

# Multipurpose Entertainment & Performance Arts Center

## Alternative Site Selection Community Meetings Public Input Report

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## EXECUTIVE SUMMARY

On Feb. 12, 2024, Council directed staff to conduct community meetings, in the following two weeks, to inform the public on the process behind the alternative site recommendations being brought to council for consideration. Staff coordinated a three-prong approach to maximize outreach and accessibility to the public. This included a virtual meeting, a hybrid meeting with a virtual and in-person component, as well as an online page where the same information could be accessed, and comments and questions could be submitted. The total number of participants in the meetings was 112, and total amount of respondents online was 6.

All formats made the same information available to the public, through a series of boards containing information on key areas of the project completed up until now: [Market Assessment, Benchmark Studies, Community Engagement, Alternative Site Selection, and the Union Depot Site](#). During the meetings, there was a brief presentation from staff on all the boards, followed by a Q&A session where input was captured via the chat and Q&A functions virtually, and through post-it notes for in-person participants.

There were common questions and concerns, to all engagement forums, and those main points are captured and addressed below:

### Main Concerns:

1. Environmental impacts from vehicular and train traffic, as well as access to site –

***Additional work during Design Phase will address any impacts if any, none have been identified to be insurmountable, site design will address ingress and egress.***

2. Design and details of hybrid facility –

***This is the preferred venue type by promoters, and a new model that people are not familiar with, but provides most opportunities for flexibility, and attracting modern shows.***

3. Public private partnership structure putting most risk on public side –

***Next steps would include hiring an owner's representative to help write a P3 agreement solicitation to benefit all parties.***

4. Venue considered too expensive –

***Proposed hybrid model shows profitability in net operating income and is within the project budget to build.***

5. Venue not a sports arena, or too small of a venue --

***Bond Language specified a Multipurpose Performing Arts and Entertainment Venue. Public input points to preference for concerts and family shows over sports programming, and is the preferred model by promoters.***

6. Concerns over existing or future entertainment venues by the county and Sunland Park competing for same market --

***There is no other comparable existing or upcoming facility identified through the study.***

## **Main Questions:**

1. Were Parking Analysis, and Traffic Impact Analysis conducted on the site?

***Parking Analysis of downtown has been conducted and it shows plenty of parking infrastructure. A formal TIA would be conducted with the design phase and impacts mitigated then.***

2. Can the project be sited on another part of the city that is not downtown?

***City Ordinance No. 017849 language stipulates that the MPC is sited in downtown El Paso.***

3. Will site be impactful, and will this proposal remove future opportunities for larger arena?

***Site and project have been identified as an economic catalyst for the city, bringing in shows we currently don't get, and stimulating local economy. A larger arena would be possible in the future through a private sports team or other partner.***

4. Can Council put a larger facility or abandoning the project up to voters?

***It is within Council's discretion to approve any direction moving forward.***

5. Why weren't alternative sites made available for the public to consider/decide?

***The Texas Open Meetings Act allows the City to hold a closed meeting to discuss real estate matters when an open discussion could have a detrimental effect on the City's ability to negotiate with third parties. This provision can be found at Texas Government Code, Chapter 551, Section 551.072***

## **VIRTUAL ZOOM Meeting 2.28.24 (5:30-7:00pm)**

### **Meeting Information**

Participants: 42

Meeting video shows all real-time verbal responses:

[Meeting Video on elev8ep.com](https://elev8ep.com)

### **Market Assessment**

- Some leaders have indicated you missed on location, seating capacity, entertain model -high school football? freeway access and parking? Pls respond.
- What is the budget? How it will be funded?
- How did you arrive at the probable monetary range of remediation costs denoted in your presentation?
- How did you arrive at the probable monetary range of remediation costs denoted in your presentation?
- The County is considering an amphitheater at Ascarate Park. How will this affect City's venue?
- Why is the ROM costs such a large range? \$600,000 to \$2.7M?

- El Paso is not Dallas, Austin, Phoenix. Their funding bases are significantly different than El Paso. So why were these used in comparisons?
- To be clear, the 4,000 outside seating is a lawn/bring your own chair.
- What are the soft costs not mentioned in the project?
- Have you identified potential impacts to Assembly space in Sunland Park currently under construction?
- The presentation on Feb. 13 scored Site C at 7.50. Why is the current score different? What changed.
- What is the budget? How it will be funded?
- Specifically, what venues/performances are we missing and where did they go?

## Alternative Site Selection

- The alternative site is unworkable. Location is essential. If we cannot better locate the MPC, why doesn't the City just kill the project?
- Has the former Asarco Refinery site been considered for the MPC? Site remediation is almost complete there, no?
- Why is the area of Duranguito not being used, since the area has already been demolished?
- Was any consideration given to partnering with the NPS and locating the MPC within Chamizal Park?

## Benchmark Studies

- Describe the outside seating.
- What is the annual revenue for the Toyota Music Factory?
- The hybrid amphitheater is not a multipurpose center. It's a limited, seasonal music venue only. It achieves nothing that cannot be accommodated with existing venues. More important it hamstring the opportunity for future councils to build a more significant project in the near future, and will cause \$150million in unnecessary debt for years to come. It is not a fiscally responsible use of tax dollars. This is not the project the bond envisioned. This project should not be considered at this time. I would hope it would be tabled for future City Councils.
- What is the quantitative difference in your spider mappings?
- Does this design dynamic enough for El Paso? Are we downscaling again? Is the more impactful idea? I don't see the region coming down to this venue.
- Why did you choose to use Irving Texas as a comparable? The surrounding metropolis area of Dallas can't be compared to the potential attendance based off our regional area comparatively
- Why did you choose to use Irving Texas as a comparable multipurpose center? The surrounding metropolis area of Dallas can't be compared to the potential attendance based off our regional area comparatively

## Union Depot Site

- Where is the free parking for this venue?
- What's the quantitative difference between Union Depot and the Convention Center?
- The orientation of the outdoor part of the conceptual venue is such that users will be facing toward the western setting sun. That will severely impact its use.
- Can there be a right-in / right-out on Paisano?
- What is the response of the TCEQ on health issues?
- It really seems unrealistic to expect Amtrac and the various other railroad companies to "coordinate" their traffic with MPC venue events? At best maybe they agree not to sound the engines horns like they do in the lower valley but I sincerely doubt they would reschedule their trains.
- How will this affect the architecture school and its students?

- How much is TTU rent actually, and will the arena impact it's rent in the coming years?
- Does Amtrac have any current co-sponsoring agreements?
- Amtrac, with other venues in other cities?
- Did I understand you to say that there might be the chance of using rail to get to the events?
- why not do the survey again with a focus on the UD location?
- I'm sorry if I missed the answer, but was the former Asarco Refinery site considered for the MPC? Also, is there any threat the Union Depot site might have archeological significance?

## **Downtown location related**

- can the mpc project be cancelled
- Should this proposal fail what happens then? Will you select an alternative property? Can a new alternative be offered at your next meeting as a possible alternative site if this one should not succeed?

## **Transit**

- how will this affect traffic downtown and are there plans to redirect traffic jams?
- What will be the plan to enhance public transit access?
- how are you going to abate the train noise during outdoor events?
- What is the noise impact of the traversing of the trains for events?
- Freeway access

## **General Questions:**

- I would like to know the dates a times of the public meetings you conducted please.
- How many members of the public are attending this webinar?
- Where is the PeopleSoft for this project?
- Question for Laura from media, would we be able to get a recording of the presentation?
- Will Taylor Swift be coming to preform?
- Why is the multipurpose center not being placed on a city vote for El Pasoans to decide if we should built the center and / or built a larger multipurpose center ?
- Why are we not building a larger multipurpose center that will service el Paso now and in the future ( in the future we will be paying more to expand the current proposed multipurpose center?)
- Please explain how can Council responsibly vote on an MPC without a design and so many undetermined components of any project?
- Is this idea impactful enough? Do you believe the region will visit this venue?
- Will the Mountain Star Soccer team have its playing field be part of the MPC?

## **General Comments-**

- City staff: I appreciate all your work, diligence, and open discussion and answers to help make our 915 a better place!!!
- I do appreciate your time and effort to present the MPC site information. I also appreciate your efforts to answer the questions from the community.

