

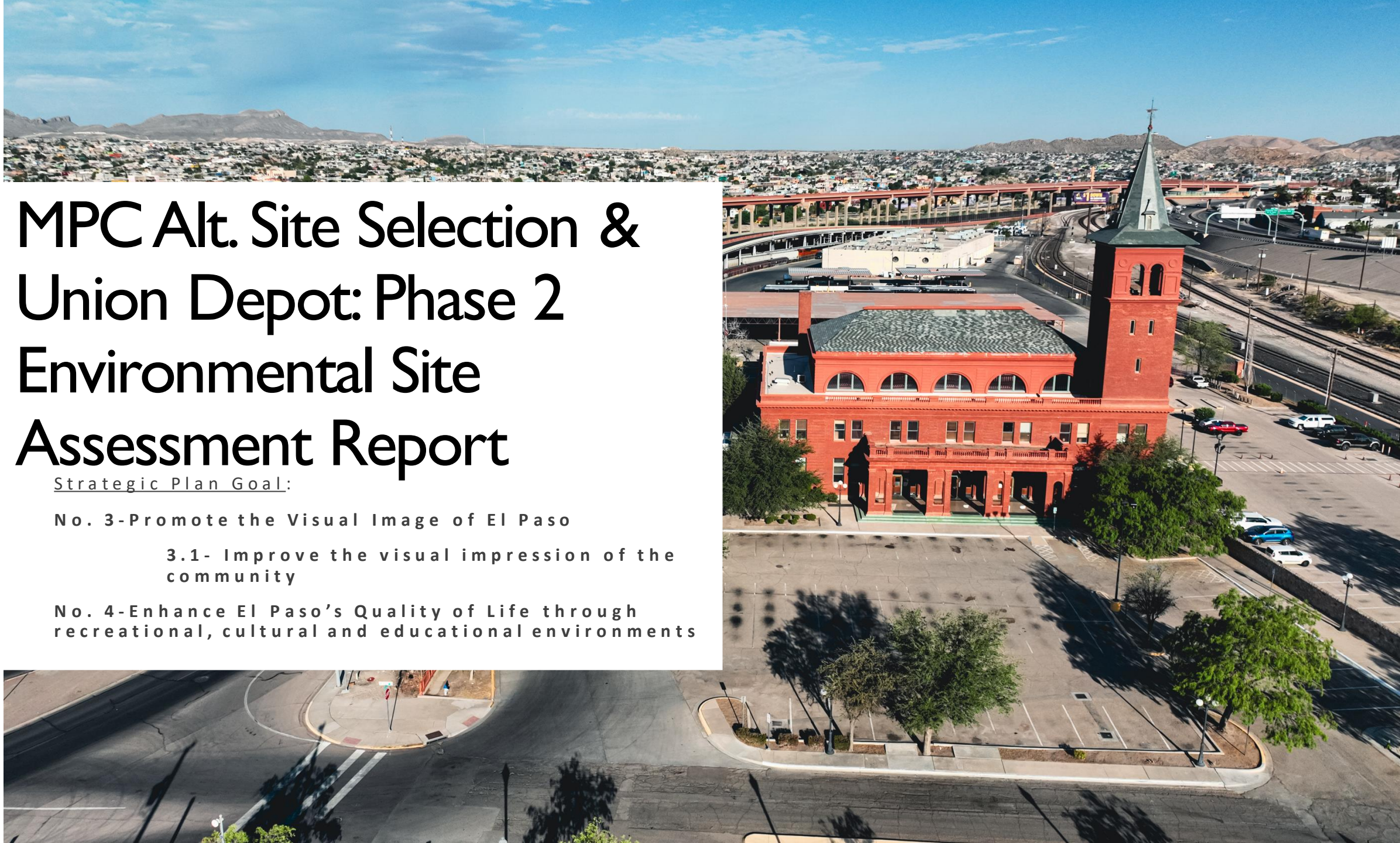
# MPC Alt. Site Selection & Union Depot: Phase 2 Environmental Site Assessment Report

Strategic Plan Goal:

No. 3-Promote the Visual Image of El Paso

3.1- Improve the visual impression of the community

No. 4-Enhance El Paso's Quality of Life through recreational, cultural and educational environments



# Agenda

- 1 Results of CSL Market Assessment
- 2 Review of Previous Work & Alternative Site SWOT Analysis
- 3 Phase 2 ESA Report Findings & Recommendations
- 4 Grants, Other Work & Community Meetings
- 5 Next Steps & Staff Recommendations



1

# EL PASO MULTI-PURPOSE PERFORMANCE CENTER KEY MARKET RESEARCH FINDINGS

January 3, 2023



# Financial Projections: 3 Proposed Models

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## Key Assumptions

- Owned by the City of El Paso
- Assumes no sports team tenant
- Assumes third-party operator
- Parking revenue is not assumed
- All Costs include 30% soft costs
- Base Management Fee: \$300,000
  - F&B % Fee to Management: 20%
  - Partnerships Commission % Fee to Management: 8%

## 1. Arena

12,000 seat Capacity

**Project Cost: \$386 Million**  
 Square Feet: 342,000  
 Capital Reserve: (\$1.9 Million)  
 Historic Renovation Costs: \$30 Million  
 Total Cost: \$416 Million

### City Economic & Fiscal Impact

(32-Year NPV)  
**Total Output: \$570,914,000**  
 Jobs (FTEs): 595  
 Sales Tax Revenue: \$3,154,000  
 Occupancy Tax Revenue: \$2,917,000

## 2. Flexible Hybrid Venue A

8,000 seat Capacity  
 4,000 indoor / 4,000 outdoor

**Project Cost: \$113 Million**  
 Square Feet: 108,000  
 Capital Reserve: (\$565,000)  
 Historic Renovation Costs: \$30 Million  
 Total Cost: \$143 Million

### City Economic & Fiscal Impact

(32-Year NPV)  
**Total Output: \$338,202,000**  
 Jobs (FTEs): 260  
 Sales Tax Revenue: \$1,973,000  
 Occupancy Tax Revenue: \$1,687,000

## 3. Flexible Hybrid Venue B

8,000 seat Capacity  
 6,500 indoor / 1,500 outdoor

**Project Cost: \$183 Million**  
 Square Feet: 175,500  
 Capital Reserve: (\$915,000)  
 Historic Renovation Costs: \$30 Million  
 Total Cost: \$213 Million

### City Economic & Fiscal Impact

(32-Year NPV)  
**Total Output: \$365,064,000**  
 Jobs (FTEs): 340  
 Sales Tax Revenue: \$2,075,000  
 Occupancy Tax Revenue: \$1,687,000

# 3.6 Financial Projections: Pro Forma

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FINANCIAL PRO FORMA			
	1. Arena	2. Hybrid Venue A	3. Hybrid Venue B
Operating Revenues			
Rental Income, Net	\$1,674,000	\$1,637,000	\$1,637,000
Premium Seating	\$1,622,000	\$982,000	\$982,000
Concessions, Net	\$2,352,000	\$1,948,000	\$1,948,000
Catering, Net	\$750,000	\$595,000	\$595,000
Merchandise, Net	\$266,000	\$155,000	\$155,000
Advertising & Sponsorships, Net	\$1,620,000	\$918,000	\$918,000
Ticket Rebates, Net	\$648,000	\$857,000	\$857,000
Facility Fees	\$662,000	\$499,000	\$499,000
<b>TOTAL REVENUE</b>	<b>\$9,594,000</b>	<b>\$7,591,000</b>	<b>\$7,591,000</b>
Operating Expenses			
Staffing	\$2,811,000	\$2,198,000	\$2,198,000
Management Fees	\$1,526,000	\$1,213,000	\$1,213,000
General & Administrative	\$788,000	\$791,000	\$791,000
Repairs & Maintenance	\$75,000	\$300,000	\$300,000
Utilities	\$1,368,000	\$432,000	\$554,000
Insurance	\$342,000	\$108,000	\$138,000
<b>TOTAL EXPENSES</b>	<b>\$6,910,000</b>	<b>\$5,042,000</b>	<b>\$5,194,000</b>
<b>NET OPERATING INCOME</b>	<b>\$2,684,000</b>	<b>\$2,549,000</b>	<b>\$2,397,000</b>

