

CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Manager

AGENDA DATE: June 26, 2012

CONTACT PERSON NAME AND PHONE NUMBER: William F. Studer, Deputy City Manager, 541-4252
Carmen Arrieta-Candelaria, Chief Financial Officer, 541-4293

DISTRICT(S) AFFECTED: ALL DISTRICTS

SUBJECT:

1. A Discussion and action on a presentation of the Downtown Sports Complex Study as developed by Urban Design+.
2. Discussion and action on a presentation of the financial impacts of a downtown stadium.
3. Discussion and action on a resolution that the City Manager be authorized to sign the Term Sheet as agreed upon by the City of El Paso and Mountain Star Sports Group, LLC, in order to signal the creation of the public/private partnership and the intent of the City Council to construct a public sports facility ("Ballpark") in the event the investors are able to purchase a Triple-A Minor League Baseball Franchise and relocate it to El Paso; that the City Council intends to locate the Ballpark on the site currently occupied by City Hall, Insights Museum, the Community Garden and the supporting parking area fronting on Franklin Street and authorizes the City Manager to take measures to complete the planning for the redevelopment of such site and to take steps to make the site available for the construction, including termination of leasehold interests, and to move forward to formulate long term and short term execution plans for the relocation of City operations from the City Hall site to other locations in the downtown area for the construction of the Ballpark; that the City Manager be authorized to proceed with proposed financing plan to include the possible use of (i) a venue hotel occupancy tax if approved by the voters at a duly-called election; (ii) lease revenue bonds issued by a local government corporation formed by the City; and/or (iii) other debt obligations issued by or on behalf of the City for the construction and development of the Ballpark; and that the City Manager or her designee be authorized to negotiate a contract containing the terms and conditions set forth in the Term Sheet for the construction and future operations and maintenance of the Ballpark and to present it to City Council for consideration upon completion of the negotiations.
4. Discussion and action on a resolution providing for the planning, acquisition, establishment, development and construction of a sports and community venue project and designating the method of financing the project pursuant to Chapter 334 of the Local Government Code.

BACKGROUND / DISCUSSION:

1. Discussion and action on a presentation of the Downtown Sports Complex Study as developed by Urban Design+.

Urban Design+ was contracted by the City of El Paso to prepare an El Paso Downtown Sports Facilities Study with the following objectives:

- Identify sites for three major sports facilities: AAA Baseball Stadium; MLS Soccer Stadium; and Multi-purpose Events Arena.
- Minimize takings of private properties – prioritize City-owned properties
- Facilitate fast track development, especially for AAA facility
- Support the continuing improvements in downtown El Paso and create synergies between uses

This report (attached) was finalized on June 19, 2012, and will be presented by Bill Studer, Deputy City Manager.

2. Discussion and action on a presentation of the financial impacts of a downtown stadium.

An internal preliminary financial impact review was conducted by Financial Services Department with input from Engineering, CVB (SMG), Economic Development and First Southwest, the City's Financial Advisors. A brief presentation will be given by Carmen Arrieta-Candelaria, Chief Financial Officer.

3. This Resolution will authorize the City Manager to sign off on the Term Sheet with Mountain Star Sports Group, LLC and establish a public/private partnership for the construction of a ballpark in the event Mountain Star Sports Group can purchase a Triple-A baseball team and move it to El Paso. It further authorizes specific action related to the location of the Ballpark and relocation of the City Hall and affected surrounding locations that are city-owned or controlled. It authorizes the City Manager to move forward with the proposed financing plan which includes various options; and the resolution authorizes the City Manager to enter into negotiations for the construction of the Ballpark and operation and maintenance of the new facility once complete. Various staff will present this item to Council.

Sports and Community Venue Project Resolution

4. This Resolution is related to the financing of the possible ballpark as a venue project and the authorization of additional hotel occupancy taxes to help with that financing. Chapter 334 of the Texas Local Government Code (the "venue" statute) requires that before City Council can pass a venue election ordinance, the State Comptroller must first determine that the implementation of the venue project will not have a negative impact on State revenue. The way that is done is that the City Council passes a resolution authorizing the proposed venue project (which will be submitted to the voters) and that resolution is then sent to the State Comptroller for her review and approval. The Comptroller has 15 days to respond but if no response is received in 30 days, it is deemed approved. Passage of the attached venue resolution would allow the City to move forward with the Comptroller approval and thereby position City Council to consider a venue election ordinance at its August 14th City Council meeting. Paul Braden, the City's outside counsel, will be on hand to address this item.

PRIOR COUNCIL ACTION:

At its May 24, 2012 special meeting, City Council instructed staff and counsel to move forward with a bond election and a venue election to be held on November 6, 2012. This is required to move forward with the venue election.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

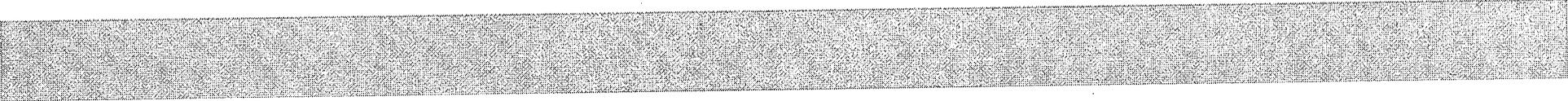
*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Carmen Arrieta-Candelaria

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager



El Paso Downtown Sports Facilities Study

Summary Report

19. June, 2012

Project Objectives

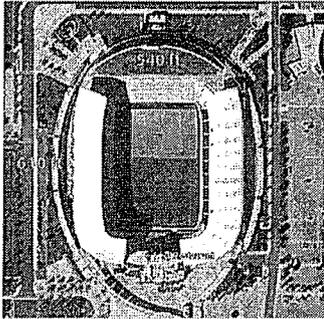
- **Identify sites for three major sports facilities:**
 - **AAA Baseball Stadium**
 - **MLS Soccer Stadium**
 - **Multi-purpose Events Arena**
- **Minimize takings of private properties—prioritize city-owned properties**
- **Facilitate fast track development, especially for AAA facility**
- **Support the continuing improvements in downtown El Paso and create synergies between uses**

Project Methodology

- ***Identify all city-owned properties in the downtown and adjacent areas***
- ***Evaluate best practices for downtown sports facilities***
- ***Test fit sports facility footprints on available site***
- ***Identify synergies with existing plans, programs, and facilities downtown***
- ***Coordinate phasing and location strategies with TxDOT Paisano/Border Highway project***