## **RAILROADS**

- Union Pacific to the north; Noise every 10-15 minutes day and night; Carbon Monoxide; On windy days ground contaminants become airborne; Ground shaking!; Trespass on railroad property.; Burlington Northern Santa Fe to the immediate south and across Paisano-; Noise 10-15 minutes day and night; Ground shaking!; AMTRAK to the north-; Noise mid-day

### **VEHICULAR TRAFFIC ON PAISANO**

- Blind corner; Curve to the left of Union Depot; Downhill from the right of Union Depot; Speed; Excessive in both directions; During the daylight hours there is traffic entering and exiting Union Depot and cross traffic is manageable; During the nighttime hours there is very little to no traffic entering and exiting Union Depot. An increase in traffic would be hazardous; how will this affect traffic downtown and are there plans to redirect traffic jams.

### **PEDESTRIANS**

- Paisano will be dangerous to pedestrians who must walk near or along the roadway; Especially those with mobility issues; Intoxicated people; Those horsing around; Children; The walkway from Southwest University is a long walking distance to and from Union Depot; The incline and decline will be difficult for: Those with mobility issues; Intoxicated people; The walkway is from W. Franklin to W. San Antonio. No entry or exit In-between. how will this affect traffic downtown and are there plans to redirect traffic jams.

### **In Q & A Section on Zoom:**

Why is the multipurpose center not being placed on a city vote for El Pasoans to decide if we should built the center and / or built a larger multipurpose center?

Why is the area of duranguito not being used, since the area has already been demolished ?

Why are we not building a larger multipurpose center that will service el Paso now and in the future (in the future we will be paying more to expand the current proposed multipurpose center?

### **Transcript from Zoom meeting chat:**

00:34:45 Ed Hamlyn: Ed Hamlyn, edhamlyn@gmail.com

00:35:35 Woody Bare El Paso Resident: Woody Bare wab8591@gmail.com

00:35:50 Dr. Sharon Miles-Bonart: Can you hear us?

00:36:26 Steve: Steve Rosenfeld stever@utep.edu

00:36:57 Dr. Sharon Miles-Bonart: So we are to engage using chat. No microphones.

00:37:02 Daniella Quesada: <https://www.elev8ep.com/mpc-home-page>

00:37:17 Dr. Sharon Miles-Bonart: Sharon Miles-Bonart. Shmiles@flash.net

00:41:16 Dr. Sharon Miles-Bonart: Describe the outside seating.

00:41:20 Ed Hamlyn: The alternative site is unworkable. Location is essential. If we cannot better locate the MPC, why doesn't the City just kill the project?

00:41:53 Steve: can the mpc project be cancelled

00:42:37 Dr. Sharon Miles-Bonart: Where is the People

Soft for this project?

00:43:36 Dr. Sharon Miles-Bonart: How many members of the public are attending this webinar?

00:44:38 City of El Paso: Thank you all. We ask that you please allow staff to run through the project and we will work to provide responses to your questions. Please note, staff cannot cancel the project but we will share your comments.

00:44:53 City of El Paso: There are over 30 attendees at this time.

00:45:01 Dr. Sharon Miles-Bonart: Where is the free parking for this venue?

00:45:35 Dr. Sharon Miles-Bonart: Will Taylor Swift be coming to perform?

00:47:44 K. Monier: Will the Mountain Star Soccer team have it's playing field be part of the MPC?

00:56:41 Dr. Sharon Miles-Bonart: What is the annual revenue for the Toyota Music

Factory?

00:57:12 Woody Bare El Paso Resident: RAILROADS

Union Pacific to the north-

Noise every 10-15 minutes day and night

Carbon Monoxide

On windy days ground contaminants become airborne

Ground shaking!

Trespass on railroad property.

Burlington Northern Santa Fe to the immediate south and across Paisano-

Noise 10-15 minutes day and night

Carbon Monoxide

On windy days ground contaminants become airborne

Ground shaking!

Trespass on railroad property.

AMTRAK to the north-

Noise mid-day

Carbon Monoxide

On windy days ground contaminants become airborne

Ground shaking!

Trespass on railroad property.

00:57:50 Woody Bare El Paso Resident: VEHICULAR TRAFFIC ON PAISANO

Blind corner

Curve to the left of Union Depot

Downhill from the right of Union Depot

Speed

Excessive in both directions

During the daylight hours there is traffic entering and exiting Union Depot

and cross traffic is manageable.

During the nighttime hours there is very little to no traffic entering and exiting

Union Depot. An increase in traffic would be hazardous.

00:58:11 Charlie: Some leaders have indicated you missed on location, seating capacity, entertain model -high school football?, freeway access and parking? Pls respond.

00:58:45 Alex Cortez | EXIGO: how will this affect traffic downtown and are there plans to redirect traffic jams

00:58:49 Woody Bare El Paso Resident: PEDESTRIANS

Paisano will be dangerous to pedestrians who must walk near or along the roadway.

Especially those with mobility issues

Intoxicated people

Those horsing around

Children

The walkway from Southwest University is a long walking distance to and from Union Depot

The incline and decline will be difficult for:

Those with mobility issues

Intoxicated people

The walkway is from W. Franklin to W. San Antonio. No entry or exit In-between.

00:59:08 Dr. Sharon Miles-Bonart: Asking again, What will the outdoor seating be like?

01:00:01 Dr. Sharon Miles-Bonart: Staff mentioned that.

01:05:44 Charlie: Should this proposal fail what happens then? Will you select an alternative property? Can a new alternative be offered at your next meeting as a possible alternative site if this one should not succeed?

01:05:54 Steve: how are you going to abate the train noise during outdoor events

01:06:49 Dr. Sharon Miles-Bonart: What's the quantitative difference between Union Depot and the Convention Center?



01:08:26 Dr. Sharon Miles-Bonart: What is the noise impact of the traversing of the trains for events?

01:08:30 Alex Cortez | EXIGO: How will this affect the architecture school and it's students?

01:09:25 Woody Bare El Paso Resident: Threats- RAILROADS

All 3 railroads to the north and south

Noise every 10-15 minutes day and night

Carbon Monoxide

On windy days ground contaminants become airborne

Ground shaking!

People Trespass on railroad property.

01:10:41 Alex Cortez | EXIGO: How much is TTU rent actually and will the arena impact it's rent in the coming years?

01:11:13 Woody Bare El Paso Resident: Threats- VEHICULAR TRAFFIC ON PAISANO

Blind corner

Curve to the left of Union Depot

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Speed

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During the daylight hours there is traffic entering and exiting Union Depot

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Union Depot. An increase in traffic would be hazardous.

01:12:44 Dr. Sharon Miles-Bonart: Why is the ROM costs such a large range? \$600,000 to \$2.7M?

01:13:26 Woody Bare El Paso Resident: Threats- PEDESTRIANS

Paisano will be dangerous to pedestrians who must walk near or along the roadway.

Especially those with mobility issues

Intoxicated people

Those horsing around

Children

The walkway from Southwest University is a long walking distance to and from Union Depot

The incline and decline will be difficult for those with mobility issues and intoxicated people

The walkway is from W. Franklin to W. San Antonio. No entry or exit In-between.

01:15:27 Deb Hamlyn: Please send my comments to everyone.

01:16:20 Dr. Sharon Miles-Bonart: Does

Amtrac have any current co-sponsoring agreements?

01:16:27 K. Monier: Has the former Asarco Refinery site been considered for the MPC? Site remediation is almost complete there, no?

01:18:10 Dr. Sharon Miles-Bonart: Amtrac, with other venues in other cities?

01:20:30 Ed Hamlyn: The market area is far too limited. At minimum it should include Las Cruces.

01:21:12 Dr. Sharon Miles-Bonart: What are the soft costs not mentioned in the project?

01:22:43 Joaquin Rodriguez: <https://www.elev8ep.com/mpc-home-page>

01:26:58 Jim Booher: Have you identified potential impacts to Assembly space in Sunland Park currently under construction?

01:27:01 Ed Hamlyn: Was any consideration given to partnering with the NPS and locating the MPC within Chamizal Park?

01:27:44 City of El Paso: The 2012 voter approved bond project included language that specifically states the MPC can only be located in downtown.

01:28:13 Dr. Sharon Miles-Bonart: To be clear, the 4,000 outside seating is a lawn/bring your own chair.

01:29:17 Joe Gudenrath: The presentation on Feb. 13 scored Site C at 7.50. Why is the current score different? What changed.