## 1. Arena

12,000 seat Capacity  
**Square Feet: 342,000**

## 2. Flexible Hybrid Venue A

8,000 seat Capacity  
 4,000 indoor / 4,000 outdoor  
**Square Feet: 108,000**

## 3. Flexible Hybrid Venue B

8,000 seat Capacity  
 6,500 indoor / 1,500 outdoor  
**Square Feet: 175,500**



# Estimated El Paso Venue Utilization

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Utilization Summary	Estimated Utilization					
	Arena			Flexible Hybrid Venue		
	Events	Average Attendance	Total Attendance	Events	Average Attendance	Total Attendance
<i>Concerts</i>						
Tier 1	4	12,000	48,000	0	--	--
Tier 2A	4	10,000	40,000	7	6,000	42,000
Tier 2B	4	8,000	32,000	15	4,500	67,500
Tier 3	4	7,000	28,000	25	3,000	75,000
Tier 4	4	5,000	20,000	20	1,500	30,000
Other Performances	5	5,000	25,000	5	5,000	25,000
Subtotal	25	7,833	193,000	72	4,000	239,500
<i>Other Events</i>						
Family Shows	15	4,000	60,000	4	2,500	10,000
Other Sporting Events	10	6,000	60,000	0	--	--
High School Sports	6	3,000	18,000	0	--	--
Subtotal	31	4,333	138,000	4	2,500	10,000
<i>Non-Ticketed Events</i>						
Community Events	10	750	7,500	10	750	7,500
Private Rentals	35	150	5,250	35	150	5,250
Special Events	8	7,500	60,000	0	--	--
Trade Shows / Consumer Shows	5	7,500	37,500	0	--	--
Subtotal	58	3,975	110,250	45	450	12,750
<b>Total</b>	<b>114</b>	<b>5,381</b>	<b>441,250</b>	<b>121</b>	<b>2,000</b>	<b>262,000</b>

# 3.7 Partnership Opportunities

## Comparable Venue Ownership Structures

	Owner	Operator
<b>Arena</b>		
PPL Center	Public	Private
Stockton Arena	Public	Private
CHI Health Center	Public	Public
Amica Mutual Pavilion	Public	Private
Van Andel Arena	Public	Private
<b>Flexible Hybrid Venue</b>		
Toyota Music Factory	Private	Private
KEMBA Live!	Private	Private
Stage AE	Private	Private

**63%**  
Publicly  
Owned

**88%**  
Privately  
Operated



Staff  
Synergies



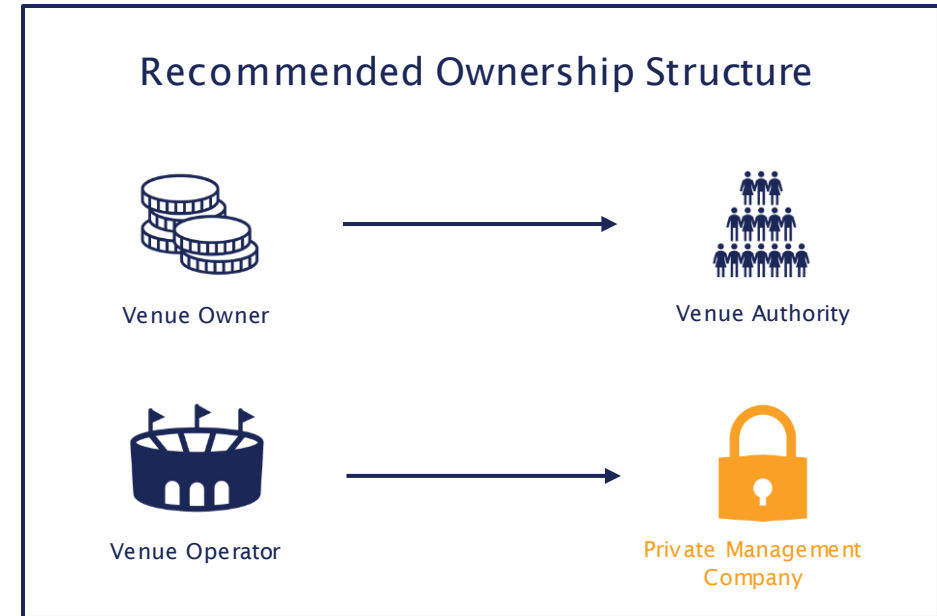
Maximize  
Venue  
Programming



Property  
Tax  
Exemption

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**EXCLUSIVE PROMOTER BOOKING AGREEMENT**



## ② Review of Previous Work & Alternative Site SWOT Analysis





# Council Directive

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## 5<sup>TH</sup> AND FINAL MOTION - Jan 3, 2023

Motion made by Representative Annelo, seconded by Representative Molinar, and carried that the City of El Paso **RE-EVALUATE AND REPURPOSE** as appropriate the now-insufficient funds for constructing a new Multipurpose Performing Arts and Entertainment Center, any sports facility or other building within the area bounded by West Overland Avenue to the north, South Santa Fe Street to the east, West Paisano Drive to the south, and Leon Street to the west and that no buildings within this area be condemned or demolished; and to begin examining the use of these funds specific to what the voters approved within existing City facilities that may be renovated or upgraded to honor the will of the voters.



