

**City of Laredo
Special City Council Meeting
M2006-SC-01
City Council Chambers
1110 Houston Street
Laredo, Texas 78040
January 12, 2006
5:30 p.m.**

I. CALL TO ORDER

With a quorum present, Mayor Elizabeth G. Flores called the meeting to order.

II. PLEDGE OF ALLEGIANCE

The Mayor led in the Pledge of Allegiance.

III. ROLL CALL

In attendance:

Elizabeth G. Flores,
Alfredo Agredano,
Hector Garcia,
Johnny Amaya,
Johnny Rendon
Gene Belmares,
Jose A. Valdez, Jr.,
Juan Ramirez,
Gustavo Guevara, Jr.,
Larry Dovalina,
Cynthia Collazo,
Horacio De Leon,
Rafael Garcia,
Anthony McGettrick,

Mayor
Council Member, District I
Council Member, District II
Council Member, District IV
Council Member, District V
Council Member, District VI
Mayor Pro Tem, District VII
Council Member, District VIII
City Secretary
City Manager
Deputy City Manager
Assistant City Manager
Assistant City Manager
Assistant City Attorney

Motion to excuse Cm. Galo.

Moved: Cm. Agredano

Second: Cm. Amaya

For: 7

Against: 0

Abstain:

0

IV. STAFF REPORT

Status report on the EI Portal project from City staff and Mr. Bruce Cole, representing EI Portal Center Development.

Larry Dovalina, City Manager, said that the City has taken the committee members of the Downtown Development Committee into the facility that is being constructing to show them the progress that is being made as part of the facility. He invited the rest of the Council to physically visit the site to see the progress that has been made. He said that the construction is 45% complete and a person can begin to appreciate the beauty of the area.

Bruce Cole of EI Portal Center, LLC., advised that he gave a presentation representing EI Portal Center Development in May 15, 200. He said that he had discussed their plan regarding a national trade center, hotel, and convention center and he outlined the entire proposal. He said that the essence of the proposal was that the City was going to have to acquire property that he was not able to acquire. He added that the City would construct a parking lot and they would build a convention center, trade center, and a hotel. Once the construction was complete they would transfer ownership of the convention center to the City. He illustrated the plans as the Council listened. He asked the City of Laredo is willing to make a commitment. He said that he is ready to proceed.

City of Laredo – Downtown Renaissance EI Portal Center, LLC Development Agreement

Summary of Proposed Terms

Development Components

The Laredo Outlet Stores
Convention Center
International Trade Center
Hotel
Parking Structure
Transportation Plaza

EI Portal Center, LLC

\$1.00 Constructs 70,000 – 100,000 square foot Convention Center and gives to City for
Contracts with the City to operate Convention Center
Constructs 150,000 leasable square foot International Trade Center
Constructs 175 – 225 room hotel
Spends \$30 Million to renovate the existing mall into Class A Outlet Center

Hotel

Exclusive provider of Food and Beverage concession for Convention Center
Use of banquet and meeting rooms at a predetermined rate
Use of 200 parking spaces

City

- Acquires property required for development of convention center, trade center, hotel and parking garage
- Constructs and owns parking structure for 1,000 cars under Hotel, Convention Center, Trade Center, and connects to Outlet Center
- Contributes air rights to El Portal above garage for Convention Center, Hotel and International Trade Center
- Provides bridge between City Transportation Plaza at Salinas Bridge Retail Building

Post Construction Responsibility & Obligations

International Trade Center

Right to use banquet and meeting rooms
 Use of 300 parking spaces

Convention Center

Include banquet and meeting room space
 Right to use of banquet and meeting rooms

Outlet Center

Use of parking spaces at no cost for 5 hours with validation with standard rates thereafter

Benefits to the City of Laredo

- o Continue Downtown revitalization created by City of Laredo Bridge of Americas project
- o Beautifies waterfront and provides spectacular views from all directions
- o Unifies Bridge of the Americas and other commercial developments
- o Generates significant economic development for the City of Laredo Entertainment Center

Job Creation	Employees	Property Tax	Hotel Tax	Parking
Trade Center	300	\$730,380		
Hotel	125	\$705,000	\$613,000	
Convention Center	30		\$280,000	
<u>Parking Garage</u>	10			<u>\$1,230,000</u>
Totals	465	\$1,435,380	\$893,000	\$1,230,000
0				
Total Taxes		\$3,558,380		

Total Revenue \$3,558,380

Economic Summary

Trade Center	150,000	\$20,900,000
Hotel		25,000,000
Convention Center *	85,000	10,000,000
Parking Garage*	N/A	7,000,000
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Total Project Cost		\$62,900,000

* To be owned by the City

The rest of the minutes will be completed on Monday, March 6, 2006.

V. EXECUTIVE SESSION

The City Council hereby reserves the right to go into executive session at any time during this public meeting, if such is requested by the City Attorney or other legal counsel for the City, pursuant to his or her duty under Section 551.071 (2) of the Government Code, to consult privately with his or her client on an item on the agenda, or on a matter arising out of such item.

Motion to go into Executive Session.

Moved:

Second:

For:

Against: 0

Abstain:

0

After Executive Session, Mayor Flores announced that no formal action was taken.

VI. ADJOURNMENT

Motion to adjourn.

Time: _____

p.m.

Moved:

Second:

For:

Against: 0
0

Abstain: