



# COMMUNITY MEETINGS

## RE: Special Election

Nov. 5, 2024





# ELECTION TO REVOKE\* AUTHORITY TO ISSUE BONDS

City Council adopted an ordinance on August 13, 2024, ordering a special election to determine whether to revoke the City's authority to issue the remaining bonds voted in the 2012 election for the Multipurpose Performing Arts and Entertainment Facility (MPC).

\***Revoke** (verb): to take back, withdraw, or cancel something that has been granted or approved.



## WHAT DOES THIS MEAN?

On November 5, 2024, City voters will decide whether to cancel the City Council's authority to issue the remaining, unissued \$128,455,636 of bonds (a type of borrowing) that were originally approved by voters in 2012.

These bonds were originally voted to fund the construction of the MPC in Downtown El Paso.

Certain subsequent events have occurred since 2012 that have prompted City Council to reconsider whether the City should move forward with the MPC.

## WHAT DOES THIS MEAN?

If voters approve the cancellation on November 5, 2024, the City would no longer be able to issue bonds from the 2012 election for the MPC.

If authority to issue these unissued bonds is cancelled (revoked), such revocation has no effect on any bonds previously issued by the City.

If voters do not approve the revocation of the unissued bonds, then City Council retains the authority to issue \$128,455,636 of bonds for the MPC in Downtown El Paso.



# MPC: KEY EVENTS



**2012**

**November 6, 2012:** El Paso voters approve the Quality of Life Bond, which included \$180 million for the Multipurpose Performing Arts and Entertainment Facility (MPC).



**2013**

**Dec 2013:** The El Paso City Council authorizes an Agreement for Professional Services with urban planning firm, HKS, Inc. (HKS) for development of the MPC.



**2014**

**Feb - Jan 2015:** HKS Planning/Kick-Off Event, Public Outreach Workshops and Community Project Briefing regarding MPC

**May 2014:** City issues general obligation bonds which include approximately \$427,000 of proceeds to pay for capital expenditures associated with the MPC.



# MPC: KEY EVENTS



## 2015

**Jan 2015:** The El Paso City Council directs City Manager to assemble appropriate professional support for site acquisition, project costs, design, development, methodology, funding and operating models.

**June 2015:** The El Paso City Council directs City Manager to begin the process to acquire the real estate for MPC.

**Aug 2015:** City issues general obligation bonds which include approximately \$4.18 million of proceeds to pay for capital expenditures associated with the MPC.

**Oct 2015:** The El Paso City Council authorizes City Manager to enter into contracts on behalf of the City necessary to execute the delivery of the MPC.



# MPC: KEY EVENTS



2016

**June 2016:** City issues general obligation bonds which include approximately \$46.9 million of proceeds to pay for capital expenditures associated with the MPC.

**Oct 2016:** The City Council approves a resolution to acquire land in the area commonly known as “Duranguito” in Downtown El Paso for the MPC project.

*Certain segments of the community object to the selection of the “Duranguito” site, arguing that the buildings and land in “Duranguito” have historic value and should be preserved.*

# MPC: KEY EVENTS

★ 2017

**May 2017 – Sept 2023:** Several lawsuits and legal proceedings are filed related to the MPC and its location in Downtown. The various lawsuits prevent the further development of the MPC and construction ceases because of legal proceedings.

★ 2018

**July 2018:** MPC opponents file initiative petition lawsuit requesting the court to force the City to place an initiative petition on the ballot to try to zone city-owned properties within the MPC master planning area as a historic district.

**Aug 2018:** Fourth Court of Appeals denies initiative petition lawsuit.



# MPC: KEY EVENTS



2019

**Jan 2019:** 250th District Court upholds the issuance of the permit by the Texas Historical Commission to the City of El Paso for the on-site archeological study of the MPC master planning area.

**Oct 2019:** The Texas Supreme Court lifts demolition ban for Downtown El Paso MPC site.

Two days after the Supreme Court ruling, project opponents obtain another temporary demolition ban alleging that the City contractor's plans to study the neighborhood do not comply with certain state laws.

# MPC: KEY EVENTS



2020

**Jan 2020:** Texas Supreme Court denies a petition by MPC opponents who ask the Court to review a ruling issued by a lower court which authorized the City to build a facility that accommodates sports, and sporting events.

**Mar 2020:** World Health Organization declares COVID-19 a pandemic. President of US declares a nationwide emergency. States begin to implement shutdowns in order to prevent the spread of COVID-19.



2021

**Nov 2021:** The City Council directs staff to conduct a cost assessment of construction of the MPC and to hire a consultant to provide a Feasibility Study for the MPC.



# MPC: KEY EVENTS



**2022**

**Jan 2022:** City issues a site development request for qualifications, including a possible “reimagining” of the MPC as an indoor-outdoor entertainment complex that could incorporate elements of the “Duranguito” neighborhood.

**Apr 2022:** The City Council approves Agreement for Professional Services with San Francisco-based Gensler Jr. & Associates, Inc., for a Feasibility Study for the MPC, including updated cost estimates.

**Sept 2022:** The City Unveils Preliminary MPC Feasibility and Programming Study Findings.



# MPC: KEY EVENTS



**2023**

**Jan and Mar 2023:** The City Council votes to re-evaluate the proposed location of the MPC and consider alternative locations for the MPC, including possible Union Depot location.

