

CONTINUING DISCLOSURE REPORT  
FOR THE  
FISCAL YEAR ENDED AUGUST 31, 2017

CITY OF EL PASO DOWNTOWN DEVELOPMENT  
CORPORATION

SPECIAL REVENUE DEBT



**HTS** Continuing Disclosure Services  
A Division of Hilltop Securities.

## RULE 15c2-12 FILING COVER SHEET

This cover sheet is sent with all submissions to the Municipal Securities Rulemaking Board (the Nationally Recognized Municipal Securities Information Repository) and any applicable State Information Depository pursuant to Securities and Exchange Commission (SEC) Rule 15c2-12 or any analogous state statute.

**Issuer Name: City of El Paso Downtown Development Corporation**

**Issue(s):**

\$ 45,125,000 Special Revenue Bonds, Series 2013A (Downtown Ballpark Venue Project)  
\$ 15,660,000 Special Revenue Bonds, Taxable Series 2013B (Downtown Ballpark Venue Project)  
\$ 17,665,000 Special Revenue Refunding Bonds, Series 2016 (Downtown Ballpark Venue Project)

**Filing Format**  electronic  paper; If available on the Internet, give URL: \_\_\_\_\_

**CUSIP Numbers to which the information filed relates** (optional):

Nine-digit number(s) (see following page(s)):

Six-digit number if information filed relates to all securities of the issuer

\* \* \*

### Financial & Operating Data Disclosure Information

Annual Financial Report or CAFR

Financial Information & Operating Data

Other (describe) \_\_\_\_\_

Fiscal Period Covered: FYE 2017

Monthly  Quarterly  Annual  Other: \_\_\_\_\_

\* \* \*

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: /s/ Pat Degman, CGFM

Name: Pat Degman, CGFM Title: Comptroller

Employer: City of El Paso Downtown Development Corporation

Voice Telephone Number: (915) 212-1170

Email Address: degmanPA@elpasotexas.gov

## DESCRIPTION OF ISSUES COVERED BY THIS REPORT

### Special Revenue Bonds, Series 2013A (Downtown Ballpark Venue Project)

<u>Date</u>	<u>Principal</u>	<u>CUSIP</u>
08/15/23	\$ 5,170,000	283738AA0
08/15/38	22,500,000	283738AC6
	<u>\$ 27,670,000</u>	

### Special Revenue Bonds, Taxable Series 2013B (Downtown Ballpark Venue Project)

<u>Date</u>	<u>Principal</u>	<u>CUSIP</u>
08/15/43	\$ 15,660,000	283738AE2
	<u>\$ 15,660,000</u>	

### Special Revenue Refunding Bonds, Series 2016 (Downtown Ballpark Venue Project)

<u>Date</u>	<u>Principal</u>	<u>CUSIP</u>
08/15/18	\$ 530,000	283738AG7
08/15/19	550,000	283738AH5
08/15/20	570,000	283738AJ1
08/15/21	590,000	283738AK8
08/15/22	605,000	283738AL6
08/15/23	905,000	283738AM4
08/15/24	725,000	283738AN2
08/15/25	900,000	283738AP7
08/15/26	1,065,000	283738AQ5
08/15/27	1,230,000	283738AR3
08/15/30	175,000	283738AU6
08/15/32	785,000	283738AW2
08/15/33	520,000	283738AX0
08/15/34	695,000	283738AY8
08/15/36	1,530,000	283738BA9
08/15/39	2,355,000	283738BB7
08/15/43	3,510,000	283738BC5
	<u>\$ 17,240,000</u>	

## **FINANCIAL STATEMENTS**

The audited financial statements for the Corporation for the fiscal year ended August 31, 2017 are being separately filed directly with the Nationally Recognized Municipal Securities Information Repository and any applicable State Information Depository, and are hereby incorporated by reference into this Annual Continuing Disclosure Report.

## **SIGNATURE OF ISSUER**

The information set forth herein has been obtained from the Corporation and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a promise or guarantee. This Annual Continuing Disclosure Report may contain, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized. The information and expressions of opinion contained herein are subject to change without notice, and the delivery of this Annual Continuing Disclosure Report will not, under any circumstances, create any implication that there has been no change in the affairs of the Corporation or other matters described.

### **CITY OF EL PASO DOWNTOWN DEVELOPMENT CORPORATION**

*/s/ Pat Degman, CGFM*

---

Pat Degman, CGFM

Comptroller

Approved for Submission:

02/28/2018

---

Date

## **CERTIFICATE OF SUBMISSION OF ANNUAL REPORT**

Subject to the continuing disclosure requirements of SEC Rule 15c2-12, this Annual Continuing Disclosure Report for the City of El Paso Downtown Development Corporation with respect to the issues listed on the report cover was submitted directly to the Nationally Recognized Municipal Securities Information Repository ("NRMSIR") listed below as well as to any applicable State Information Depository ("SID").