01:29:21 Woody Bare El Paso Resident: why not do the survey again with a focus on the UD location?

01:30:32 Charlie: Freeway access

01:33:22 Dr. Sharon Miles-Bonart: What is the response of the TCEQ on health issues?

01:34:20 Dr. Sharon Miles-Bonart: Can there be a right-in / right-out on Piasano?

01:35:45 Ed Hamlyn: (sorry, another statement rather than question.) The orientation of the outdoor part of the conceptual venue is such that users will be facing toward the western setting sun. That will severely impact its use.

01:36:43 Dr. Sharon Miles-Bonart: What is the quantitative difference in your spider mappings?

01:37:51 Dr. Sharon Miles-Bonart: How close? It is your map.

01:38:05 Charlie: Does this design dynamic enough for El Paso? Are we downscaling again? Is the more impactful idea? I don't see the region coming down to this venue.

01:38:06 Dr. Sharon Miles-Bonart: Please give the numbers.

01:40:44 K. Monier: It really seems unrealistic to expect Amtrak and the various other railroad companies to "coordinate" their traffic with MPC venue events? At best maybe they agree not to sound the engines horns like they do in the lower valley but I sincerely doubt they would reschedule their trains.

01:42:44 21rubio21@gmail.com: Why is the multipurpose center not being placed on a city vote for El Pasoans to decide if we should built the center and / or built a larger multipurpose center ?

01:43:13 21rubio21@gmail.com: Why is the area of duranguito not being used, since the area has already been demolished ?

01:43:30 21rubio21@gmail.com: Why are we not building a larger multipurpose center that will service el Paso now and in the future ( in the future we will be paying more to expand the current proposed multipurpose center?)

01:51:53 Dr. Sharon Miles-Bonart: Please explain how can Council responsibly vote on an MPC without a design and so many undetermined components of any project?

01:57:04 Appolonia Roldan: Just a reminder that we will be hosting another hybrid community meeting at the Blue Flame Building, next Wednesday March 6- 5:30pm-7pm

01:57:12 Charlie: Is this idea impactful enough? Do you believe the region will visit this venue?

01:58:03 K. Monier: I'm sorry if I missed the answer, but was the former Asarco Refinery site considered for the MPC? Also, is there any threat the Union Depot site might have archeological significance?

01:58:55 Dr. Sharon Miles-Bonart: Specifically, what venues/performances are we missing and where did they go?

02:02:26 Dr. Sharon Miles-Bonart: El Paso is not Dallas, Austin, Phoenix. Their funding bases are significantly different than El Paso. So why were these used in comparisons?

02:02:57 Woody Bare El Paso Resident: The County is considering an amphitheater at Ascarate Park. How will this affect City's venue?

02:06:07 Appolonia Roldan: for more information <https://www.elev8ep.com/>

## HYBRID Meeting 3.6.24 (Center for Civic Empowerment, 5:30-7:30pm)

Participants: 27 in-person, 43 virtual; TOTAL: 70

**In person community input** (BOARD notes)

### General Questions

- What renovation & expansion is being done on the convention center? That was part of the bond issue El Pasoans supported.
- What is plan for the original site where the MPC would have worked perfectly with a 15000-seat facility at time bond issue passed?
- 500 million bond issue to build El Paso as a world class city. This whole project is not even z class.
- If there's only 5 in country what financial success have they had? Are any between railroad lines?
- How much did this study cost?
- How much money/value has been lost on the bond issue?
- All hotels built around convention center were promised convention business none exist now. Have was this railroad project convention business?

### General Comments

- Council has cancelled other QOL '12 project. They should do it here.

## Market Assessment

- El Paso County Coliseum is a mid-size, flexible venue – incorrect to state MPC would not compete with exiting venues.
- 6,500 to 1,500 more desirable due to El Paso climate.
- AAA stadium is insolvent; trolley is insolvent. Don't need another!
- "Secure VIP Parking"? For who? How about first come, first serve?
- Public/private = public takes 100% of risk; private keeps profits.
- Way too expensive \$45,000/seat.
- 30% soft costs are \$54M and 27M to the City egregious
- P3 needs to be full equity partnership.
- Size of venue seems too small to be of value.

## Benchmark studies/comparable facilities

- The spider & tables are misleading. Implicit in the graphs is that all 12 criteria are of equal value; they're not. And the 10 increments of each criteria are subjectively determined. This is obfuscation
- Why wasn't Asarco site considered? 3 minutes from downtown!
- Build flexible more value
- Flexible gives more opportunity for events
- Arena needs 15,000 seating, not same size as Don Haskins/NMSU
- El Paso loses shows to Athletics. Games/practice

## Community Engagement

- Provide future community engagement opportunities that are more diverse: different forums, interactive.
- Too expensive. Don't have the money.

## Alternative Site Selection

- Can site M be explored as diligently as site A?
- Imagine the hoards leaving Site A and the traffic jam that will ensue.
- Did City know changing boundaries Downtown/Uptown would have this effect? Please make public how it had this effect + explain why that wasn't made public before.
- Site M is a great alternative to Union Depot too! Love the idea of Texas St as a connector to Downtown! Develop Texas St.
- Site M has better traffic flow to prevent congestion. Can the city present traffic flows of all proposed sites?
- Why haven't the alternative sites been made public for us to consider? [Pgckenzie4409@gmail.com](mailto:Pgckenzie4409@gmail.com)
- The original site was (and still is) vastly superior.
- Site C is a better location but only if pedestrian access along San Antonio Ave is maintained.
- Convention center parking & Union Depot garage site C
- Site C: trolley runs right on Santa Fe
- More engine #1 to the floor of the Union Depot. [It is hidden from the public in its current location]

## Union Depot Site

- Great opportunity to revitalize Union Plaza district.
- Sandwiching the facility between BNSF & Union Pacific rail lines is horrendous.
- Retail in Union Depot will not allow arch school to function safely

- Union Depot site has too narrow of a stage that is creating a passable viewing experience instead of a desirable optimized experience
- Solar orientation does not seem ideal for outdoor seating
- Flow of traffic, bottle neck concerns
- Site A: Relocate & include a railroad museum & exhibit
- Site A Include railroad museum on adjacent parking lot
- Where will Sun Metro go? Loss of infrastructure
- Limiting rail infrastructure concern

### Virtual community input

## Market Assessment

### Benchmark studies/comparable facilities

## Community Engagement

### Alternative Site Selection

- I like option H the best. Its an actual arena, its bigger, still in downtown, and it allows for a potential sports team there. I don't completely trust the union depot option and what they can do to the train station.
- Option C seems to be about building a new facility adjacent to the Chavez & convention center - why is renovation not being considered as nothing in the bond requires a new facility?
- 

## Union Depot Site

- I live a mile away from the railroad tracks I still hear the train unless you put the train underground you cannot avoid the train freight pollution noise
- If there is a flexible MPC in the union depot area, will it be owned by the public, privately, or a mix of both?
- Kasi Schnell responded to my question "I am concerned that the MPC analysis views public transit as a threat. Is public transit not the best way to move large numbers of people to and from downtown events? Further, it seems like the end goal is to remove transit from the site entirely as soon as existing contracts become breakable. Is that being considered?" with "The analysis does not view this as a threat, instead as an opportunity" - however 'A transit-oriented use reportedly must remain on this site' is listed in bold and red under the 'threats' category of the site assessment. Could that be elaborated upon?
- I vote for another site. This one has too many design phase obstacles.
- Why are we finalizing a site, if we don't have preliminary parking and traffic questions addressed?
- I am concerned that the MPC analysis views public transit as a threat. Is public transit not the best way to move large numbers of people to and from downtown events? Further, it seems like the end goal is to remove transit from the site entirely as soon as existing contracts become breakable. Is that being considered?
- Will there be a public safety study? What i'm getting at is large venues are susceptible to crime. The particular site is on flat ground with hillside on one side and Paisano on the other. Pls respond
- If we are waiting to finalize a location before considering the cost of mitigating traffic and noise and accommodating parking, what is the plan in case this location is selected, and those costs push the project out of budget?
- Is it safe to build an arena close to the railroad tracks? Mistakes and flaws in the track can derail a train.