**Sept 2023:** In exchange for the City withdrawing its permit with the Texas Historical Commission, the opponent in the MPC litigation agrees to dismiss the final, remaining lawsuit involving the MPC.

**Oct 2023:** The City Council directs staff to begin soliciting and entertaining letters of interest from interested buyers for the purchase of the 19 City-owned properties in the area previously designated for the MPC.

# MPC: KEY EVENTS



**2024**

**Feb 2024:** Presentation made to Council of the work completed to date as part of identifying an alternative site for MPC, including three proposed models and projected costs:

OPTIONS	<u>Arena</u>	<u>Flexible Hybrid Venue A</u>	<u>Flexible Hybrid Venue B</u>
<b>SEATING CAPACITY</b>	12,000	8,000 4,000 indoor/4,000 outdoor	8,000 6,500 indoor/1,500 outdoor
<b>PROJECT COST</b>	\$386 million *	\$113 million *	\$183 million *
<b>TOTAL COST</b>	\$416 million *	\$143 million *	\$213 million *

\* Estimates



# MPC: KEY EVENTS



## 2024

**July 2024:** The City Council directs the City Attorney to prepare an ordinance ordering an election on November 5, 2024, to permit voters to determine whether to revoke the City's authority to issue the 2012 Quality of Life bonds that have not yet been sold or delivered.

**Aug 2024:** The City Council approves an ordinance calling for a ballot measure on the upcoming November 5, 2024 election asking voters to decide whether to cancel the City's remaining authority to issue \$128,455,636 in general obligation bonds allocated for the MPC planned for Downtown El Paso.

**Aug-Oct 2024:** The City conducts educational campaign on ballot measure.



# MPC BONDS AUTHORIZED BY 2012 ELECTION

<b>FUNDING</b>	<b>AMOUNT</b>
<b>Original Bonding Authority Designated for MPC Project</b>	<b>\$180,000,000</b>
<b>Previously Issued Bonds for MPC*</b>	<b>\$51,544,364</b>
<b>Remaining Unissued Bonds</b>	<b>\$128,455,636</b>

\* To the extent the land previously acquired by the City for the MPC site is sold, the City has indicated such funds would be used to pay down these previously issued bonds. If bonding authority is revoked, any remaining proceeds from bonds previously issued for the MPC would be used to pay down the previously issued bonds. If bonding authority is not revoked, any remaining proceeds from bonds previously issued for the MPC may be available to pay costs of the MPC, subject to applicable legal requirements.



# LANGUAGE ON THE BALLOT

**The official language shall appear on the ballot as follows:**

CITY OF EL PASO, TEXAS PROPOSITION A

“TO CANCEL THE CITY’S AUTHORITY TO ISSUE THE REMAINING \$128,455,636 IN GENERAL OBLIGATION BONDS FOR THE MULTIPURPOSE PERFORMING ARTS AND ENTERTAINMENT FACILITY TO BE LOCATED IN DOWNTOWN EL PASO WHICH WAS APPROVED BY THE VOTERS IN THE CITY’S NOVEMBER 6, 2012 ELECTION, RESULTING IN THE REVOCATION OF THE BONDS?”

**Voters will be asked to choose: “FOR” OR “AGAINST”**

“FOR” means revoke.

“AGAINST” means do not revoke.

\* **Revoke** (verb): to take back, withdraw, or cancel something that has been granted or approved.





# NEXT STEPS

**Aug 2024 - Oct 2024**  
Community Meetings

**Oct 21, 2024 - Nov 1, 2024**  
Early Voting

**Tuesday, Nov 5, 2024**  
Election Day



# COMMUNITY MEETINGS

**Wednesday, Aug 28, 2024**

**5:30 p.m.**

Marty Robbins Recreation Center  
(11620 Vista Del Sol Dr.)

**Thursday, Aug 29, 2024**

**6 p.m.**

The Beast Urban Park  
(13501 Jason Crandall Dr.)

**Tuesday, Sept 3, 2024**

**5:30 p.m.**

Westside Regional Command  
(4801 Osborne Dr.)

**Wednesday, Sept 4, 2024**

**5:30 p.m.**

Westside Branch Library  
(125 Belvidere St.)

**Thursday, Sept 5, 2024**

**5:30 p.m.**

In Person: City Hall (300 N. Campbell)  
Main Conf. Room, 2nd Floor

Virtual: <https://tinyurl.com/3aky32ks>  
Meeting ID: 222 503 394 412  
Passcode: MRLvu6

Phone: (915)2 13-4096, 430 466 561#



# COMMUNITY MEETINGS

## Monday, Sept 9, 2024

**5:30 p.m.**

Valle Bajo Community Center  
(7380 Alameda Ave.)

## Tuesday, Sept 10, 2024

**5:30 p.m.**

Hilos de Plata  
(4451 Delta Dr.)

## Wednesday, Sept 11, 2024

**6 p.m.**

ESD Conf. Room, Yucca Park entrance  
(7968 San Paulo Drive)

## Thursday, Sept 12, 2024

**6 p.m.**

Arves E. Jones Transit Center at Northgate  
(9348 Dyer St.)

## MISSION



Deliver exceptional services to support a high quality of life and place for our community

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## VALUES

Integrity, **R**espect, **E**xcellence,  
**A**ccountability, **P**eople