AYES: Representatives Annelo, Molinar, Fierro, and Canales

NAYS: Representatives Hernandez, Salcido, and Rivera

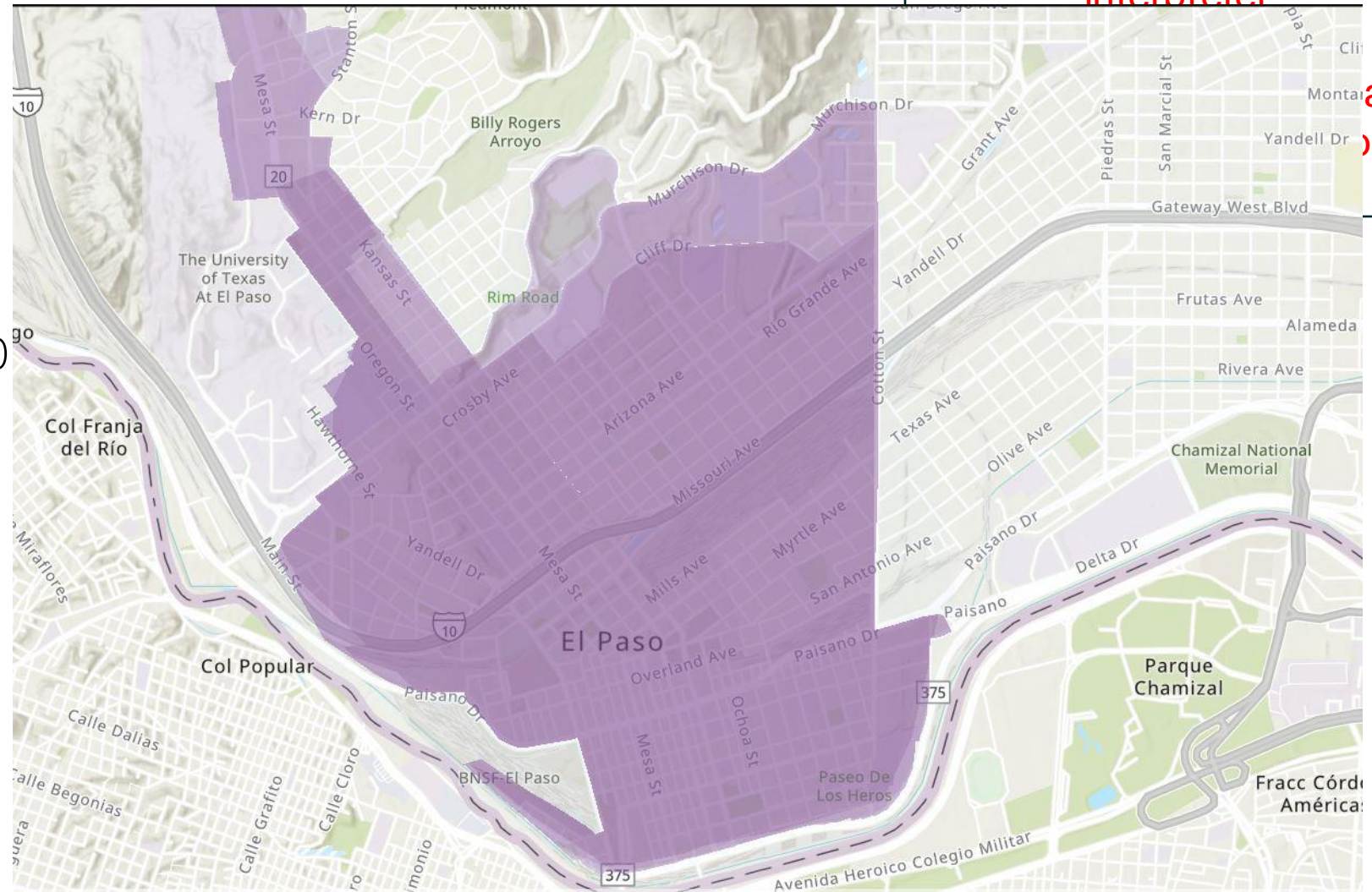
ABSTAIN: Representative Kennedy

# New Expanded Downtown Plan Area:

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New Plan Area Adopted with the Uptown, Downtown and Surrounding Areas Plan

- Northern Boundary includes Mesa Corridor North of I-10 to Mission Hills
- Eastern Boundary extended to Cotton and Loop 375
- Consultants looked at all City-owned properties/facilities within footprint



add  
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# GENSLER FEASIBILITY STUDY – KEY TAKEAWAYS AND CRITERIA

- There is a market need for a **MODERN** facility in the 8,000-12,000 seats size
- Cost for hybrid facility (4000 indoor/4000 outdoor) is within voter-approved budget
- Operating models estimate a yearly profit for the operation
- Contributes to the revitalization of Downtown & Union Plaza
- Incorporates this area into the Convention Center Campus for additional meeting space
- **Speed to Market crucial**; Cost estimates assume FY24 construction
- Site and Facility must be developed to meet Guiding Design Principles established through community engagement process

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# Community Engagement Summary Points

- Approx. 1 500 survey participants
- **Great support and preference (66% to 73%) seen for integrating outdoor events, and existing urban context into the project**
- Over 50% support a facility that can host concerts, family shows, sporting events or open style events.
- Focus Group results informed the guiding design principles for a venue to be: **Authentic, Integrated, Generative, Flexible, Inviting, and Vibrant.**

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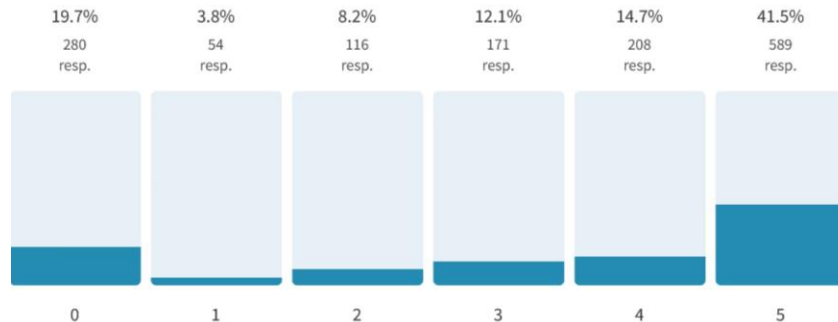
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This image depicts a flexible outdoor space for smaller events and gatherings, open air lawn style seating and small commercial spaces nearby.

1418 out of 1466 answered

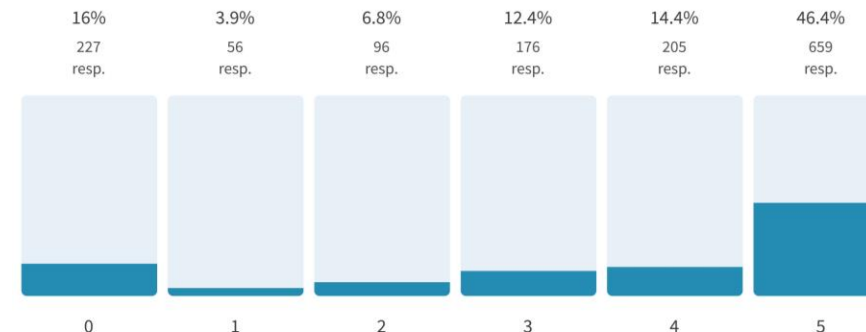
3.2 Average rating



The focus of this image is a space that can accommodate a variety of commercial uses in a boardwalk style, urban outdoor setting.

1419 out of 1466 answered

3.4 Average rating



# Guiding Design Principles

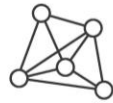
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## Authentic

Retain connections to history and enable organic growth.



## Integrated

Take cues from the existing neighborhood scale and context to be connecting and enhancing.



## Generative

Provide new community assets and resources and grow new businesses and connections.



## Flexible

Draw people from morning till night with spaces that can serve different needs at different times.



## Inviting

Welcome people from different walks of life with many ways to access and engage.