Scale Precedents

MLS Soccer



Home Depot MLS stadium
Carson, California
Capacity: 27,000

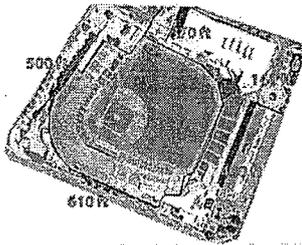


Livestrong Sporting Stadium
Kansas City
Capacity: 18,467

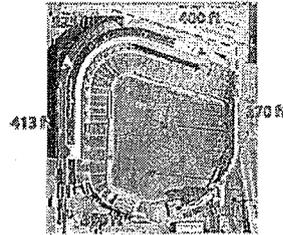


Union Stadium
Philadelphia, Pennsylvania
Capacity: 18,500

AAA Baseball Stadium



Durham Bulls
Durham, North Carolina
Capacity: 10,000

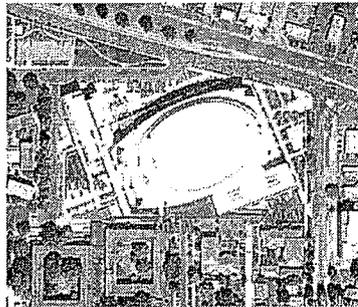


Coca-Cola Field
Buffalo, New York
Capacity: 18,025

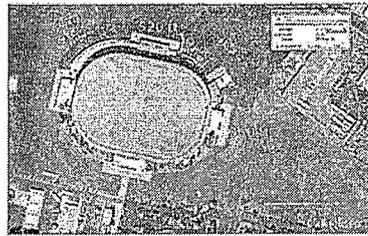


Victory Field
Indianapolis, Indiana
Capacity: 12,500

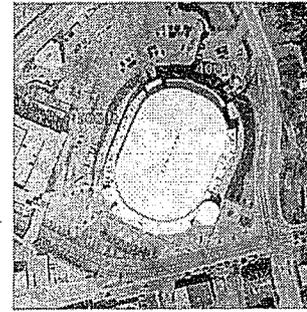
Multi-Purpose



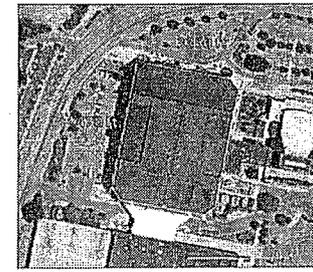
Matthew Knight Arena
Eugene, Oregon
Capacity: 12,540



AEG San Diego Arena
San Diego, CA
capacity: 14,500



Bi-lo center Arena
Greenville, SC
capacity: 14,900



Greensboro Arena
NC
capacity: 23,000

Opportunity Areas



ASARCO
Land is not ready
Far from downtown



Downtown
Multiple potential sites



Railyards
Land is not ready
Far from downtown

Downtown Focus Area



El Paso Downtown Sports Facilities Study

URBAN DESIGN 
urban design planning sustainability

Potential Downtown Sites



- City-owned properties
- PDN-owned properties
- Other potential properties

Downtown Site Summary



Depot/Railyard Sites

Existing City Hall Site

Convention Center Site

Paisano Site

0 200 400
ft
City Owned properties
Paisano Properties
Opportunity Properties

Downtown Opportunities



El Paso Downtown Sports Facilities Study

Best Available Sites

•Initial studies of scale, test fit, and adjacencies suggest that:

- Only a few sites work for the proposed facilities**
- Existing entertainment, cultural, and convention facilities in the Santa Fe Street area are very synergistic uses**

- Existing parking supply in the area is sufficient for joint use parking**

•Four sites are the best opportunities for the facilities:

- Publicly-owned and railyards land near the Depot**

- The existing City Hall site**

- Publicly-owned land south of Paisano**

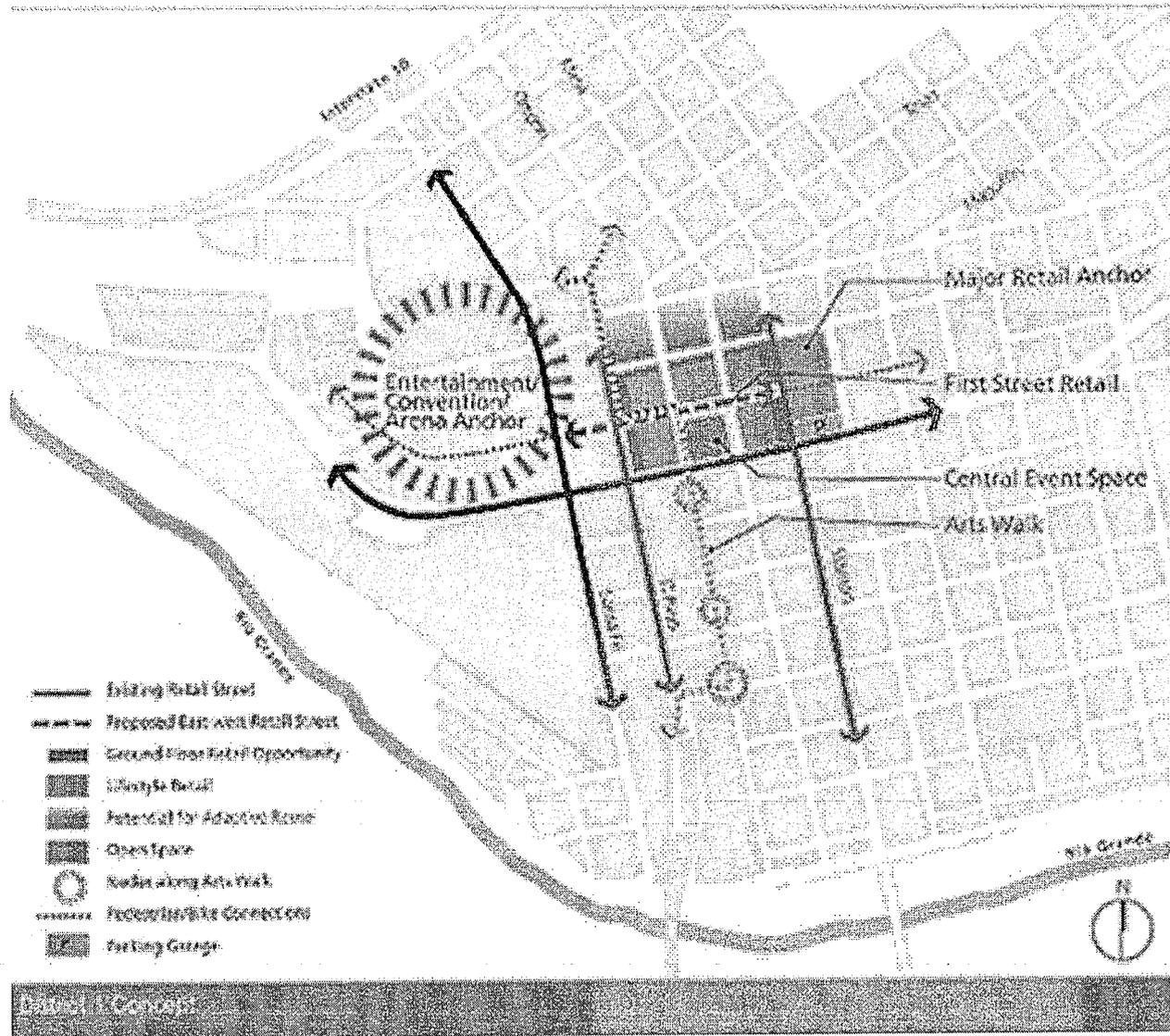
- Privately-owned land south of the Convention**

