



**PUBLIC SERVICE BOARD MEETING  
AGENDA ITEM  
REGULAR MEETING**

**Wednesday, September 10th, 2025**

**SUBJECT**

Consider and adopt a resolution for the Sale of Real Estate of approximately 400.25 acres.

**BACKGROUND**

**PRIOR PSB ACTION**

- On July 12, 2023, the Public Service Board (PSB) determined the land totaling approximately 400.25 acres and legally described as:
  - Parcel 1: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 2, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tract 22-44;
  - Parcel 2: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7C1;
  - Parcel 3: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59;
  - Parcel 4: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2;
  - Parcel 5: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1 and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2;
  - Parcel 6: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Sections 1 and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tracts 24-7A, 24-7B3, 24-7B4, and 24-7C1;
  - Parcel 7: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59to be inexpedient to the water, wastewater and stormwater systems.
- On March 12, 2025, the PSB determined the value of the property and authorized staff to proceed with the negotiation of the sale in accordance with the specified terms and conditions.

**UTILITY KPI ALIGNMENT**

Total Water Supply

**EVALUATION PROCESS**

EPWater requested the broker services of CBRE to market the property.

Staff evaluated the offer from Koeada Farms, LLC., a New Mexico limited liability company, and determined that it meets the requirements. Staff recommends accepting the offer from Koeada Farms, LLC., in the amount of \$4,000,000.

**FINANCIAL IMPLICATIONS**

The net gain on the sale of this land will be deposited into the Land Reserve Fund. Five percent (5%) of the net proceeds goes to the City per bond covenants.

**PROPOSED ACTION REQUESTED**

Consider and adopt a resolution accepting the offer of Koeada Farms, LLC., a New Mexico limited liability company, to purchase approximately 400.25 acres of Utility property in Dona Ana County, New Mexico, consisting of as Parcel 1: A tract of land situate North of Berino, Dona Ana County, New Mexico, In Section 2, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, Parcel 1 being part of U.S.R.S. Tract 22-44; In Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, Parcel 2 being part of U.S.R.S. Tract 24-7C1, Parcel 3 being part of U.S.R.S. Tract 22-59; Parcel 4 being part of U.S.R.S. Tract 24-7B2; Parcel 7 being part of U.S.R.S. Tract 22-59 In Sections 1 and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, Parcel 5 being part of U.S.R.S. Tract 24-7B2, Parcel 6 being U.S.R.S. Tracts 24-7A, 24-7B3, 24-7B4 AND 24-7C1; (551.071) (551.072), for the amount of \$4,000,000.00 and authorize the President/CEO to forward the recommendation to City Council, and to sign any and all documents necessary to complete the sale.

#### **SUPPORTING DOCUMENTATION PROVIDED**

- Resolution

## **RESOLUTION**

**A RESOLUTION OF THE EL PASO WATER UTILITIES PUBLIC SERVICE BOARD (EPWATER) TO AWARD THE SALE OF APPROXIMATELY 400.25 ACRES OF LAND, LEGALLY DESCRIBED AS CONSISTING OF Parcel 1: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 2, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tract 22-44; Parcel 2: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7C1; Parcel 3: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59; Parcel 4: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2; Parcel 5: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2; Parcel 6: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Sections 1 and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tracts 24-7A, 24-7B3, 24-7B4 AND 24-7C1; and, Parcel 7: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59, DONA ANA COUNTY, NEW MEXICO, TO KOEADA FARMS, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY, AND AUTHORIZING THE PRESIDENT/CEO TO FORWARD THE RECOMMENDATION TO THE CITY AND SIGN ANY AND ALL DOCUMENTS NECESSARY TO COMPLETE THE SALE**

**WHEREAS**, the El Paso Water Utilities Public Service Board holds certain real properties comprising the water, wastewater and drainage utility systems in its land inventory (collectively the "System"); and,

**WHEREAS**, on July 12, 2023, the El Paso Water Utilities Public Service Board approved the sale of land that has been declared inexpedient to the System through a real estate broker, in accordance with Texas Local Government Code Ann.§253.014(a)-(e), as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE EL PASO WATER UTILITIES PUBLIC SERVICE BOARD OF THE CITY OF EL PASO, TEXAS:**

Section 1. The recitations as set out in the preamble above are found to be true and correct and are hereby adopted by the El Paso Water Utilities Public Service Board and made a part of this Resolution for all purposes.

Section 2. That the El Paso Water Utilities Public Service Board recommends the land described below be sold to Koeada Farms, LLC., a New Mexico limited liability company with the purchase offer for a total amount of \$4,000,000.00

Approximately 400.25 acres of land, legally described as consisting of Parcel 1: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 2, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tract 22-44; Parcel 2: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7C1; Parcel 3: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59; Parcel 4: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2; Parcel 5: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 24-7B2; Parcel 6: A tract of land situate North of Berino,

Dona Ana County, New Mexico, in Sections 1 and 12, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being U.S.R.S. Tracts 24-7A, 24-7B3, 24-7B4 AND 24-7C1; and, Parcel 7: A tract of land situate North of Berino, Dona Ana County, New Mexico, in Section 1, T. 26S., R. 2E., N.M.P.M. of the U.S.R.S. Surveys, being part of U.S.R.S. Tract 22-59, Dona Ana County, New Mexico.

Section 3. That the El Paso Water Utilities Public Service Board authorize the President/CEO to forward to the City the resolution of the El Paso Water Utilities Public Service Board that the above-described land be sold in accordance with state law and sign any and all documents necessary to complete the sale of the property to Koeada Farms, LLC, ., a New Mexico limited liability company.

**PASSED, ADOPTED and APPROVED** at a Regular Meeting of the El Paso Water Utilities Public Service Board of the City of El Paso, Texas, this 10th day of September 2025, at which meeting a quorum was present and which meeting was held in accordance with the provisions of V.T.C.A. Government Code, Sections 551.001, et. seq.

EL PASO WATER UTILITIES  
PUBLIC SERVICE BOARD

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Bryan Morris, Chair

ATTEST:

APPROVED AS TO FORM:

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Stefanie Block-Uribarri, Secretary-Treasurer

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Daniel Ortiz, General Counsel