



Legislation Details (With Text)

File #: 21-247 **Version:** 1 **Name:**
Type: Other Business **Status:** Agenda Ready
File created: 2/23/2021 **In control:** City Council
On agenda: 3/2/2021 **Final action:**
Title: Discussion and action that the City Manager is authorized to sign a Chapter 380 Economic Development Program Agreement by and between CITY OF EL PASO, TEXAS and MCCOMBS VILLAGE, LLC in support of an in-fill residential development project located at 9787 McCombs Street, El Paso, Texas 79924.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 03022149 CH 380 Agreement McCombs Village, 2. Item 49 - McCombs Village LLC - Infill 380 Agreement - ED Presentation - For CC Regular Session - 3.2.21

Date	Ver.	Action By	Action	Result
3/2/2021	1	City Council		

CITY OF EL PASO, TEXAS AGENDA ITEM SUMMARY FORM

District 4

Economic and International Development, Jessica Herrera, (915) 212-1624

PUBLIC HEARING DATE: 3/2/2021

STRATEGIC GOAL:

Goal 1 - Create an Environment Conducive to Strong Sustainable Economic Development

SUBGOAL: 1.1 Stabilize and expand El Paso's tax base

SUBJECT:

Discussion and action that the City Manager is authorized to sign a Chapter 380 Economic Development Program Agreement by and between CITY OF EL PASO, TEXAS and MCCOMBS VILLAGE, LLC in support of an in-fill residential development project located at 9787 McCombs Street, El Paso, Texas 79924.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

McCombs Village, LLC applied and qualified for a 5-year Infill redevelopment incentive grant. The Applicant is proposing to invest a minimum of \$4,200,000 to construct a 45,000 sq. ft. residential development on what is currently vacant land in Northeast El Paso. The 40-unit complex will be an upscale development designed for professionals and families. Upon satisfying all contract metrics, the Applicant will receive the following incentive:

- **Property Tax Rebate (City's Portion):** The City's portion of ad valorem incremental property taxes. 5-year grant period. Capped at \$90,590
- **Construction Materials Sales Tax Rebate-** A one-time rebate of the City's Portion (1%) of Sales Taxes levied on project-related construction materials. Capped at \$21,000
- **Building and Planning Permit Fee Rebate:** A one-time rebate of project-related Building & Planning permit fees. Capped at \$10,000

The total proposed incentive is not to exceed \$121,590.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

No

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by amount numbers and description of account. Does it require a budget transfer?

General Fund

*****REQUIRED AUTHORIZATION*****

Department Head:

If Agenda Item Summary Form is initiated by Purchasing, client department should sign also