## Vibrant

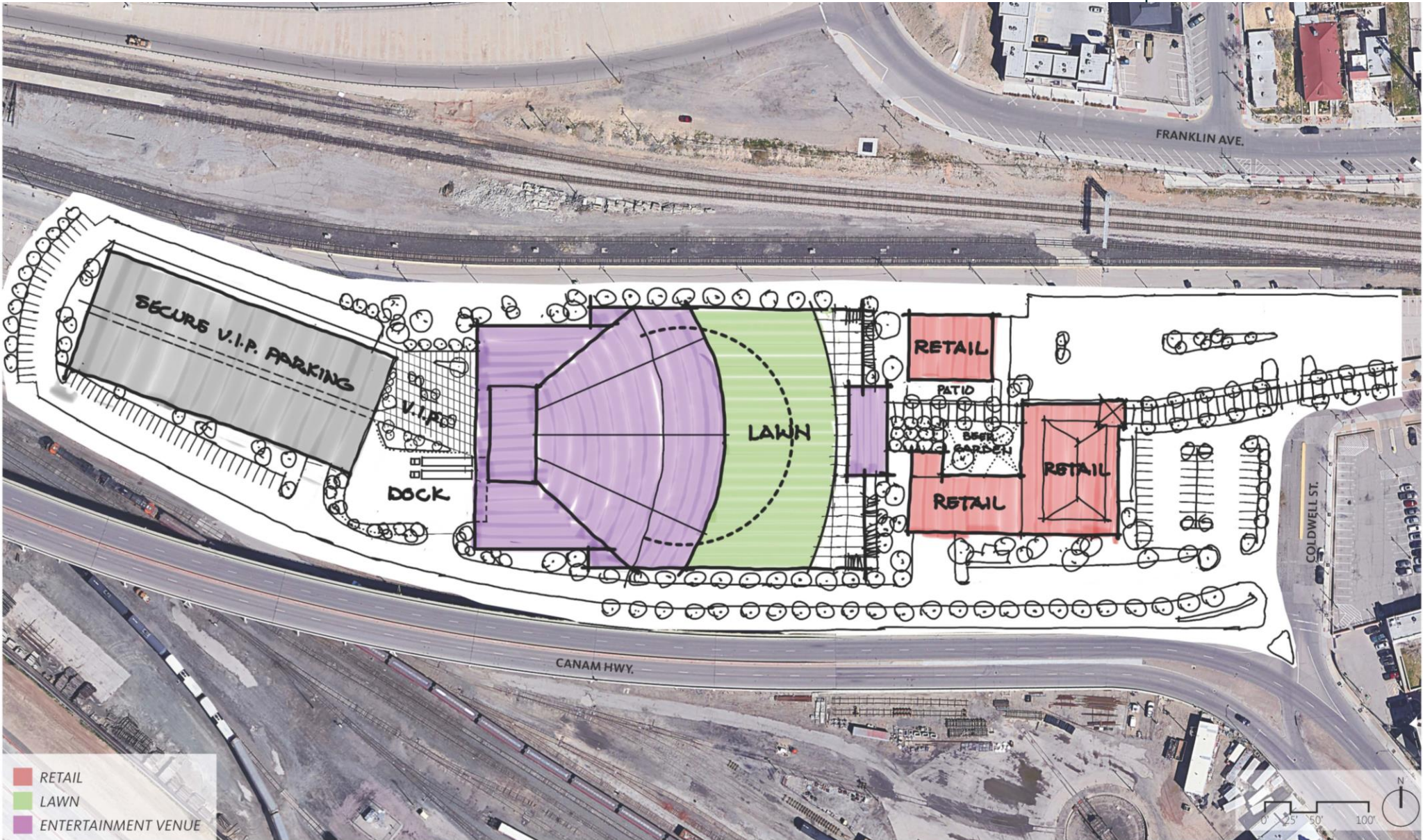
Celebrate El Paso's rich culture and natural beauty.

# Site Reconnaissance



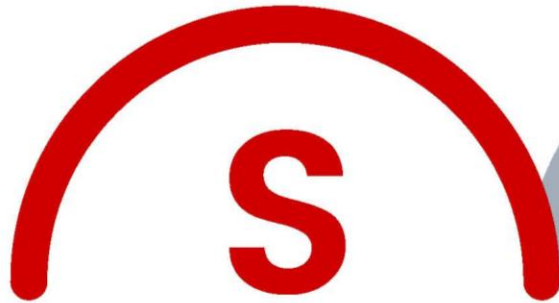
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# Previous Site Analysis - Top Ranked Site A



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# SWOT Analysis Site A



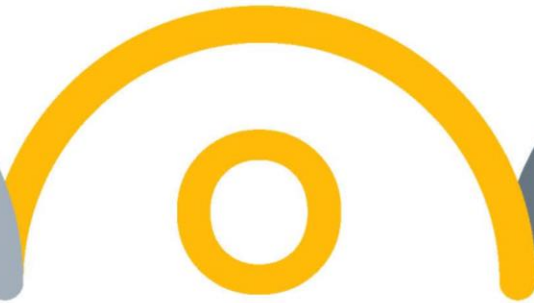
## Strengths

- City currently owns the land - allows for a **speed to market approach.**
- Within walking distance to existing entertainment.
- Ample parking within walking distance.
- Ability to use the train station as a food and beverage destination and as part of the entry sequence.
- Ample land to create a VIP amenities on the west side of the site.
- Views of the mountains.
- The site is **culturally distinguished with historic character that sets it apart from any other venue in the country.**
- Allows for a multi-modal access experience. Amtrak stop remains.
- Adaptive reuse of the historic building and other existing buildings features this site as a sustainability champion.



## Weaknesses

- The site layout produces a longer view corridor to the stage, although it is still within industry standard.
- Ingress and egress are primarily isolated to the east side.
- **Currently four different lease agreements/tenant contracts active on the property.**
- Clearance from the FTA may or may not be needed.



## Opportunities

- **The use of the existing historic train station as a branding opportunity.**
- A unique digital experience can be incorporated into the facade of the venue to create an engaging experience for vehicular and train traffic flanking the site.
- Venue becomes an **anchor to reinforce the area as an entertainment district.**
- Economic development opportunity from hotel taxes with the adjacent hotels.
- Ability to monetize the VIP parking area.
- **Potential partner opportunity with railroad provider for a unique guest experience.**
- Close proximity to the Convention Center to be considered an expansion and partner use for additional convention space.



## Threats

- Noise from the highway and railroad may impair the entertainment venue.
- Adaptive reuse of a nationally registered historic place could be polarizing to the community.
- **A transit-oriented use reportedly must remain on the site.**
- Potential environmental impacts from a past spillage may require hazardous materials remediation.

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# Site Comparison: Heat Map

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Site A

Site C

Site H

Site M

	EL PASO MPA & EC CHARACTER DISTRICT ISSUES	UNION STATION SITE	CONVENTION CTR. SITE	MUNICIPAL SITE	EAST END SITE
Lifestyle	Walkability	9	9	9	4
	Amenities (F&B)	9	8	7	4
	Views	7	8	5	9
	Parking Infrastructure	10	10	9	2
	Ride Share	7	7	5	9
	Perceived Safety/Security	8	8	9	6
Real Estate	Ease/Speed of Acquisition	9	5	3	7
	Risk Management (significant buildings, noise, street closures)	5	5	7	9
	Quality of Land Use/Economic Development Catalyst	9	8	6	7
	Adaptive Reuse	9	6	4	2
	Traffic Flow	6	8	8	8
	Sense of Place	9	8	6	2
	OVERALL SCORE	8.08	7.50	6.50	5.75

# STRENGTHS

- **City-owned - allows for Speed to Market**
- Walking distance to existing entertainment & ample parking
- Culturally distinguished site with historic character sets it apart from any other venue in the country
- **Allows for multi-modal access/pedestrian oriented development**
- **Adaptive re-use of Historic bldg. and brownfield remediation makes this site a sustainability champion**



# OPPORTUNITIES

- Venue becomes an anchor to reinforce the area as an entertainment district; drives economic development & growth for the surrounding businesses
- **Potential partner opportunity with railroad provider for a unique guest experience & branding**
- Close proximity to the Convention Center to be considered an expansion and partner use for additional convention space
- Potential for creating an engaging visual experience for vehicular and train traffic flanking the site



# Addressing Challenges: Site A

## Threats and Weaknesses Identified:

1. Keeping a transit Oriented-Use to fulfill FTA agreement – Amtrak to Remain
2. Current lease agreements in place – Two tenants to remain, other agreements may be terminated
3. Potential environmental impacts from past spillage –Phase 2 ESA to provide guidance on cost of remediation

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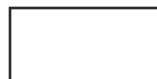
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Union Depot Phase 2 ESA Report

Tenant	Awarded	Expiration Date	Lease Options	SF	Current Annual Rent	# Days to notify
Amtrak	12/18/2015	12/7/2025	Two (2) terms @ 5 years each	1,993	\$ 38,498.28	120
First Transit, Inc.	2/4/2020	12/31/2022	Two (2) terms @ 1 year each	6,098	\$ 59,186.16	60
Texas Tech	6/1/2013	5/31/2038	Two (2) terms @ 25 years each	21,940	\$ 1.00	120
Greyhound	9/14/16	10/31/2026	Three (3) terms # 5 years each	15,832	\$ 91,323.96	90



Remaining Tenants



Departing Tenants

# Council Directive

Council made the motion on June 5<sup>th</sup>, 2023, to undertake a **Phase 2 Environmental Site Assessment** for alternative sites of the Multipurpose Performing Arts & Entertainment Center, in an amount not to exceed \$168,135.00.