### **NRMSIR**

Municipal Securities Rulemaking Board ("MSRB")  
via the Electronic Municipal Market Access ("EMMA") system

HTS Continuing Disclosure Services, A Division of Hilltop Securities Inc.

Signed by:

/s/ Karla Martinez

**2018 CITY OF EL PASO, TEXAS  
DOWNTOWN DEVELOPMENT CORPORATION  
REVENUE DEBT REPORT**

**TABLE 1 – HISTORICAL HOTEL OCCUPANCY TAX REVENUES – 7% COLLECTION RATE**

<u>Fiscal Year Ended 8-31</u>	<u>Total Collections</u>	<u>% Increase/ Decrease</u>
2008	\$ 8,482,271	6.79%
2009	7,984,068	-5.87%
2010	8,371,906	4.86%
2011	8,621,061	2.98%
2012	8,962,467	3.96%
2013	8,923,275	-0.44%
2014	9,220,438	3.33%
2015	10,279,997	11.49%
2016	11,888,101	15.64%
2017	10,406,384	-12.46%
2018	966,961 <sup>(1)</sup>	N/A

(1) Collections as of December 31, 2017.

Source: Department of the Comptroller, City of El Paso.

**TABLE 2 – ADDITIONAL HOTEL OCCUPANCY TAX REVENUE – 2% COLLECTION RATE**

<u>Fiscal Year Ended 8-31</u>	<u>Total Collections</u>
2013	\$ 1,478,116
2014	2,810,661
2015	2,905,482
2016	2,922,943
2017	3,008,830
2018	273,355 <sup>(1)</sup>

(1) Collections as of December 31, 2017.

Source: Department of the Comptroller, City of El Paso.

**TABLE 3 – EL PASO HOTEL OCCUPANCIES AND AVERAGE DAILY RATES/HISTORY**

<u>Calendar Year</u>	<u>Room Count</u>	<u>% Increase/Decrease</u>	<u>Average Daily Room Rate</u>	<u>% Increase/Decrease</u>	<u>Hotel Occupancy</u>	<u>% Increase/Decrease</u>
2013	8,977	-0.52%	\$ 73.10	0.29%	64.2%	-4.89%
2014	9,200	2.48%	76.90	5.20%	67.6%	5.30%
2015	9,392	2.09%	79.12	2.89%	67.8%	0.30%
2016	9,324	-0.72%	80.96	2.33%	67.4%	-0.59%
2017	8,944	-4.08%	80.80	-0.20%	67.3%	-0.15%

Source: El Paso Convention and Visitor's Bureau.

**TABLE 4 – DEBT SERVICE REQUIREMENTS**

Fiscal Year Ending 8-31	Outstanding Debt Service			% of Principal Retired
	Principal	Interest	Total	
2018	\$ 530,000	\$ 3,755,544	\$ 4,285,544	
2019	605,000	3,734,344	4,339,344	
2020	625,000	3,708,356	4,333,356	
2021	650,000	3,681,569	4,331,569	
2022	670,000	3,647,719	4,317,719	5.09%
2023	6,145,000	3,612,756	9,757,756	
2024	940,000	3,239,306	4,179,306	
2025	1,130,000	3,187,469	4,317,469	
2026	1,310,000	3,125,794	4,435,794	
2027	1,495,000	3,054,781	4,549,781	23.28%
2028	1,690,000	2,974,069	4,664,069	
2029	1,965,000	2,851,544	4,816,544	
2030	2,280,000	2,709,081	4,989,081	
2031	2,570,000	2,551,219	5,121,219	
2032	2,890,000	2,378,281	5,268,281	42.09%
2033	3,115,000	2,188,731	5,303,731	
2034	3,635,000	1,984,994	5,619,994	
2035	3,905,000	1,750,994	5,655,994	
2036	4,160,000	1,499,969	5,659,969	
2037	4,385,000	1,231,306	5,616,306	73.79%
2038	4,675,000	944,744	5,619,744	
2039	2,000,000	638,188	2,638,188	
2040	2,110,000	526,600	2,636,600	
2041	2,235,000	407,025	2,642,025	
2042	2,360,000	279,588	2,639,588	95.88%
2043	2,495,000	144,088	2,639,088	100.00%
	<u>\$ 60,570,000</u>	<u>\$ 59,808,056</u>	<u>\$ 120,378,056</u>	

**TABLE 5 – STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN GENERAL FUND BALANCES**

The following statements set forth in condensed form reflect the historical operations of the City. The City has prepared such summary for inclusion herein based upon information obtained from the City’s Comprehensive Annual Financial Report (“CAFR”) and financial records. Reference is made to such statements for further and complete information.

