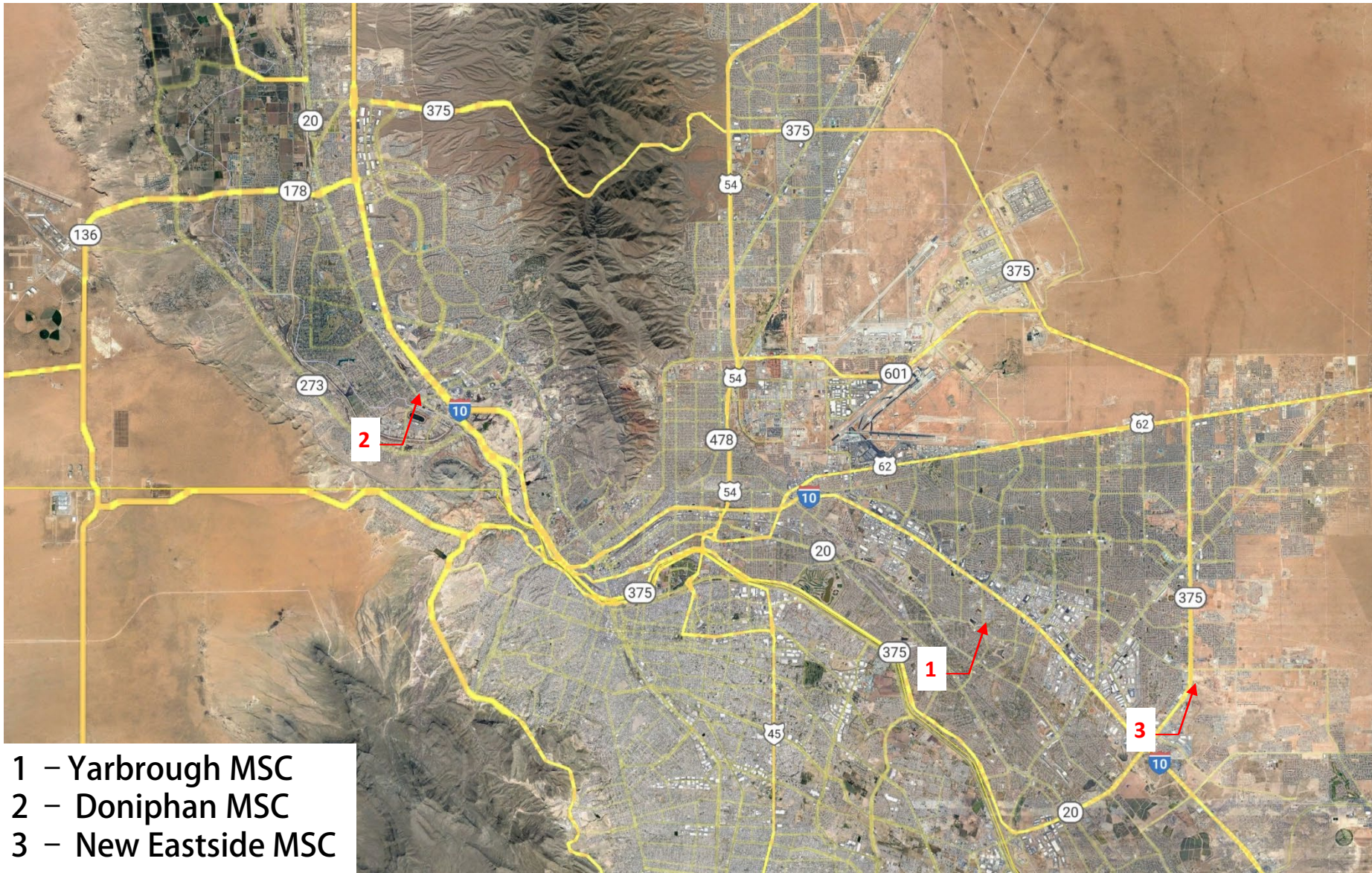




# Proposed Layout



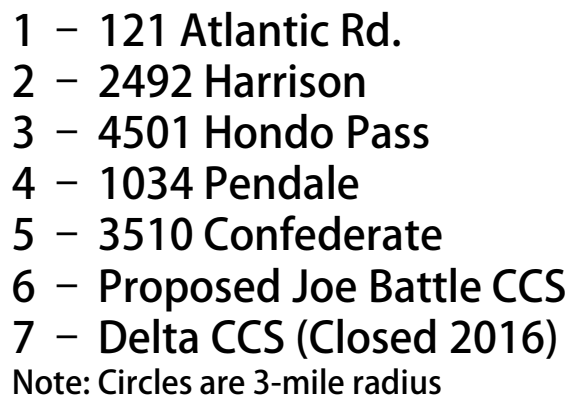




- 1 – Yarbrough MSC
- 2 – Doniphan MSC
- 3 – New Eastside MSC









# Proposed Terms

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- Purchase Price: \$8,900,000
- Earnest Money: \$50,000
- Inspection Period: 60 days
- Closing Timeline: 15 days after Inspection Period



# Above Market Justification

Above Market Rate Justification for New Eastside MSC											
Type of Vehicle	Number of Trucks	Trips Per week	Round Trip Mileage Savings	Miles per gallon	Type of Fuel	Price per gallon (2023 ave.) <sup>(1)</sup>	Ave. Mileage Savings per week	Ave. Mileage Savings per year	Ave. Annual Maint. Savings <sup>(3)</sup>	30 Years Fuel Savings <sup>(1)</sup>	30 Years Maint. Savings
ASL	20	4	20	5	Diesel	\$ 4.25	1,600	83,200	\$ 19,642	\$ 2,459,988	\$ 589,264
											<u>\$ 3,049,252</u>
Type of Vehicle <sup>(5)</sup>	Number of Trucks	Trips Per week	Round Trip Mileage Savings	Miles per gallon	Type of Fuel	Price per gallon (2023 ave.) <sup>(2)</sup>	Ave. Mileage Savings per week	Ave. Mileage Savings per year	Ave. Annual Maint. Savings <sup>(3)</sup>	30 Years Fuel Savings <sup>(2)</sup>	30 Years Maint. Savings
ESD Pick ups	28	10	30	18	Unleaded	\$ 3.50	8,400	436,800	\$ 21,840	\$ 2,741,649	\$ 655,200
											<u>\$ 3,396,849</u>
									<u>Total 30 Year Savings</u>	<u>\$ 6,446,101</u>	
Note 1: Cost of Diesel increased at 1% annually for inflation											
Note 2: Cost of Unleaded increased at 0.5% annually for inflation											
Note 3: Annual Maintenance Costs include (FY23 Costs)											
Maintenance A - \$408 every 3000 miles											
Maintenance B - \$673 every 12000 miles											
Maintenance C - \$1056 every 24000 miles											
Note 4: El Paso is currently exceeds federal standards on Particulant Matter PM2.5, PM10 and Ozone											
Note 5: ESD Programs proposed to move include Collections, Vector and Air Quality.											
Note 6:Parks/Streets and Maintenance vehicles not included											



## 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,  
**A**ccountability, **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