The professional services and deliverables include:

- Review of available documents from previous Phase 1 Reports, and Site reconnaissance.
- Placement of borings and temporary wells for surveying, gauging and sampling.
- Soil and Groundwater Analytical Testing; Supplemental Geotechnical testing, & status reporting.
- Preliminary and Final Environmental Reporting.
- Preliminary and Final Geotechnical Reporting.

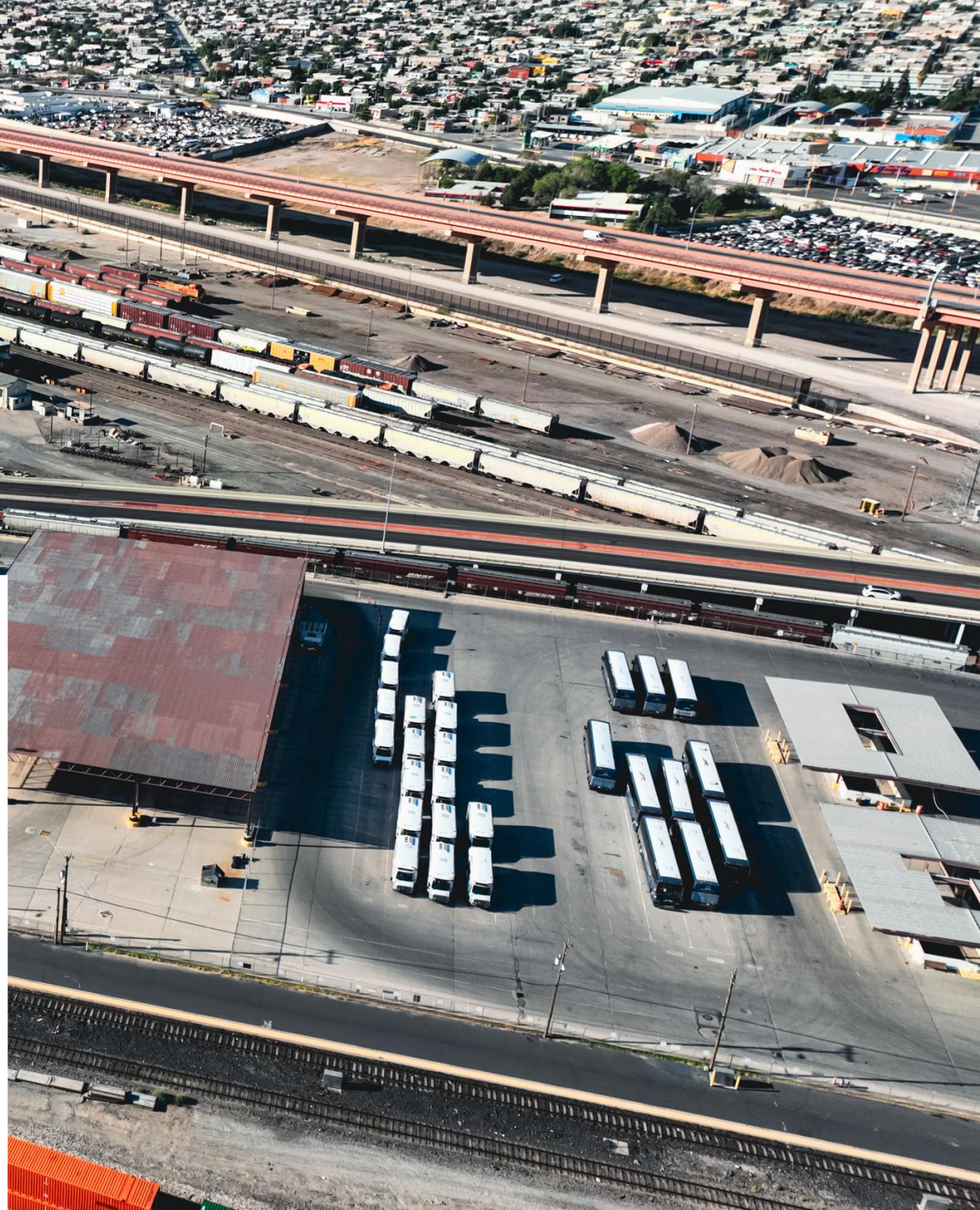
Total Cost: \$167,645.00





# ③ Phase 2 ESA Report Findings & Recommendations

Union Depot Phase 2 ESA Report



# The Team



**Environmental Engineering** | WSP – Jaime Barnes  
Mark Weatherly  
Brenda Barnes

**City of El Paso** | ESD – Jason Sarate  
Nick Ybarra  
CID – Roxana Infante  
Daniel Garcia  
Daniela Quesada

# Phase 2 ESA Results: BORINGS

- 31 borings made on site in the approximate locations:

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- During this study, hydrocarbon odors or hydrocarbon staining were detected in 10 borings, at various depths from 4' to 35'.



## Phase 2 ESA Results: BACKGROUND REVIEW

- Sun Metro site was significantly impacted by hydrocarbons (diesel and gasoline) from leaking petroleum storage tank releases, first documented in 1990.
- Hydrocarbon groundwater plume covered much of the site.
- Known impacts include **soil contamination** around the leak areas, with **deeper soil impacts near the water table across site**.
- Conditions documented through comprehensive studies, remedial activities, and risk assessments conducted between **1991 to 2008**
- **TCEQ granted closure for the cases in 2009, understanding impacts were left in-place, but plume was stable and not moving**
- Multiple reports of asbestos surveys, abatements, site management plan suggest most asbestos containing materials have been removed from the buildings on-site.
- Equipment, machinery and chemicals associated with current Sun Metro/Greyhound use are present on the site.

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## Phase 2 ESA Results: FINDINGS

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- 5 large 40,000-gallon fuel tanks are on site (USTs). 1 is still in use, and 4 are out of service but still in-place under TCEQ criteria.
- A fuel dispenser is on the east wash bay of the bus facility. This connects to the USTs referenced above, via underground lines.
- Storage for equipment and supplies.
- Electrical ballast, lighting, mercury switches and similar relatively small quantities of materials which may have hazardous components or be regulated as universal wastes.
- Groundwater was only encountered in five borings at depths between 31 to 35 feet.
- No Volatile organic compounds have been detected above current TCEQ TRRP default criteria in the current study.

# Phase 2 ESA Results: ROM COST OF REMOVAL

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- **Chemical Storage Removal:** \$100-\$250 per drum, + oversight - \$6,500
- **Asbestos:** recommended surveys prior to demolition - \$10,000
- **Soil impacted** by removed **Underground Storage Tanks:** \$40,000 to \$100,000
- **5 remaining USTs** lines, and dispenser: \$150,000 to \$200,000
  - Additional soil removal (approx. 100 to 250 cubic yards)- \$35,000 to \$75,000
  - **ALT-** impacts may be left in place under TCEQ guidelines, with additional studies with a cost of \$50,000 to \$75,000
- Existing **Machinery:** \$25,000 to \$100,000
- **Near Surface Soil “Hot Spots”:** \$50,000 to \$175,000
- **Deeper Soil & Groundwater Impacts:** \*assumptions of 50 drilled piers of 36” diameter\* \$120,000 to \$250,000

## Phase 2 ESA Results: SUMMARY

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- **Majority of impacts** remain in locations associated with former LPST release locations, and include hydrocarbons on groundwater ranging from 25' to 55' in depth
- **Excavations in the worker safety zone** will address the shallow soil hydrocarbon impacts beneath and adjacent to the bus maintenance facility.
- **Removal of identified impacts is recommended**, however more impacted areas may be encountered during construction
- Any **earthwork, utility work or deep foundation systems** should incorporate proper **contractual language covering worker safety**, waste management and stop work / change order conditions
- **TOTAL ROM cost**(plus 50% contingency range): **\$600,000 to \$2,700,000.**

**Brownfield Remediation:** the act of removing or sealing off points of contamination within a property in order for the property to be used again without health concerns.