- **HOWEVER . . .**

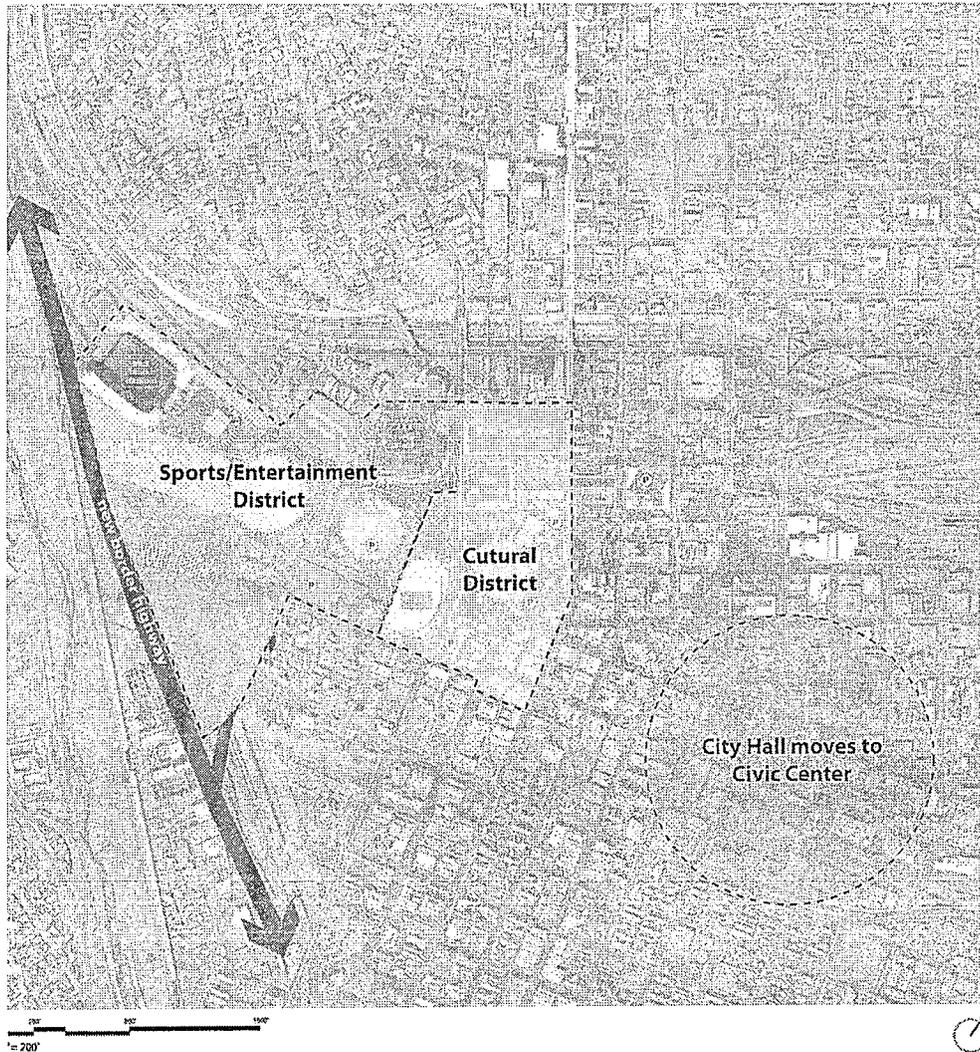
- *Each of the sites is not interchangeable—due to the requirements of each of the facilities (scale and orientation) not every site works for every facility*