	Fiscal Years Ended August 31,				
	2017	2016	2015	2014	2013
<u>Revenues:</u>					
Property Taxes	\$ 158,844,476	\$ 153,490,605	\$ 147,583,822	\$ 141,420,945	\$ 137,639,441
Penalties and Interest-Delinquent Taxes	1,289,169	1,166,589	1,225,829	1,307,371	1,268,806
Sales Taxes	87,704,730	85,269,622	83,902,829	80,361,462	76,812,161
Franchise Fees	53,599,045	51,525,945	49,843,740	42,287,249	41,360,418
Charges for Services	37,485,337	38,179,887	32,758,457	29,133,558	24,762,092
Fines and Forfeits	7,760,033	10,649,110	11,009,509	11,146,619	12,553,686
Licenses and Permits	14,939,427	13,993,065	12,973,474	12,249,386	11,795,247
Intergovernmental Revenues	452,977	349,877	2,186,539	1,969,780	1,899,257
County Participation	469,169	469,169	630,388	752,847	448,013
Interest	286,712	85,405	26,428	(116,499)	(32,936)
Rents and Other	1,536,669	1,411,981	1,621,162	1,424,120	1,579,820
<b>Total Revenues</b>	<b>\$ 364,367,743</b>	<b>\$ 356,591,255</b>	<b>\$ 343,762,177</b>	<b>\$ 321,936,838</b>	<b>\$ 310,086,005</b>
<u>Expenditures:</u>					
General Government	\$ 28,278,533	\$ 28,067,753	\$ 24,501,826	\$ 28,433,237	\$ 32,956,034
Public Safety	223,762,410	209,990,139	211,693,127	209,339,351	203,630,493
Public Works	37,771,710	35,790,708	16,976,661	18,442,640	15,834,323
Public Health	5,936,208	5,857,910	5,859,631	5,731,625	5,926,955
Facilities Maintenance	-	-	16,916,385	23,155,971	24,503,102
Parks Department	22,263,171	20,518,044	19,060,611	11,572,356	11,810,348
Library	8,876,913	8,702,007	8,532,286	8,543,753	8,393,380
Non Departmental	18,473,482	19,540,951	13,373,036	17,086,020	9,257,893
Cultural and Recreation	6,600,337	6,427,183	6,158,665	5,867,584	6,023,531
Economic Development	8,941,212	8,557,774	8,400,734	8,112,463	8,782,543
Environmental Code Compliance	-	-	-	-	2,178,796
Community and Human Development	60,800	1,038,045	500,798	509,993	331,949
Debt Service Principal	6,941,373	5,951,740	5,750,041	3,738,681	2,298,669
Debt Service Interest	800,224	425,030	521,194	623,068	587,217
Capital Outlay	533,914	700,107	294,679	191,701	809,471
<b>Total Expenditures</b>	<b>\$ 369,240,288</b>	<b>\$ 351,567,391</b>	<b>\$ 338,539,674</b>	<b>\$ 341,348,443</b>	<b>\$ 333,324,704</b>
Excess (Deficiency) of Revenues					
Over Expenditures	\$ (4,872,545)	\$ 5,023,864	\$ 5,222,503	\$ (19,411,605)	\$ (23,238,699)
<u>Other Financing Sources (Uses)</u>					
Transfers from Other Funds	15,153,272	16,920,895	14,649,651	20,879,603	18,946,861
Other Sources (Uses)	(740,585)	-	-	-	-
Transfers Out	(9,303,627)	(20,305,174)	(10,317,215)	(5,334,084)	(712,350)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,109,060</b>	<b>\$ (3,384,279)</b>	<b>\$ 4,332,436</b>	<b>\$ 15,545,519</b>	<b>\$ 18,234,511</b>
Net Change in Fund Balances	\$ 236,513	\$ 1,639,585	\$ 9,554,939	\$ (3,866,086)	\$ (5,004,188)
Beginning Fund Balance	44,583,921	42,944,336	33,389,397	37,255,483	42,259,671
<b>Ending Fund Balance</b>	<b>\$ 44,820,434</b>	<b>\$ 44,583,921</b>	<b>\$ 42,944,336</b>	<b>\$ 33,389,397</b>	<b>\$ 37,255,483</b>



**TABLE 6 – MUNICIPAL SALES TAX**

Fiscal Year Ended 8-31	Total Collected	Ad Valorem Tax Levy	% of Ad Valorem Tax Levy	Net Taxable Assessed Valuation	Equivalent of Ad Valorem Tax Rate
2014	\$ 80,361,462	\$ 220,315,596	36.48%	\$ 32,143,581,494	\$ 0.2500
2015	83,902,829	227,767,780	36.84%	32,513,071,359	0.2581
2016	85,269,622	239,858,850	35.55%	32,832,476,033	0.2597
2017	87,704,730	253,852,588	34.55%	33,774,165,835	0.2597
2018	16,739,436 <sup>(1)</sup>	272,203,669	6.15%	34,300,055,358	0.0488

(1) Collections as of December 31, 2017.

Source: Department of the Comptroller, City of El Paso.