- Ingress, egress and parking should have been one of the first factors in consideration before trying to finalize the site location. The close proximity to the rail line is not a positive. It will create significant safety issues and noise issues that both UP and Amtrak will likely push back on and will create additional, extended delays to development of this site.
- What will be demolished in order to accommodate this MPC? How will traffic be handled in this area 4-8,000 is a lot of car traffic + parking. How was it determined that this is the best site for a venue like this?
- Why put an outdoor performance venue next to active railroad tracks. Wouldn't a passing train interfere with the performance?
- 1) Parking? 2)noise/disruption when trains are passing through?
- Will the union depot still be used as a train station with Amtrak use?
- The statement on the presentation alone of possible unique experience is a LIE, no one seems to have reached out and even found out it was not possible yet put it on the presentation?

## General Questions

- Is ordinance the same as the proposition we voted on???
- Have Public Safety officials (Fire, Police, Medical) been consulted?
- Were the words the arena on the ballot or put on later without a vote
- Will this Q&A be archived and available for public view after this meeting ends?
- What is the amount of interest for the 32 years of the bond
- Why have you not answered my question about putting this back out to the voters? El Paso is not the same city it was 12 years ago. Certainly, the downtown has changed dramatically! It seems that the important things are on the agenda "to be studied" are too far in the future. Many of the questions asked here need to be answered BEFORE you move ahead with the design phase!
- In regard to the response to the question about a potential breach of contract, it feels like the answer given by the city is a legal opinion (in terms of interpretation of the contract's terms) and not necessarily legal fact. Although the city can make an argument as to why the venue does not breach the contract, is it still possible for Mountain Star to sue (and possibly win) if they feel the argument is not compelling?
- There was a concert at the Ballpark in October, none in last 10 years is a lie! Why is your department misleading the public?
- Train & traffic noise is problematic for this design, common sense needs to be considered before the design study. Why waste time & effort?
- Is the old ASARCO area available for building something like this? Easy access for traffic, parking, etc?
- If city council approves the location now, can they then later decide against the location if the design phase reveals intractable issues in terms of budget stemming from parking, traffic, noise, contract renegotiation, etc?
- public's participation on a new site and not automatically selecting one of the 12 alternatives. A new location. How can a new idea be communicated to city council?
- Alex, can your department please post asap where in the language it says specifically downtown
- Former City Manager Wilson sent an email to each City Council Reps and to the Mayor. She outlined all the negatives for the MPC to be located at the Union Depot site. Will Ms Wilson's assessment be taken into account on the March 12, 2024 City Council meeting?
- How can an approved bond project be modified or revise?
- Time to put it back out to the voters. Much has changed!!
- can you please provide where it says downtown?
- Where is the traffic study for downtown calculating with the current venues in use and adding a 5th venue in the same radius? Will TX Dot be contacted so that reconfiguration of downtown exists to accommodate more traffic

occur?

No different than what had to happen when the Fountains at Farah were added to the Cielo Vista Mall area.

- The clause in the contract with Mountain Star for the baseball stadium means this venue would create a breach of contract and thus force the City to renegotiate the contract and further cause more incentives and concessions costing El Paso citizen tax payers far more for both venues. With higher tax rates again. Why was this clause not mentioned during the City Council presentation or was this intentional so Mountain Stars gets more of Citizens tax dollars?
- 

## General Comments

- I missed the words arena must be downtown or was it added later without a public vote
- The Next Step should be cancel this project the ordinance and put it back to the voters to see if they do want a venue in the downtown location.
- El Paso residents should consider the future of our city, and the 2012 arena project marked a significant stride towards its growth. Hosting events like NBA G League games, concerts, and other attractions not only stimulates the economy but also draws visitors to downtown, fostering further growth. With a planned 12,000-seat arena and the prospect of renowned musicians performing, we could attract attendees from neighboring states like New Mexico and Arizona, thereby bolstering our economy.
- Where is the study for traffic and parking for more than one venue downtown in less than a half mile radius to enter the bottleneck downtown traffic with more than one venue having an event. October there was 3 events on the same day at The Plaza, a country concert and Horrorfest all making parking and traffic a nightmare and you want to add another venue in the small radius. Only making a evening out a nightmare. Where is the study evaluation with all venue's having an event on the same day. It already occurs so there should have been a study if you did your due diligence.
- Mr. Mayor respectfully, this project is not a good thing for your legacy. You've been great for our city! Please pause this project.
- As you just stated correctly it was the ORDINANCE that changed the location. Voters did not vote for it nor was downtown location part of the bond we voted on in 2012. So Bond voted on and ORDINANCE later changed are to different documents. Stop saying we voted for downtown when that is not what the bond read , but the Dee Margo ORDINANCE bait and switch. So the ORDINANCE can be rewritten or the bond can be sent back to voters with downtown location in the bond language. Two different documents. I used to create both for the city and know the difference and how citizens are being misled by we voted for downtown statements which are untrue.
- I never understand why people that live in El Paso always complain about having nothing to do here but when we want to put an arena down, that could bring in a g league team, other sports teams, and help grow the economy of the city. El Paso people say no, and don't want to grow and just want to stay the way we are.
- That link makes a citizen have to download a program. One Drive? I'm sure the city pays for you to have all software programs but not every citizen in El Paso can. But like this venue project forced upon the citizens it is done from a place of privilege when the majority of tax payers live under or at the property line and don't have well paying city jobs.
- Can we go back to the 2012 project, I still can't believe that some people in El Paso stopped that project, that was gonna help grow the city, but it was stopped by people that wanted to keep some old run down building, building the arena is a great step for El Paso to grow into a bigger city
- The entire push for a downtown location after the Bid was passed is nothing more than a gentrification project to wipe away this cities heritage and history. You all who worked on the MPC should be ashamed of how you are harming and have harmed this community and will further do so with the tax dollars we wil, have to further spend when due to the clause in Mountain Stars contract it will have to be renegotiated at the tax payers expense. Shame! Shame! Shame!

- El Paso needs something magnanimous! This ain't it! A group out of SF sold you this idea that isn't right for El Paso. El Pasoans deserve better! Pause this project!
- Kasi Schnell the Bond of 2012 did not specify the venue be placed downtown, your statement is incorrect. The location was changed to be downtown after the bond was approved by Mayor Margo by an ORDINANCE which means that ORDINANCE could be retracted and downtown no longer be a factor. Telling citizens the 2012 bond we voted on stated downtown is a LIE! All citizens should worry if city employees are lying about the facts to the citizens. Just like the bond did not state sports arena and a judge ruled upon that fact. Stop saying the voters voted to place the venue downtown, we DID NOT!
- This is NOT what I voted for in 2012. I don't think anyone back in 2012 had a mediocre project like this in mind when we approved a Downtown Arena. Hundreds of dilapidated city blocks downtown in much need of investment and you pick a contaminated wedge of land sandwiched between two freeways and railroad tracks! We voted for a Mercedes and your proposing a Ford Pinto. No, no, no! You have to go back to the drawing board!
- I can appreciate the time and effort put forth on this study. The needs in our community are great but this seems to fall short of adequately addressing them. I am concerned that this will create another financial money pit that will need to be maintained by taxpayers.
- I am a concerned engaged citizen. I appreciate all the time/resources invested on the studies and possible site and building plans. I also understand that the available funding left for this project is not enough for a project that The City community deserves. I also understand that the longer we wait, the more expensive the project will be but desperate solutions will not last and serve the purpose. The site is a dead end, narrow space not meeting the qualifications for a nice, decent open forum for any outdoor activities. The parking will be limited and the aesthetic aspect will be covered by the Border road on one side and the tracks on the other side. Who rides the train nowadays and the train noise in the middle of a concert. Let's save the resources that will be spent, wait for the sale of the properties bought for the former arena site and start working strategically to find partnerships from the private sector. Thank you for this opportunity to let the community express their thoughts.
- Alex Hoffman the design phased, you presented a design at city council and it is on the elev8ep.com page. This is the worst unplanned venue and presentation. You were to have evaluated all prior to this point of forcing this venue and location upon the citizens and tax payers. This project needs to be sent to the voters for the downtown, location and see if there is support. Anyone forcing this onto the citizens of El Paso does not have the best interest of the citizens at heart but their own pay checks.
- Parking and all else should have already been evaluated prior to further wasting city employees and citizens time. This entire presentation is filled with misinformation to the public. Voters did not vote for the venue to be placed downtown, a subsequent act by city council in a bait and switch changed the location.
- This project should be located away from downtown. It will be too congested. Ideal location will be on the west side where the Great Wolf Lodge was going to be built if the land is still available.
- Has a noise study been conducted for this site? Several years ago, I attended a KD Lang concert at the Pepsi pavilion in Denver, located next to train tracks. She had to stop her concert a couple of times due to the screeching and banging of the trains. I think artists and performers may think twice about booking a venue with noise intrusions from trains and nearby highways.
- FYI, the Pepsi pavilion no longer exists.
- Alex Hoffman your statement is incorrect, the binding citizens voted on did not direct the venue to be downtown. The subsequent ordinance passed by Dee Margo changed the bond to force it downtown. Please do not mislead the public some of us have read all the documents.
- Claiming that the voters approved of this is misleading since the Bond voted on DID NOT state downtown just as it did not state sports arena as a judge already ruled on. This entire project needs to be scrapped and sent back to the voters not forced upon the citizens to have it in a congested area of town. You seem to feel you have to spend the bond money no matter what. The city does not and can send it back to be canceled, if the council can



add after the fact location then the council can vote to not place more hardship on Citizens by making an evening out downtown a bigger traffic nightmare.