EPA supports Brownfield Remediation and Land Revitalization

## Remediation Cost Range: \$600,000 to \$2,700,000

Factors contributing to large range:

- Unknown Design; exact site plan and foundation types
- 50% Contingency to buffer for unknowns
- Actual removed impacts decided by the City

## Recommended Impacts to be removed:

- Underground Storage Tanks (5 total USTs)
- Machinery and Equipment
- Stored chemicals
- Remaining Asbestos from existing bus facility
- Any soil excavated by the construction as indicated by Phase 2 ESA





# 4 Grants & Other Work

Union Depot Phase 2 ESA Report

# Union Depot Sun Metro Grant Application

Grant Name: 2024 Texas Historical Trust Fund (Texas Historical Commission)

- Scope of work: Restore/Repair 16 rotunda windows and 116 office windows
- Grant Request Amount: \$50,000.00  
Match Amount: \$50,000.00
- Phase 1 application submitted Feb. 5<sup>th</sup>
- Pending THC's invitation to proceed to Phase 2

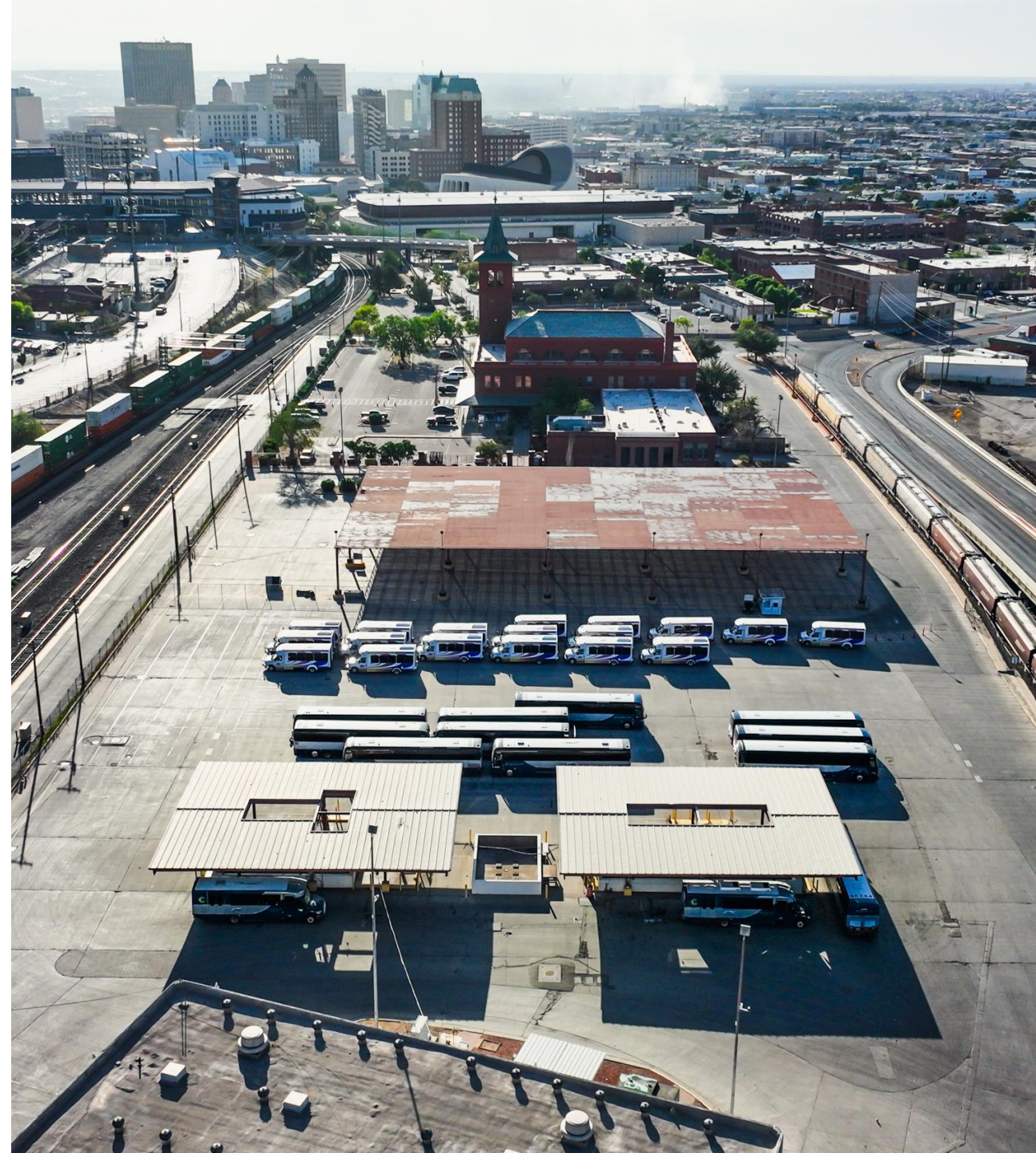
Grant Request	\$50,000.00
City Match	\$50,000.00
Total	\$100,000.00



# Union Depot Sun Metro and FTA Remaining Interest

- Amtrak to remain operational on site
- Sun Metro & FTA agreements:
  - Remaining interest on Union Depot & Maintenance building: 80% of appraised Value ONLY if transit use is removed
  - FTA to make determination on private operator providing transit-related services