- *Each of the sites is not equal for availability and phasing*

2006 Downtown Plan Entertainment Complex Proposal



Scheme 1

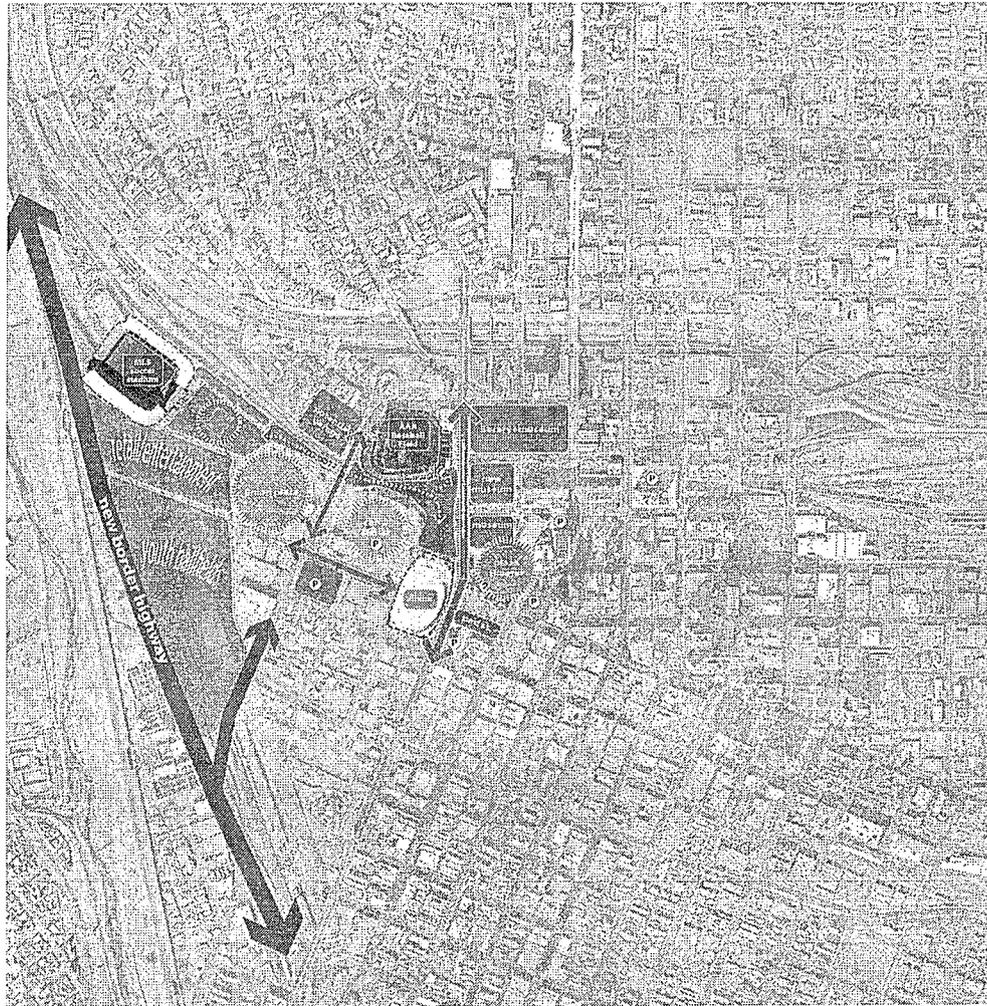


DRAFT
For illustrative purposes only
and subject to change
20 January 2012

- Sports entertainment district anchored by existing entertainment district

- Cultural district on Santa Fe Street

Scheme 1

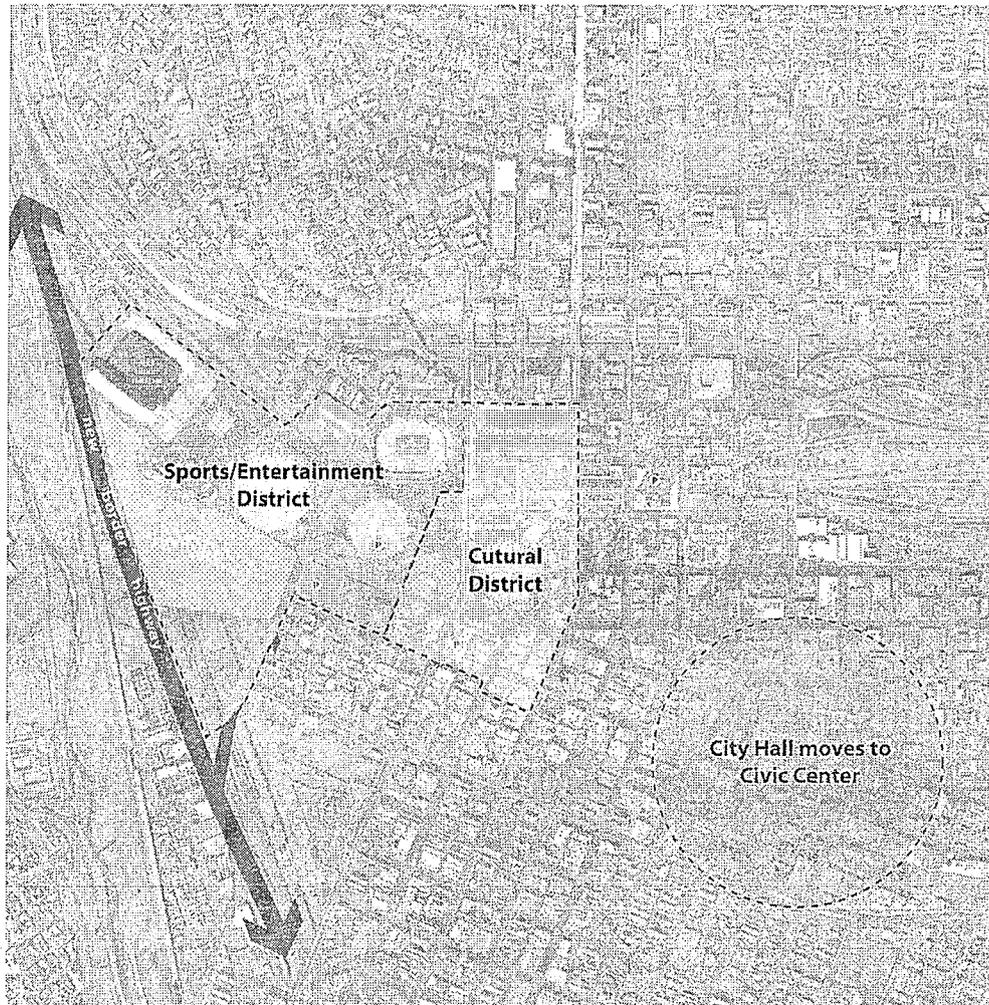


- New Border Highway
- Pedestrian Route
- Pedestrian Improvements
- Pedestrian only Hardscape
- Development

DRAFT
For illustrative purposes only
and subject to change
20 January, 2012

- Baseball on City Hall site
- Arena on Convention Center site
- Soccer on Depot site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment
- Ballfields on railyards

Scheme 2



- Sports entertainment district anchored by existing entertainment district

- Cultural district on Santa Fe Street

DRAFT
For illustrative purposes only
and subject to change
20 January, 2012

Scheme 2



- 1" = 200'
- New Border Highway
 - Pedestrian Route
 - Pedestrian Improvements
 - Pedestrian only Hardscape
 - Development

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For illustrative purposes only
and subject to change
20 January, 2012

- Arena on City Hall site
- Hotel on Convention Center site
- Soccer on Depot site
- Baseball on Railyards
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment

Scheme 3



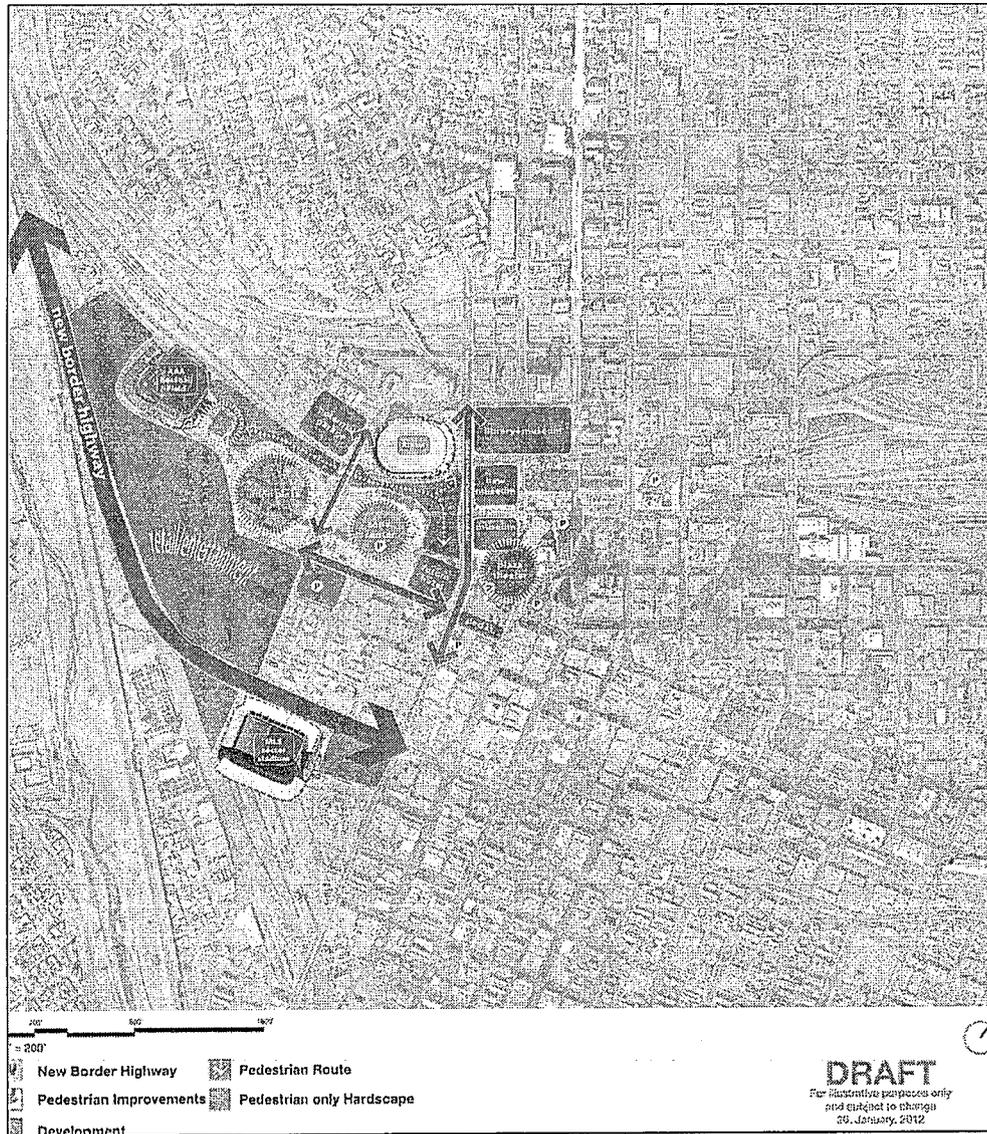
- Baseball on Depot site
- Arena on City Hall site
- Soccer on Railyards site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment

Scheme 4



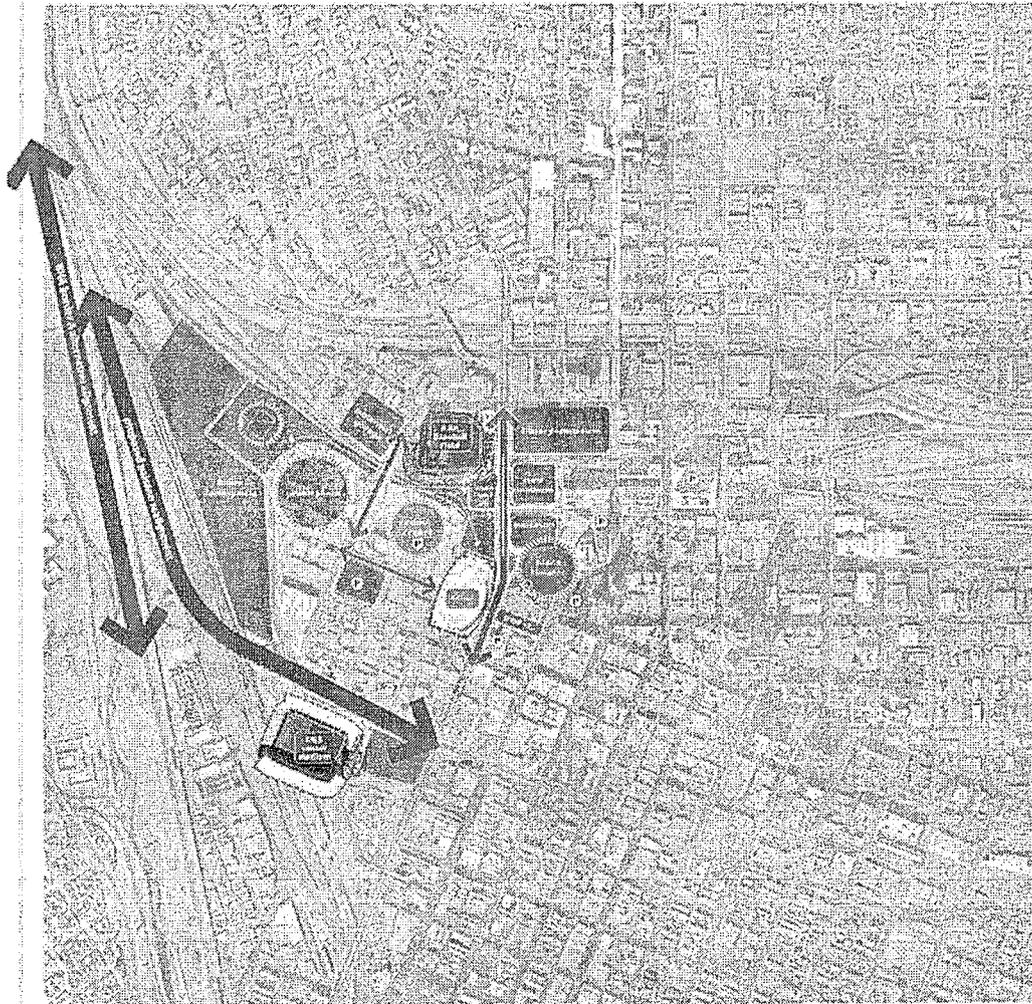
- Baseball on Railyards site
- Arena on City Hall site
- Soccer on Paisano site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment

Scheme 5



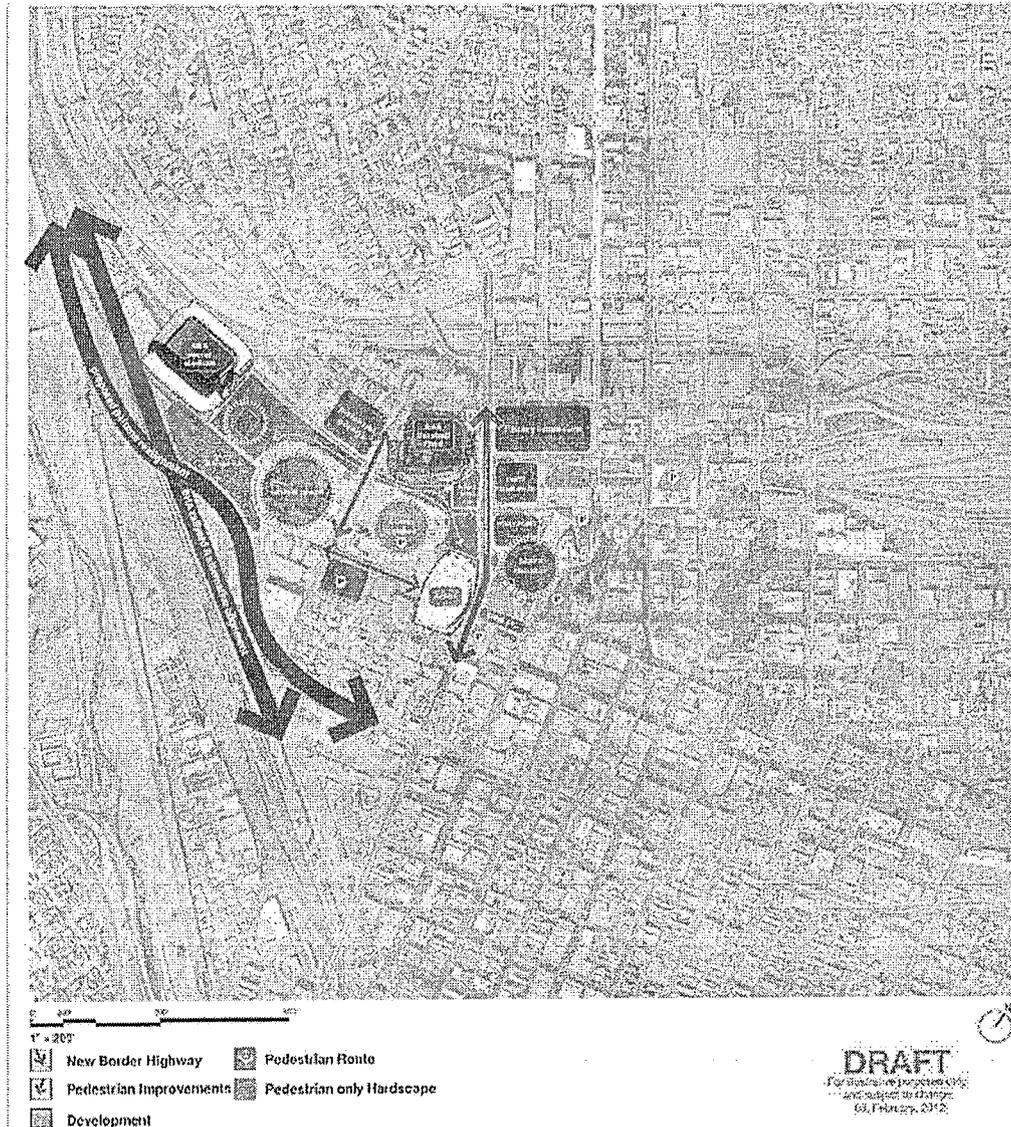
- Baseball on Depot site
- Arena on City Hall site
- Soccer on Paisano site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment

Scheme 7



- Baseball on City Hall site
- Arena on Convention Center site
- Soccer on Paisano site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment
- Preferred alternative for the Border Highway

Scheme 8



- Baseball on City Hall site
- Arena on Convention Center site
- Soccer on Depot site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment
- Non-preferred alternative for the Border Highway

Site Evaluation

Site	Baseball	Arena	Soccer	Synergy	Timing	Parking
City Hall						
Conv Center						
Paisano						
Depot						

Test Fit Conclusions

- ***Baseball stadium only fits on the City Hall site and adjacent to the depot***
- ***Soccer fits on the Paisano site and adjacent to the depot***
- ***Arena fits on all three sites***
- ***Sites adjacent to the depot are isolated from downtown, have fewer synergies with existing development, would require more new parking lots, and are contingent on both the railyards acquisition and clean-up and the Border Highway construction***

Test Fit Conclusions

- ***The City Hall site is the best site for the AAA baseball stadium***
 - ***The size of the site can accommodate baseball in the required orientation***
 - ***The adjacent historic sites add critical authenticity to the facility—a hallmark of successful new fields***
 - ***The location at the entry to downtown provides an opportunity for iconic architecture***
 - ***Strong synergies with existing Convention Center***
 - ***City Hall is in need of extensive repairs and relocation can reinforce the Government Center area***
 - ***Site could work with proposed AAA timeline***
 - ***Other sites have significant size, schedule, and acquisition constraints***

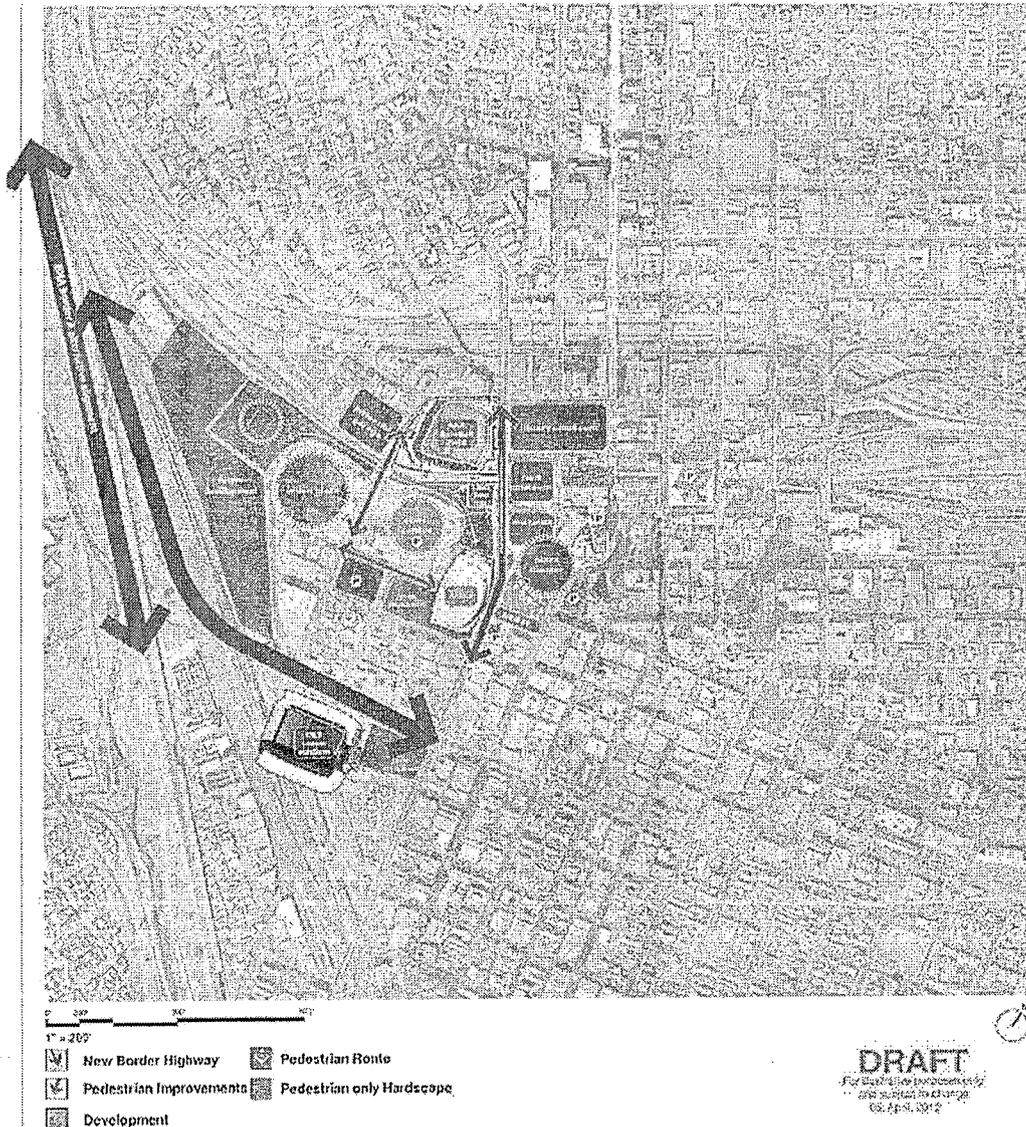
Test Fit Conclusions

- ***The south of Paisano site is best for the MLS Soccer facility***
 - ***The size of the site can accommodate a soccer stadium***
 - ***Minimal brownfields impacts from railyards***
 - ***Not contingent on the Border Highway construction timeline***
 - ***Proximity to border aligns to market potentials***
 - ***Could be a significant catalyst for adjacent private development opportunities***