- What about the noise & pollution from the trains &
- traffic on freeway, loop 375, & Paisano?
- A better investment would be to put the 2012 bond \$ into renovating the Abraham Chavez.
- It needs to not be downtown! Traffic is horrendous when there is a ballgame and even more awful if there are other events going on at the same time.
- Parking is a huge concern as more than one venue having an event downtown is a nightmare, currently 4 venues in the same radius. Plaza theater, Abraham Chavez, Convention Center and Baseball stadium. Where is the downtown traffic and parking study with more than one venue is having an event at the same time. There are many events at the same time at the current events all you have to do is view each venues calendars and you will see all the currently overlapping events and nightmare for getting to your event on time. No citizen should have to leave 2 hours prior to an event to make their event on time.
- Potential partner opportunity with railroad for a unique guest experience and branding? is misleading Amtrak does not own nor can give access to the tracks as they merely lease. Freight line will not partner!

#### **Q&A Chat from Zoom Meeting:**

Anna 05:35 PM

Please increase your volume. You are hard to hear. Thank you!

Kasi Schnell 05:35 PM

thank you

Galaxy Tab A 8 05:35 PM

statment of:

Potential partner opportunity with railroad for a unique guest experience and branding? is misleading Amtrak does not own nor can give access to the tracks as they merely lease. Freight line will not partner!

Alex Hoffman 05:39 PM

Partnerships have not you been determined because City Council first needs to approve the site location. Once that is finalized, we can begin looking for opportunities to partner with other entities, including the owners of the rail lines.

Galaxy Tab A 8 05:40 PM

Parking is a huge concern as more than one venue having an event downtown is a nightmare, currently 4 venues in the same radius. Plaza theater, Abraham Chavez, Convention Center and Baseball stadium. Where is the downtown traffic and parking study with more than one venue is having an event at the same time. There are many events at the same time at the current events all you have to do is view each venues calendars and you will see all the currently overlapping events and nightmare for getting to your event on time. No citizen should have to leave 2 hours prior to an event to make their event on time.

Alex Hoffman 05:49 PM

Traffic, access and parking availability will be assessed and evaluated at the time of the design to ensure that the site and use are viable. At this point, we are merely looking to identify and finalize the site.

Galaxy Tab A 8 05:42 PM

The statement on the presentation alone of possible unique experience is a LIE, no one seems to have reached out and even found out it was not possible yet put it on the presentation? Very unprofessional.

Alex Hoffman 05:47 PM

Thank you for your comment, we are making sure we capture all feedback we receive.

Anonymous Attendee 05:43 PM

Will the union depot still be used as a train station with Amtrak use?

Alex Hoffman 05:46 PM

Yes, the project will not affect the operations of the Union Depot.

Galaxy Tab A 8 05:46 PM

The clause in the contract with Mountain Star for the baseball stadium means this venue would create a breach of contract and thus force the City to renegotiate the contract and further cause more incentives and concessions costing El Paso citizen tax payers far more for both venues. With higher tax rates again. Why was this clause not mentioned during the City Council presentation or was this intentional so Mountain Star gets more of Citizens tax dollars?

City of El Paso (You) 06:04 PM

The proposed MPC is not an outdoor venue, it's a hybrid facility that will provide a completely different experience to event goers than the ballpark. This facility will not compete with the ballpark as for the past 10 years, the ballpark has not been used as an entertainment venue for concerts that are anticipated to be hosted at the MPC per the feasibility study conducted by Gensler. The Gensler study also noted that the region lacks a modern concert venue that a select group of concerts/acts look for on tours which means it will target a completely different act than the ballpark would attract.

Lennie Enzel 05:46 PM

It needs to not be downtown! Traffic is horrendous when there is a ballgame and even more awful if there are other events going on at the same time.

Alex Hoffman 05:49 PM

The 2012 voter approved bond project included language that specifically states the MPC can only be located in downtown.

Anonymous Attendee 05:48 PM

1) Parking? 2)noise/disruption when trains are passing through?

Alex Hoffman 05:53 PM

Parking supply and noise from nearby trains will be evaluated and accomodated during the design phase of the project. At this point, we are looking to finalize the location of the proposed facility.

Maggie (she/her) 05:48 PM

Option C seems to be about building a new facility adjacent to the Chavez & convention center - why is renovation not being considered as nothing in the bond requires a new facility?

City of El Paso (You) 06:11 PM

We will not your comment and question to share with the Council as they are they will be providing the direction on renovation as a consideration.

Anna 05:49 PM

Where will the answers to my questions appear? Will they be emailed to me?

Alex Hoffman 05:51 PM

As Laura indicated, the answers can be found in the Q&A section and selecting the "answered" tab.

Galaxy Tab A 8 05:50 PM

Where is the traffic study for downtown calculating with the current venues in use and adding a 5th venue in the same radius? Will TX Dot be contacted so that reconfiguration of downtown exists to accommodate more traffic occur? No different than what had to happen when the Fountains at Farah were added to the Cielo Vista Mall area.

Alex Hoffman 05:56 PM

Again, parking and traffic will be evaluated during the design phase of this project.

sylvia searfoos 05:50 PM

What about the noise & pollution from the trains &

traffic on freeway, loop 375, & Paisano?

A better investment would be to put the 2012 bond \$ into renovating the Abraham Chavez.

Alex Hoffman 05:58 PM

Noise and concerns regarding pollution will be evaluated during the design phase. At this point, we are looking to finalize the site so that we can evaluate these important issues you raise.

Ana Reza 05:51 PM

can you please provide where it says downtown?

City of El Paso (You) 06:25 PM

regarding the arena's location, you can view the bond ordinance from 2012 here: [https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala\\_elpasotexas\\_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd](https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala_elpasotexas_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd)

Jose Lopez 05:53 PM

Why put an outdoor performance venue next to active railroad tracks. Wouldn't a passing train interfere with the performance?

Alex Hoffman 06:28 PM

During the design phase of the project, the project team can determine ways to mitigate surrounding sounds, including highway and train traffic.

Anna 05:53 PM

What will be demolished in order to accomodate this MPC? How will traffic be handled in this area 4-8,000 is alot of car traffic + parking. How was it determined that this is the best site for a venue like this?

Alex Hoffman 05:59 PM

The design phase will evaluate what--if any--modifications will be necessary at the site. Additionally, traffic and parking will also be part of the design phase where the important issues you bring up will be evaluated.

Lennie Enzel 05:54 PM

Time to put it back out to the voters. Much has changed!!

City of El Paso (You) 06:26 PM

Thank you for your comment, we have captured the comment in our notes.

Anonymous Attendee 05:54 PM

Ingress, egress and parking should have been one of the first factors in consideration before trying to finalize the site location. The close proximity to the rail line is not a positive. It will create significant safety issues and noise issues that both UP and Amtrak will likely push back on and will create additional, extended delays to development of this site.

Alex Hoffman 06:27 PM

We appreciate the feedback and can share your concerns with City Council as part of their decision to finalize the site's ultimate location.

Rebecca Gui 05:54 PM

Is it safe to build an arena close to the railroad tracks? Mistakes and flaws in the track can derail a train.