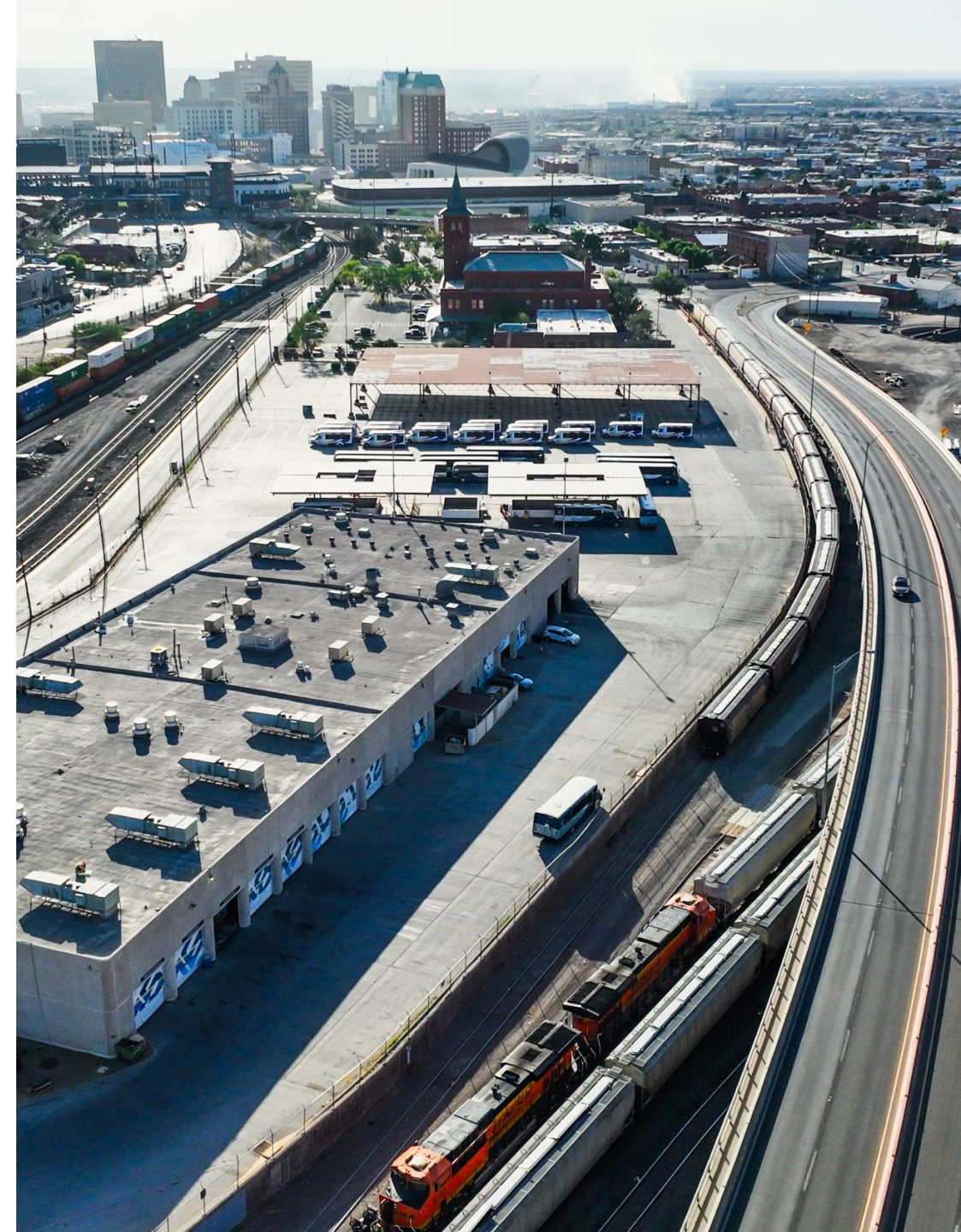
**Project Cost to use this site = \$0**





# Site Appropriateness for Project Criteria

- City-owned Property
- Facilitates Speed to Market
- Great **Brownfield remediation opportunity**
- Revitalization for the Union Plaza District
- Accommodates Hybrid 8,000 seat capacity Facility
- Incorporation & **Adaptive Re-Use of Historic Union Depot**
- Promotes **Economic Development for local businesses**
- Within walking distance of other City Amenities:
  - Convention Center
  - Abraham Chavez Theater
  - Cultural Campus
  - Baseball Stadium
  - Streetcar Corridor (Santa Fe) & mass transit
- **Unique Character** that celebrates local history
- Opportunity to incorporate open-space programming
- Opportunity to incorporate train transit into the experience



# February-March Community Meetings

## Virtual, In-Person, and Online Engagement

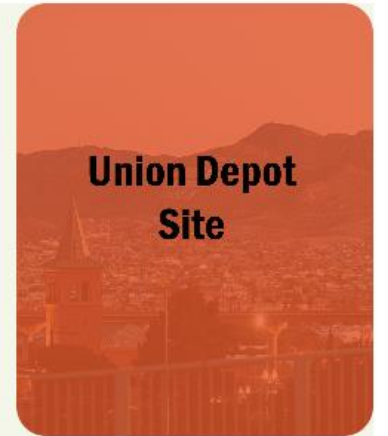
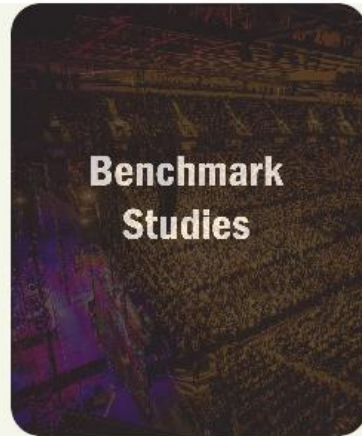
Total Participants: 112 meeting participants, 6 online responses

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# MPC Alternative Site Analysis

City staff has been working with consultants on a data-driven process to determine feasibility of the facility size, type, and location, to ensure a successful project that will serve the community and attract visitors for years to come. We invite you to learn about the various analyses and recommendations that have come out of this process, by exploring the different boards that touch on specific areas examined. If you have questions or comments, please join us at our upcoming virtual and hybrid events:



DOWNLOAD BOARD

DOWNLOAD BOARD

DOWNLOAD BOARD

DOWNLOAD BOARD

DOWNLOAD BOARD

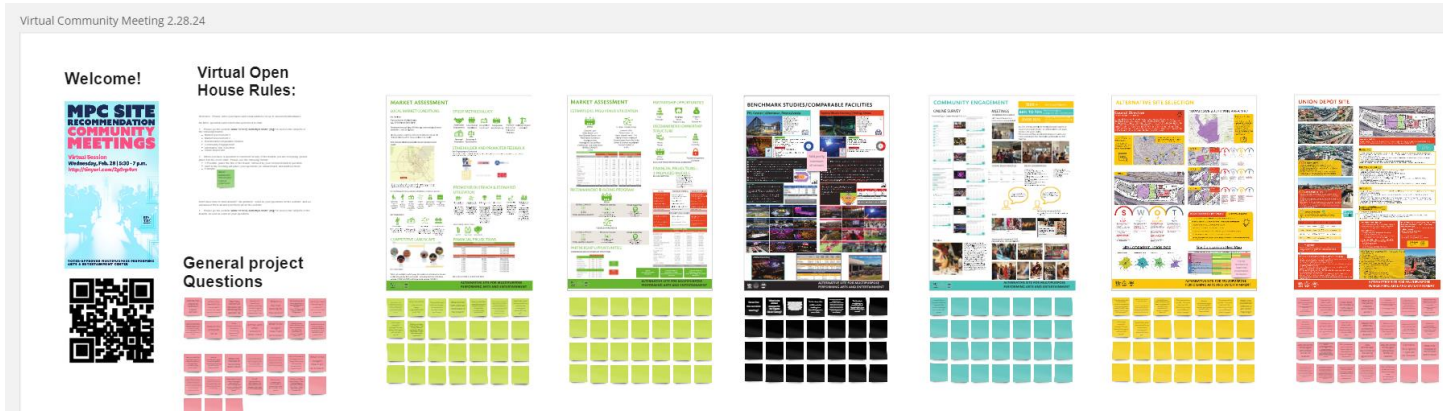
# February-March Community Meetings

## February 28th- Virtual Meeting 5:30pm-7:00pm

- Zoom meeting with Miro boards for an interactive Q&A
  - 42 participants

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

## Sample of Questions/Comments from Meeting:

- Have you identified potential impacts to Assembly space in Sunland Park currently under construction?
- Was any consideration given to partnering with the NPS and locating the MPC within Chamizal Park?
- What is the response of the TCEQ on health issues?
- 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 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)?
- 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.
- Please explain how can Council responsibly vote on an MPC without a design and so many undetermined components of any project?
- City staff: I appreciate all your work, diligence, and open discussion and answers to help make our 915 a better place!!!
- The County is considering an amphitheater at Ascarate Park. How will this affect City's venue?
- El Paso is not Dallas, Austin, Phoenix. Their funding bases are significantly different than El Paso. So why were these used in comparisons?

# February-March Community Meetings

## March 6th- Hybrid Meeting 5:30pm-7pm

- Virtual Platform: Zoom with Miro boards for Q&A
  - 43 participants
- In-Person Open House format at the Center for Civic Engagement
  - 27 participants

TOTAL: 70 participants

[Link to all boards presented virtually / in-person](#)

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# February-March Community Meetings

## Main Concerns:

1. Environmental impacts from vehicular and train traffic
2. Design and details of hybrid facility
3. Public private partnership structure putting most risk on public side
4. Venue considered too expensive
5. Venue not a sports arena, or too small of a venue
6. Concerns over existing or future entertainment venues by the County and Sunland Park competing for same market.