Test Fit Conclusions

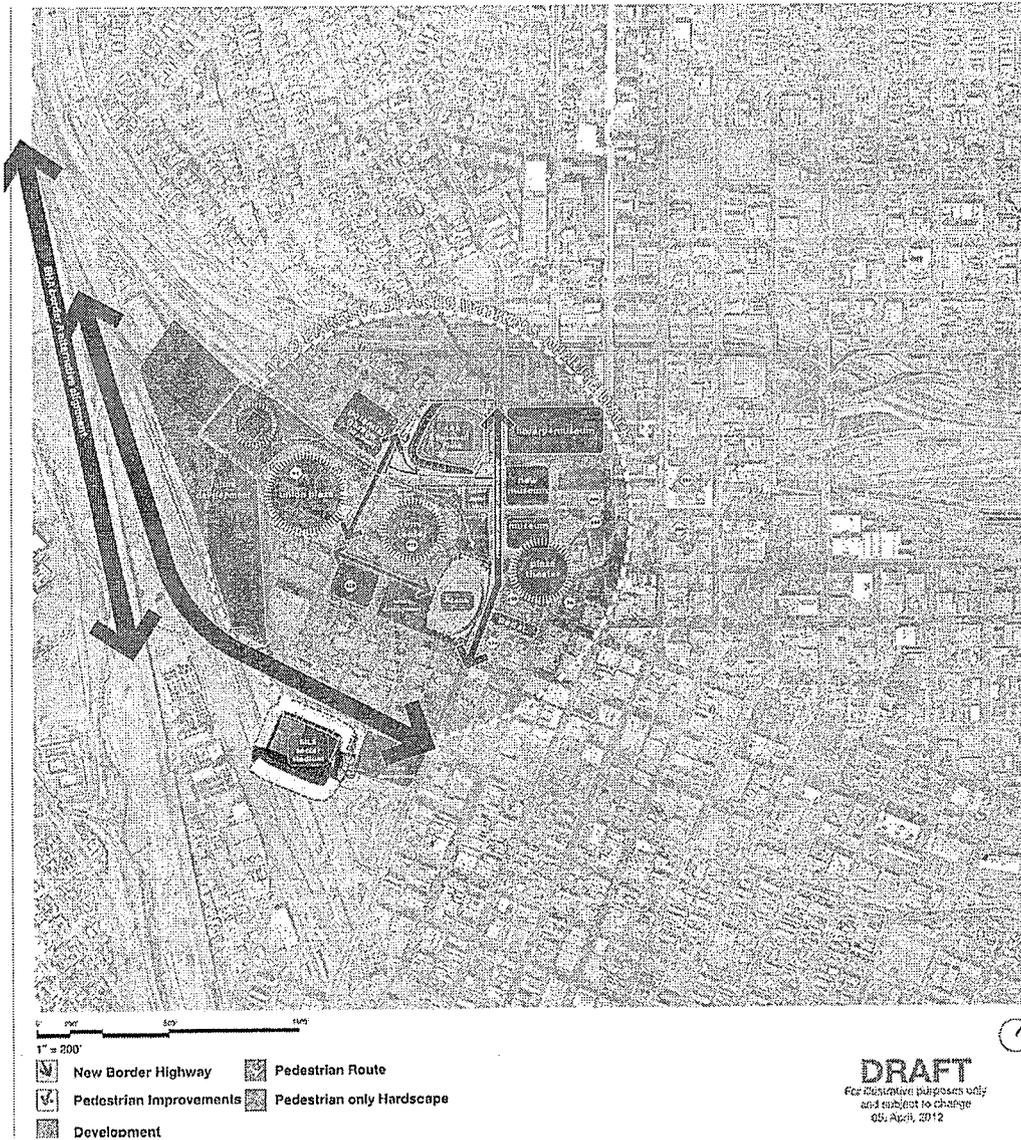
- ***The Convention Center site is best for the Arena facility***
 - ***Strong cross-facility opportunities with the existing Convention Center***
 - ***Reinforces the investments in the area (Plaza Theater, Mills Building, parking, Santa Fe entertainment district)***
 - ***Will provide a strong catalyst for continued development and expansion of the Santa Fe entertainment district***
 - ***Chavez Theater needs extensive improvements***

Preferred Alternative



- Baseball on City Hall site
- Arena on Convention Center site
- Soccer on Depot site
- Relocated museums within Cultural Center
- City Hall relocated
- Potential corollary redevelopment
- Preferred alternative for the Border Highway