Alex Hoffman 06:26 PM

The design phase of the project will evaluate any potential safety concerns regarding site accessibility and issues related to the trains. We understand your concerns and will be sure to capture and convey them to City Council.

Mr. Muñoz 05:54 PM

If we are waiting to finalize a location before considering the cost of mitigating traffic and noise and accommodating parking, what is the plan in case this location is selected and those costs push the project out of budget?

Alex Hoffman 06:30 PM

Necessary public improvements as part of the project will need to be incorporated into the project's budget.

Anonymous Attendee 05:55 PM

Will there be a public safety study? What i'm getting at is large venues are susceptible to crime. The particular site is on flat ground with hillside on one side and Paisano on the other. Pls respond

Alex Hoffman 06:01 PM

Part of the design phase will be to evaluate and determine necessary public improvements to address safety both to and from the venue's location.

Galaxy Tab A 8 05:55 PM

Claiming that the voted approved of this is misleading since the Bond voted on DID NOT state downtown just as it did not state sports arena as a judge already rule on. This entire project need to be scrapped and sent back to the voters not forced upon the citizens to have it in a congested area of town. You seem to feel you have to spend the bond money no matter what. The city does not and can send it back to be canceled, if the council can add after the fact location then the council can vote to not place more hardship on Citizens by making an evening out downtown a bigger traffic nightmare.

Alex Hoffman 06:24 PM

The specific bond language for the site has been included as a link in the chat.

Anna 05:57 PM

How can an approved bond project be modified or revise?

Kasi Schnell 06:26 PM

Any changes or final decisions will require action from City Council

Galaxy Tab A 8 05:57 PM

Alex Hoffman your statement is incorrect, the binding citizens voted on did not direct the venue to be downtown. The subsequent ordinance passed by Dee Margo changed the bond to force it downtown. Please do not mislead the public some of us have read all the documents.

Alex Hoffman 06:23 PM

The bond ordinance language has been included as a link in the chat. There you can view that it specifies the location of the facility.

Michael 05:57 PM

Has a noise study been conducted for this site? Several years ago, I attended a KD Lang concert at the Pepsi pavilion in Denver, located next to train tracks. She had to stop her concert a couple of times due to the screeching and banging of the trains. I think artists and performers may think twice about booking a venue with noise intrusions from trains and nearby highways.

FYI, the Pepsi pavilion no longer exists.

Kasi Schnell 06:21 PM

This will come at the design phase

Maggie (she/her) 05:58 PM

I am concerned that the MPC analysis views public transit as a threat. Is public transit not the best way to move large numbers of people to and from downtown events? Further, it seems like the end goal is to remove transit from the site entirely as soon as existing contracts become breakable. Is that being considered?

Kasi Schnell 06:21 PM

The analysis does not view this as a threat, instead as an opportunity

Frank Madrid 05:59 PM

This project should be located away from downtown. It will be too congested. Ideal location will be on the west side where the Great Wolf Lodge was going to be build if the land is still available.

Alex Hoffman 06:24 PM

The bond language (see link in the chat) specified that the location of the facility must be downtown.

Anonymous Attendee 06:00 PM

Why are we finalizing a site, if we don't have preliminary parking and traffic questions addressed?

Alex Hoffman 06:07 PM

Parking and traffic can only be adequately evaluated once we know the final location. The design phase follows the site identification.

Anonymous Attendee 06:01 PM

My understanding was that city council were interested in the public view and suggestions, are you allowing for the public

Alex Hoffman 06:08 PM

For purposes of conducting this hybrid meeting, we are allowing online participants to communicate using the questions and answers feature of zoom. If you wish to provide additional comments, you can do so by going here: <https://www.elev8ep.com/mpc-home-page> and selecting "submit questions"

Galaxy Tab A 8 06:01 PM

Parking and all else should have already been evaluated prior to further wasting city employees and citizens time. This entire presentation is filled will misinformation to the public. Voters did not vote for the venue to be placed downtown, a subsequent act by city council in a bait and switch changed the location.

Kasi Schnell 06:24 PM

Thank you for your comment.

Anonymous Attendee 06:01 PM

Former City Manager Wilson sent an email to each City Council Reps and to the Mayor. She outlined all the negatives for the MPC to be located at the Union Depot site. Will Ms Wilson's assessment be taken into acct on the March 12, 2024 City Council meeting?

Kasi Schnell 06:19 PM

All comments from members of the public will be made available to City Council for their consideration

Ana Reza 06:02 PM

Alex, can your department please post asap where in the language it says specifily downtown

Kasi Schnell 06:18 PM

We are going to update it on our website.

Anonymous Attendee 06:02 PM

public's.. participation on a new site and not automatically selecting one of the 12 alternatives. A new location. How can a new idea be communicated to city council?

Kasi Schnell 06:15 PM

All of these comments will be relayed to City Council. The public also has the opportunity to speak and address City Council when this item is considered

sylvia searfoos 06:02 PM

Train & traffic noise is problematic for this design, common sense needs to be considered before the design study. Why waste time & effort?

Alex Hoffman 06:29 PM

At this point, we are still looking to finalize the location of the facility. This project follows the typical process of first determing the site and then developing a design to address the concerns you raise as well as others.



Mr. Muñoz 06:02 PM

If city council approves the location now, can they then later decide against the location if the design phase reveals intractable issues in terms of budget stemming from parking, traffic, noise, contract renegotiation, etc?

Kasi Schnell 06:15 PM

This would be at the discretion of City Council. It's outside the scope of what is being presented tonight.

Anna 06:04 PM

Is the old ASARCO area available for building something like this? Easy access for traffic, parking, etc?

Kasi Schnell 06:15 PM

The 2012 voter approved bond project included language that specifically states the MPC can only be located in downtown.

Anonymous Attendee 06:04 PM

Is there a reason why we are needing to hear all of the conversations from the in person attendees? The sound of everyone speaking at once is a distraction.

Alex Hoffman 06:09 PM

We can communicate to the team in person and ask them to mute.

Galaxy Tab A 8 06:06 PM

Alex Hoffman the design phased, you presented a design at city council and it is on the elev8ep.com page. This is the worst unplanned venue and presentation. You were to have evaluated all prior to this point of forcing this venue and location upon the citizens and tax payers. This project needs to be sent to the voters for the downtown, location and see if there is support. Anyone forcing this onto the citizens of El Paso does not have the best interest of the citizens at heart but their own pay checks.

Alex Hoffman 06:17 PM

Thank you for your response, we have capture your feedback and will be sure to include this information to City Council.

Anonymous Attendee 06:06 PM

I am a concerned engaged citizen. I appreciate all the time/resources invested on the studies and possible site and building plans. I also understand that the available funding left for this project is not enough for a project that The City community deserves. I also understand that the longer we wait, the more expensive the project will be but desperate

solutions will not last and serve the purposed. The site is a dead end, narrow space not meeting the qualifications for a nice, decent open forum for any outdoor activities. The parking will be limited and the aesthetic aspect will be cover by the Border road in one side and the tracks on the other side. Who rides the train nowadays and the train noise in the middle of a concert. Let's save the resources that will be spent, wait for the sale of the properties bought for the former arena site and start working strategically to find partnerships from the private sector. Thank you for this opportunity to let the community express their thoughts.

Alex Hoffman 06:11 PM

Thank you for the comment, we are capturing it and will be sure to share your perspective and others with City Council.

Galaxy Tab A 8 06:08 PM

There was a concert at the Ballpark in October, none in last 10 years is a lie! Why is your department misleading the public?

Kasi Schnell 06:20 PM

Thank you for the comment.

Mr. Muñoz 06:08 PM

In regard to the response to the question about a potential breach of contract, it feels like the answer given by the city is a legal opinion (in terms of interpretation of the contract's terms) and not necessarily legal fact. Although the city can make an argument as to why the venue does not breach the contract, is it still possible for Mountain Star to sue (and possibly win) if they feel the argument is not compelling?

Kasi Schnell 06:23 PM

This is something that will be determined by the City Attorney's office

Rich Wright 06:09 PM

This kind of presentation doesn't play well over Zoom.

Alex Hoffman 06:12 PM

Thank you for the feedback. We are also having this meeting in-person at the Blue Flame and extending the reach via Zoom.

Robert Sykos 06:09 PM

Help speak one at a time, to many open mikes!!!!!! Can't understand anyone

Alex Hoffman 06:13 PM

Per an earlier request, we have muted the conversation taking place in person.