## Main Questions:

1. Were Parking Analysis, and Traffic Impact Analysis conducted on site?
2. Can the projected be sited on another part of the city that is not downtown?
3. Will site be impactful, and will this proposal remove future opportunities for larger arena?
4. Can council put the site on a survey, or a larger facility up to voters?
5. Why weren't alternative sites made available for public to consider/decide?

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# Community Meetings: Addressing Main Concerns

1. Environmental impacts from vehicular and train traffic –

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

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 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.*

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# Community Meetings: Addressing 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, stimulating local business growth and revitalization. This project would not preclude council from any future action on another project, as that is within their purview.*

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?

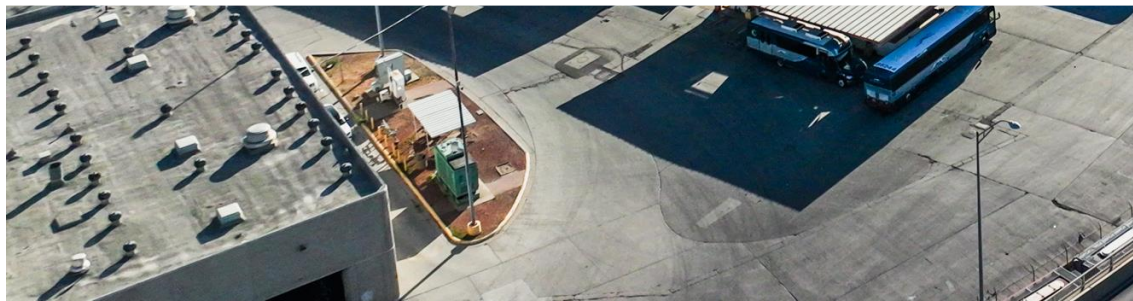
*The Texas Open Meetings Act allows the City to hold a closed meeting to discuss real estate matters when an open discussion could have a detrimental effect on the City's ability to negotiate with third parties. This provision can be found at Texas Government Code,*

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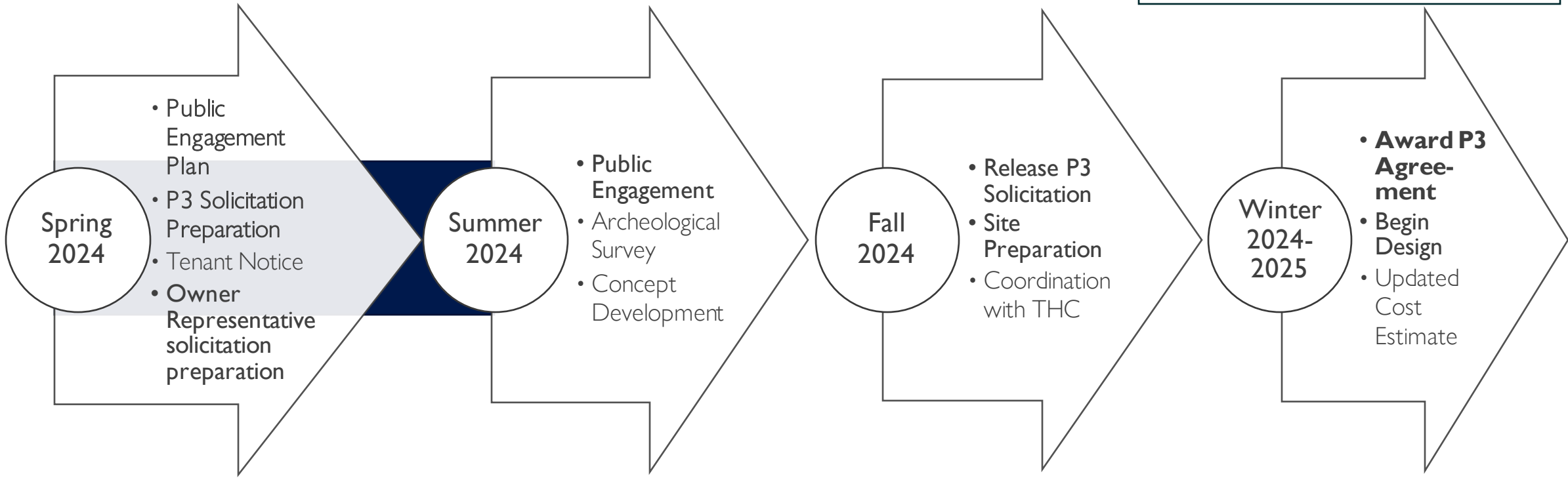
## 5 Next Steps

1. Conceptual Development & Public Outreach
  2. Terminate Lease Agreements
    - Amtrak contract to remain
    - TTU contract may remain
  3. Public Private Partnership (P3) Solicitation Preparation
    - Development and operation of Facility
    - Developer and operator agreement
- Consultants needed**
- Archeological
  - Owner's representative
  - Conceptual development & Public Outreach





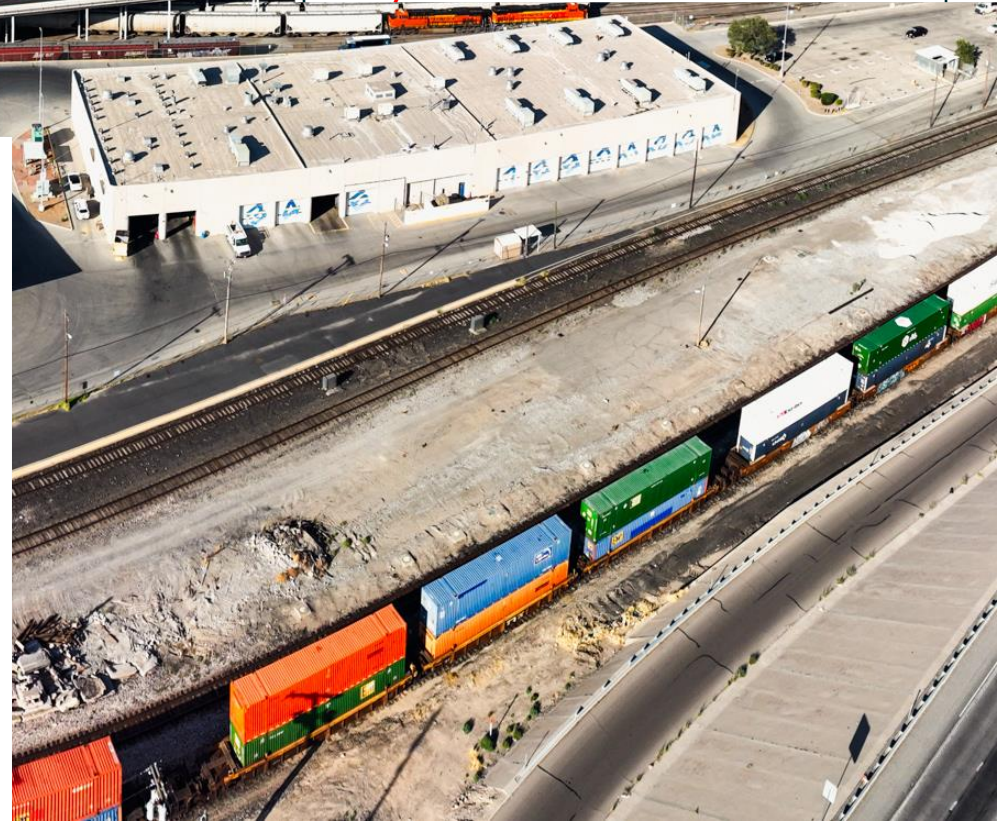
# Timeline





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# THANK YOU.

# QUESTIONS?