Parking Opportunities



**4322 Existing parking spaces
within a 5 minute walk of the
Convention Center**

Proposed AAA Ballpark on City Hall Site

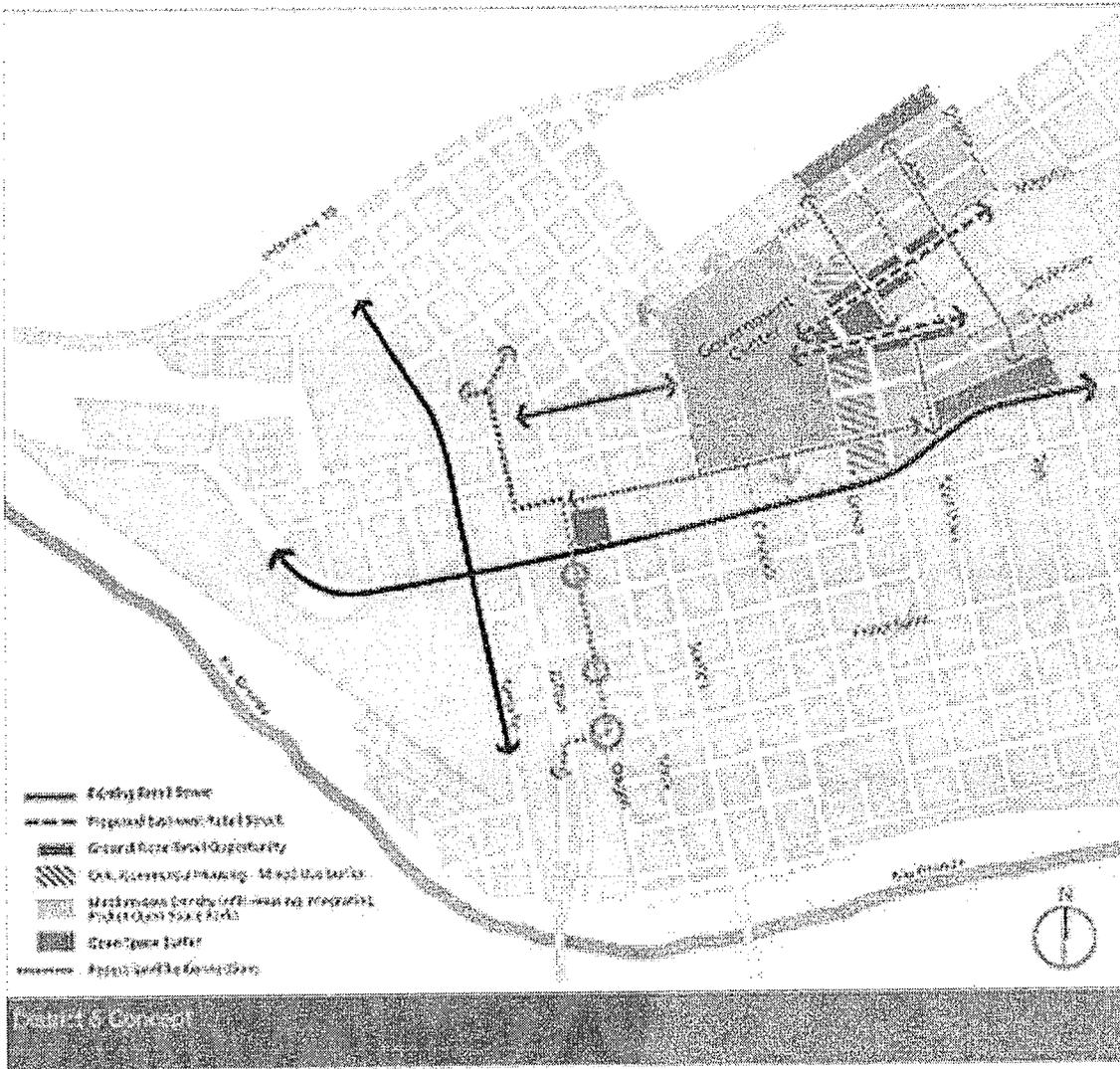


Developed by Populous

El Paso Downtown Sports Facilities Study

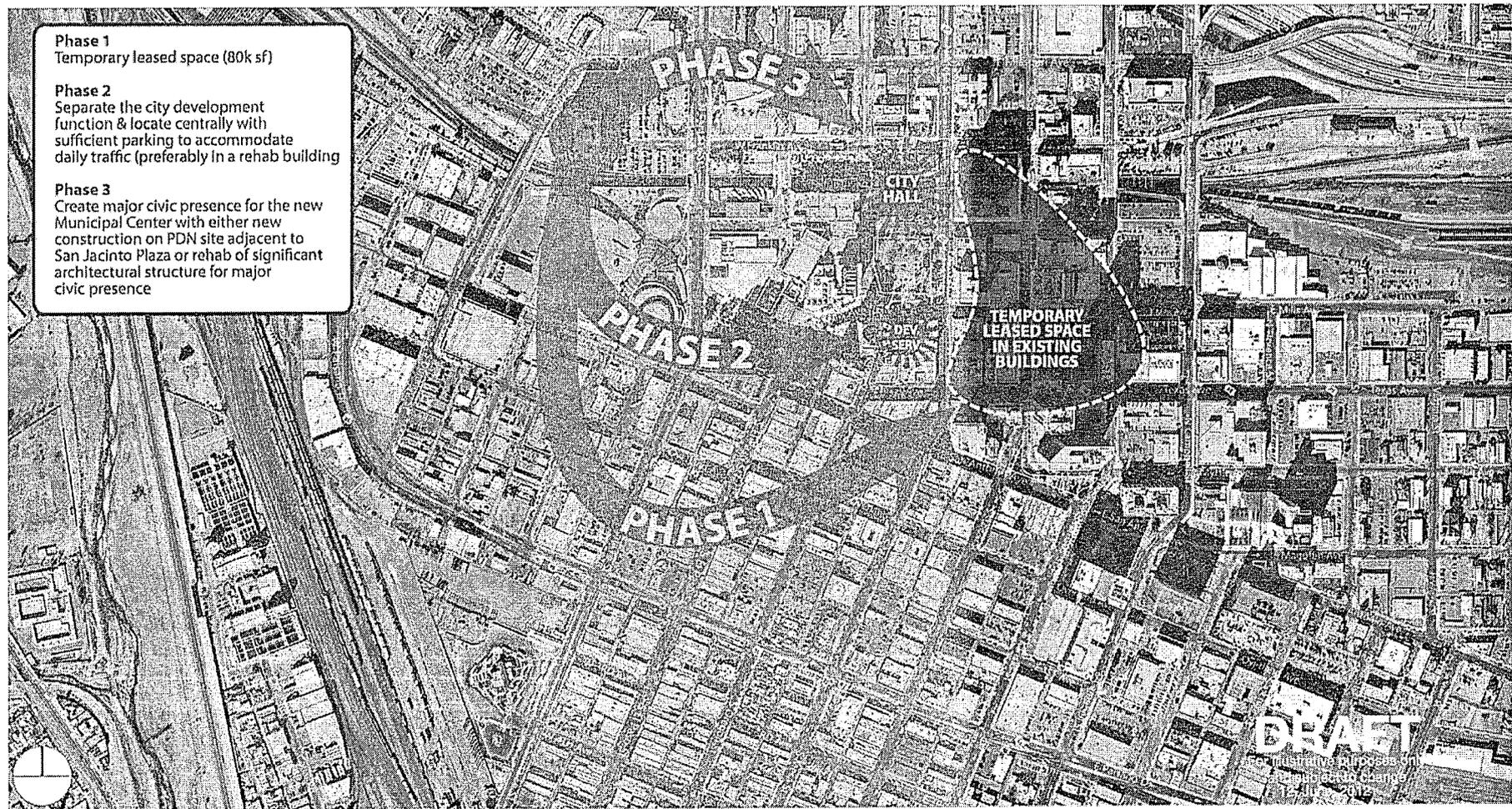
URBAN DESIGN 
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2006 Downtown Plan Government Center Proposal



El Paso Downtown Sports Facilities Study

City Hall Relocation—Option 1



City Hall Relocation—Option 2



City Hall Relocation—Option 3