Galaxy Tab A 8 06:10 PM

City not responding to questions so other citizens can see other citizens comments and concern is intentionally keeping concerns out of the public view. I will screen shot all and post online to show your departments tactics.

Alex Hoffman 06:14 PM

We are actively working to respond to questions as quickly as possible. We appreciate your patience.

Galaxy Tab A 8 06:11 PM

Will there be another I person since this hybrid is not a traditional zoom?

Alex Hoffman 06:16 PM

This is our second and final meeting. The first was held completely online while the second is hybrid.

Mr. Muñoz 06:14 PM

I've asked three questions and haven't received a single answer, is there a backlog of questions? Will mine get answered?

Alex Hoffman 06:15 PM

Yes, there is a backlog at the moment. We are working as quickly as possible to respond to your questions. Thank you for your patience.

Anna 06:16 PM

I can appreciate the time and effort put forth on this study. The needs in our community are great but this seems to fall short of adequately addressing them. I am concerned that this will create another financial money pit that will need to be maintained by taxpayers.

Alex Hoffman 06:18 PM

Thank you for the response. Any design will ultimately need to consider the cost to operate and maintain the facility. This will be one of a number of factors for City Council to evaluate.

Anonymous Attendee 06:18 PM

This is NOT what I voted for in 2012. I don't think anyone back in 2012 had a mediocre project like this in mind when we approved a Downtown Arena. Hundreds of dilapidated city blocks downtown in much need of investment and you pick a contaminated wedge of land sandwiched between two freeways and railroad tracks! We voted for a Mercedes and your proposing a Ford Pinto. No, no, no! You have to go back to the drawing board!

Marcella A. Attolini 06:20 PM

Comment received Thank you.

Galaxy Tab A 8 06:21 PM

Kasi Schnell the Bond of 2012 did not specify the venue be placed downtown, your statement is incorrect. The location was changed to be downtown after the bond was approved by Mayor Margo by an ORDINANCE which means that ORDINANCE could be retracted and downtown no longer be a factor. Telling citizens the 2012 bond we voted on stated downtown is a LIE! All citizens should worry if city employees are lying about the facts to the citizens. Just like the bond did not state sports arena and a judge ruled upon that fact. Stop saying the voters voted to place the venue downtown, we DID NOT!

Kasi Schnell 06:22 PM

Thank you. We will upload the language from the bond to our website

Anonymous Attendee 06:21 PM

El Paso needs something magnanimous! This ain't it! A group out of SF sold you this idea that isn't right for El Paso. El Pasoans deserve better! Pause this project!

Marcella A. Attolini 06:23 PM

Thank you for your comment

Lennie Enzel 06:23 PM

Why have you not answered my question about putting this back out to the voters? El Paso is not the same city it was 12 years ago. Certainly the downtown has changed dramatically! It seems that the important things are on the agenda "to be studied" are too far in the future. Many of the questions asked here need to be answered BEFORE you move ahead with the design phase!

Marcella A. Attolini 06:24 PM

Thank you for your comment this will be forwarded to City council

Michael 06:25 PM

I vote for another site. This one has too many design phase obstacles.

Kasi Schnell 06:26 PM

Thank you for your comment

Maggie (she/her) 06:25 PM

Kasi Schnell responded to my question "I am concerned that the MPC analysis views public transit as a threat. Is public transit not the best way to move large numbers of people to and from downtown events? Further, it seems like the end goal is to remove transit from the site entirely as soon as existing contracts become breakable. Is that being considered?" with "The analysis does not view this as a threat, instead as an opportunity" - however 'A transit-oriented use reportedly must remain on this site' is listed in bold and red under the 'threats' category of the site assessment. Could that be elaborated upon?

Kasi Schnell 06:29 PM

The transit oriented threat indicated on the board is in regard to the agreement with FTA and the potential for the City to repay funds to the FTA, if that transit oriented use is removed. Transit is not inherently a threat to the project and the connectivity to the site has been identified as an opportunity.

Anonymous Attendee 06:26 PM

The entire push for a downtown location after the Bid was passed is nothing more than a gentrification project to wipe away this city's heritage and history. You all who worked on the MPC should be ashamed of how you are harming and have harmed this community and will further do so with the tax dollars we will have to further spend when due to the clause in Mountain Stars contract it will have to be renegotiated at the tax payers expense. Shame! Shame! Shame!

City of El Paso (You) 06:28 PM

Thank you. Your comment has been captured and added to the community feedback we have received today.

Robert Sykos 06:29 PM

What is the amount of interest for the 32 years of the bond

Kasi Schnell 06:31 PM

Thank you for the question, we will follow up with you on that.

Anonymous Attendee 06:31 PM

Can we go back to the 2012 project, I still can't believe that some people in El Paso stopped that project, that was gonna help grow the city, but it was stopped by people that wanted to keep some old run down building, building the arena is a great step for El Paso to grow into a bigger city

This question has been answered live

Marcella A. Attolini 06:31 PM

Thank you for your comment

Galaxy Tab A 8 06:31 PM

That link makes a citizen have to download a program. One Drive? I'm sure the city pays for you to have all software programs but not every citizen in El Paso can. But like this venue project forced upon the citizens it is done from a place of privilege when the majority of tax payers live under or at the property line and don't have well paying city jobs.

Kasi Schnell 06:32 PM

Thank you for letting us know about the link access. We can adjust that and resend

Mr. Muñoz 06:33 PM

Will this Q&A be archived and available for public view after this meeting ends?

City of El Paso (You) 06:36 PM

We are documenting all of the questions. These will be available to the public.

Anonymous Attendee 06:34 PM

I never understand why people that live in El Paso always complain about having nothing to do here but when we want to put an arena down, that could bring in a g league team, other sports teams, and help grow the economy of the city. El Paso people say no, and don't want to grow and just want to stay the way we are.

Marcella A. Attolini 06:34 PM

Thank you for your comment, we have captured the comment in our notes.

Isaac 06:38 PM

If there is a flexible MPC in the union depot area, will it be owned by the public, privately, or a mix of both?

Kasi Schnell 06:39 PM

The feasibility study ultimately recommends a public private partnership, however that final decision will be up to City Council

Galaxy Tab A 8 06:39 PM

As you just stated correctly it was the ORDINANCE that changed the location. Voters did not vote for it nor was downtown location part of the bond we voted on in 2012. So Bond voted on and ORDINANCE later changed are to different documents. Stop saying we voted for downtown when that is not what the bond read , but the Dee Margo ORDINANCE bait and switch. So the ORDINANCE can be rewritten or the bond can be sent back to voters with downtown location in the bond language. Two different documents. I used to create both for the city and know the difference and how citizens are being misled by we voted for downtown statements which are untrue.

Alex Hoffman 06:41 PM

Thank you for your comments, we are capturing all feedback and will be sharing with City Council as part of their evaluation.

Anonymous Attendee 06:45 PM

Mr. Mayor respectfully, this project is not a good thing for your legacy. You've been great for our city! Please pause this project.

Alex Hoffman 06:45 PM

Thank you for your comment. As Laura just mentioned, we are capturing all feedback we receive and sharing it with the City Council. We will pass this along, as well as the others received.

Galaxy Tab A 8 06:45 PM

Where is the study for traffic and parking for more than one venue downtown in less than a half mile radius to enter the bottleneck downtown traffic with more than one venue having an event. October there was 3 events on the same day at The Plaza, a country concert and Horrorfest all making parking and traffic a nightmare and you want to add another venue in the small radius. Only making a evening out a nightmare. Where is the study evaluation with all venue's having an event on the same day. It already occurs so there should have been a study if you did your due diligence.

Alex Hoffman 06:49 PM

As we have answered previously, we will evaluate parking and traffic once the site has been determined.

Anonymous Attendee 06:46 PM

El Paso residents should consider the future of our city, and the 2012 arena project marked a significant stride towards its growth. Hosting events like NBA G League games, concerts, and other attractions not only stimulates the economy but also draws visitors to downtown, fostering further growth. With a planned 12,000-seat arena and the prospect of

renowned musicians performing, we could attract attendees from neighboring states like New Mexico and Arizona, thereby bolstering our economy.

Alex Hoffman 06:47 PM

Thank you for your feedback. We will pass this comment along to City Council as part of evaluating this site.

Galaxy Tab A 8 06:50 PM

I live a mile away from the railroad tracks I still hear the train unless you put the train underground you cannot avoid the train freight pollution noise

Marcella A. Attolini 06:51 PM

Thank you for your comments, we are capturing all feedback and will be sharing with City Council as part of their evaluation.

Galaxy Tab A 8 06:52 PM

The Next Step should be cancel this project the ordinance and put it back to the voters to see if they do want a venue in the downtown location.

Marcella A. Attolini 06:53 PM

Thank you for your comments, we are capturing all feedback and will be sharing with City Council as part of their evaluation.

Isaac 06:53 PM

I like option H the best. Its an actual arena, its bigger, still in downtown, and it allows for a potential sports team there. I don't completely trust the union depot option and what they can do to the train station.

Kasi Schnell 06:55 PM

Thank you for your comment, we are capturing your feedback and will be sharing with City Council as part of their evaluation.

Robert Sykos 06:53 PM

Was the words the arena on the ballot or put on later without a vote

City of El Paso (You) 06:57 PM



regarding the arena's location, you can view the bond ordinance from 2012 here: [https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala\\_elpasotexas\\_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd](https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala_elpasotexas_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd)

Anonymous Attendee 06:54 PM

Have Public Safety officials (Fire, Police, Medical) been consulted?

Kasi Schnell 06:58 PM

Thank you for your comment. I will need to review this question with our project manager to provide you with an answer

Robert Sykos 06:56 PM

I missed the words arena must be downtown or was it added later without a public vote

City of El Paso (You) 06:57 PM

regarding the arena's location, you can view the bond ordinance from 2012 here: [https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala\\_elpasotexas\\_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd](https://cityofelpaso-my.sharepoint.com/:b:/g/personal/cruz-acostala_elpasotexas_gov/EeSucRmWS-1LgF5Xi9TP4OAB-2lyTtaa3bOntjSUCdXaBw?e=QyNmnd)

Lennie Enzel 07:01 PM

Is ordinance the same as the proposition we voted on???

City of El Paso (You) 07:03 PM

The ordinance is the document that order the bond.

**Online-submitted Questions/Comments:**

First	Last name	Please provide your question and/or comment below :
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Daniel	Teske	<p>Good afternoon, my name is Daniel Teske. I am the CEO of Damascus Gaming, El Paso's esports organization. The Multi-Purpose Center holds really exciting possibilities for the esports events we are bringing to El Paso. We would love to have a meeting and get involved in bringing this concept to reality.</p> <p>My phone number is 443-775-9829. My email is danielteske@damascusgaming.com</p>
response:		Thank you for your interest, we will communicate this to our leadership team.
Sylvia	Searfoss	Please consider the option ElPaso del Sur presented, this is essentially a multicultural center, a community center, a neighborhood that would create a valuable asset for the people of El Paso.
response:		Thank you for your comment, we will document this along with the input report.
Tom	Cardona	<p>In regards to safety, given the proximity of the Union Depot property to the border with Mexico, in addition to the adjacent railroad tracks, encounters and trespassing from migrants crossing the Rio Grande and transients/homeless traveling along the railroad tracks is common place, even with fencing and razor wire along Union Depot property already in place.</p> <p>Have any measures been incorporated into the design of the MPC within the proposed Union Depot site to address and minimize the occurrences of encounters and trespassing?</p>
response:		These are all considerations that will be analyzed and addressed during the design phase of the project, if council chooses to move forward with the project at this site.
Tom	Cardona	<p>In regards to safety, a little-known fact that was occasionally experienced at the Union Depot site was gunfire from Juarez, Mexico. In the evenings of Mexico's Cinco De Mayo, Independence Day (Sept. 15th) and New Year's Eve celebrations, some Juarez citizens fire guns into the air in celebration and at times those bullets would land on Union Depot property, hitting buses and buildings. Thankfully no injuries have been reported as employees would stay inside buildings or take cover as much as possible during these times. Sun Metro operates 24 hours/7 days a week.</p> <p>To date, this custom of celebrating special occasions with gunfire continues in Juarez, Mexico. Given the proximity of the Union Depot property to the border with Mexico and to maximize the future safety of everyone within the Union Depot site, has protection from gunfire (such as bullet resistant glass) been incorporated into the design of the MPC within the proposed Union Depot site?</p>
response:		Thank you for your comments. Sun Metro is under the City's administration and all project considerations have been fully coordinated with their department. Their operations currently located at this property would be relocated if the council chooses to proceed with this site. Safety precautions worked into the design of the facility will be taken into consideration during the design phase of the project, if council so chooses to move forward with the project at this site.

Tom	Cardona	<p>Focusing on the impacts of Climate Change, back on August 1, 2006, El Paso experienced severe flooding throughout the city with 10" of water in 11 days. During this epic event, there was very little reporting on an event that occurred at the Union Depot site. Even though the parcel of land in which the Union Depot occupies is not designated to be located in a flood plain, during the epic rain event, out of an abundance of caution, Sun Metro was directed to evacuate the property due to a major concern of flooding due to the possibility of a levy/Dam breach on the Juarez/Mexico side of the Rio Grande that could have inundated the Union Depot property. The Juarez/Mexico levy/DAM did not breach and Sun Metro buses and employees returned to the Union Depot.</p> <p>With the increasing change of the environment due to climate change, the possibility of many more heavy rain events such as in August 2006 occurring in the near future is higher. Given the proximity of the Union Depot property to the Rio Grande and minimizing the impact of future heavy rainstorms, has stormwater/flood control measures been incorporated in the design of the MPC within the proposed Union Depot site?</p>
response:		Thank you for your comments. These are all considerations that will be analyzed and addressed during the design phase of the project, including proper stormwater drainage and site design to mitigate any potential flood risks, if council chooses to move forward with the project at this site.
Carlos	ronquillo	How can I submit a new location should this one not succeed? SF consultants selected a site that alienates certain areas of the city; the people will simply no show up. All 12 other sites are on flat ground not ideal for public safety. Please have city council explore other possibilities. These type of centers need large walk thru plaza(s). This site presents no consideration for the public's safety. A final design doesn't change things. It's a public hazard.
response:		Thank you for your comments, we will document this along with the input report.
Margaret	Barnes	<p>I strongly disagree with building a new MPC/Arena facility downtown, period. Nothing in the bond requires a new facility to be built (nor does it require an arena). The site selection near Union Depot seems to be directly antagonistic to public transportation - that's listed as a problem in the analysis - which seems to indicate that parking will be required for this facility as well and it will be a traffic nightmare. Instead of thinking of transit as a problem for an arena we aren't required to build and don't need, we should be embracing transit in this area by staunchly advocating for improvements like the proposed El Paso to Billings Amtrak line (<a href="https://fralongdistancerailstudy.org/wp-content/uploads/2024/02/FRA_LDSS_Presentation_for_Web_Meeting3_Optimized.pdf">https://fralongdistancerailstudy.org/wp-content/uploads/2024/02/FRA_LDSS_Presentation_for_Web_Meeting3_Optimized.pdf</a>).</p> <p>Instead of building a new facility, we should use the bond to renovate the convention center, the Abraham Chavez Theatre, or the Plaza Theatre. We can drastically improve our existing downtown experience with this renovation; people who want to go to an arena can keep doing just that only a little up the road at Don Haskins Center.</p>
response:		Thank you for your comments, we will document this along with the input report. The project at this location in fact embraces multi-modal transit, and encourages mass transit as a main point of access for what is imagined to be a pedestrian-oriented development.

Victor	Contreras	<p>Good afternoon. A multipurpose center would add more vehicle traffic to the highly congested downtown area for folks coming in and out from the freeway. Wouldn't a more suitable site like the former Cohen stadium with an abundance of parking and several adjacent amenities nearby like Walmart and other restaurants nearby be a more suitable location? It is my understanding that there is also some community growth being gradually spawned in that area and this would enhance that growth with attracting future businesses that would otherwise have to squeeze inside the smaller footprint of downtown. Additionally, I feel that the current location would greatly cause a traffic nightmare that has been seen in past years such as with the recent highly anticipated R.B.D. concert. In closing, please carefully consider the path for this item as in the past it has been quite costly item thus far, and I don't think anyone would like to see El Paso dollars being spent unnecessarily. Thank you for the opportunity to express my feedback.</p>
response:		Thank you for your comments, we will document this along with the input report.