



**REQUEST FOR PURCHASE OR LEASE AND
DEVELOPMENT PROPOSALS (RFP)**

Issued by

Development Corporation of Harlingen, Inc.

Harlingen Economic Development Corporation
2424 Boxwood Street, Suite 125
Harlingen, TX 78550
956-216-5081

Issue Date:
March 8, 2021

Proposal Due Date and Time:
April 30, 2021 at 4:00 p.m. CST

INVITATION

The Harlingen Economic Development Corporation (HEDC) is soliciting sealed proposals (RFP) from qualified private development firms (Developer or Proposer) for the purchase or lease and development of property located at the intersection of Dixieland Rd and Bass Pro Drive (Site).

The Site is being offered subject to the process outlined within this RFP, the HEDC reserves the right to reject any or all development proposals submitted. While all information furnished herein was gathered from sources deemed to be reliable, no representation or warranty is made as to the accuracy or completeness thereof and in no way does the RFP obligate the HEDC or City of Harlingen to select the Developer or the sell or lease of the Site.

The HEDC Board of Directors and the Elective Commission of the City of Harlingen will have the ultimate authority to accept or reject any RFP that may be submitted by the due date.

Interested and qualified Developers are invited to submit sealed proposals, which will be accepted until April 30, 2021 at 4:00 p.m. CST.

Completed original and sealed proposals must be submitted to:

Electronic submissions will not be accepted.

Raudel Garza
Harlingen Economic Development Corporation
2424 Boxwood Street, Suite 125
Harlingen, TX 78550

QUESTIONS

Questions may be submitted via email to rgarza@harlingenedc.com.

RFP SCHEDULE

Action Item	Date
RFP available on Harlingen EDC website	March 8, 2021
Deadline to submit questions regarding RFP	March 22, 2021
Sealed RFP responses due	April 30, 2021

DEVELOPMENT GOAL

The HEDC has established the following goals for this RFP:

- Development on the Site should contribute to the improvement of the quality of life for City of Harlingen residents and visitors.
- Development should have positive fiscal benefits for HEDC and the City of Harlingen and enhance the tax base to help grow and sustain a more vibrant community.
- The scale, character, density and use of proposed developments should be compatible with and add to the vitality of Harlingen.
- The proposed development must be financially viable.

SITE INFORMATION

The Site offers a unique opportunity to create innovative commercial development.

The Developer and development of the Site must conform to all current codes and ordinances and permitting processes. Current codes and zoning ordinances can be found [here](#).

- Current zoning of the Site is Light Industrial (LI)
- 2.37 Acre Tract
 - Lot 1, Block 1 - 0.64 Acres Gross
 - Lot 2, Block 1 - 1.29 Acres Gross
 - Lot 3, Block 1 - 0.91 Acres Gross, Landscape lot

Due to an existing agreement with Bass Pro Shops, Lot 3 is restricted to be used as a storm water detention/retention and/or landscape area only. No trees may be planted on Lot 3, and shrubs and other vegetation may not grow above a 4-foot height restriction. Line of sight restrictions apply. HEDC reserves a right to approve or disapprove any and all landscape plans, which must be submitted with this RFP. It is HEDC's desire to see this area be a compliment to the existing landscaping along the entrances to the Bass Pro Shops building.

PROPOSAL REQUIREMENTS

A complete, concise and professional response to this RFP will enable HEDC to identify the Developer who will provide the highest benefit to HEDC and the City of Harlingen and will be indicative of the level of the Developer's experience and commitment to the proposed project. Proposals must demonstrate that the approach, design, and financing plan for the proposed project will allow the project's successful development and delivery.

The following minimum information should be provided in each proposal and will be utilized in evaluating each proposal submitted.

Proposals should include the following items:

- Request for Proposal Submittal Cover Sheet (see template – EXHIBIT D).
- Explanation of the role the Developer's organization will play in the proposed project and a list of other partners and their roles (if any).
- The purchase or lease price and terms for the purchase or lease of the property. A real estate contract would address this item appropriately.
- A narrative description of the specific development: to include all uses, gross building, land use, timing of development to include commencement and completion of each phase.
- A graphic and site plan of the proposed project (if more than one-please provide them), including the landscaping plan for Lot 3.
- If available, projected number and nature of jobs to be created; please provide a timetable if in phases.
- Total estimated capital investment to develop the Property. Please provide a timetable if in phases.
- If known, the identification of anticipated major tenants and/or users expected to occupy the finished project (reference Confidentiality Information statement provided below).
- Development proposals shall include specific timetables and benchmark events to track the progress of the project.

- Provide a list of requested incentives if requesting, to ensure the project is fiscally equitable.
- Description of the Developer's experience developing the proposed type of project elsewhere:
 - Name and location of project(s)
 - Description of project(s)
 - Completion date of project(s)
 - Experience in dealing with other City projects and/or have experience in purchasing government property for private development
- Evidence of Financial Capability:
The RFP response must include evidence of the respondent's ability to deliver on the proposal. This could include recent financial statements, federal tax returns, letters of credit from lenders, public financial filings, or other information deemed sufficient by HEDC.
- Proposal/Qualification Statement:
Include a mandatory disclosure for the past five (5) years of any of the following types of conduct: bankruptcy filings, liquidated damages, judgments in contract disputes, contract defaults and/or terminations, license revocations, suspension, and/or other disciplinary actions, prior debarments or suspensions by a governmental entity, any existing tax liens (federal or local) for any type of tax, denials of prequalification or findings of non-responsibility, safety past performance data, including fatality incidents, alleged violations of any Federal, City, State civil or criminal law, criminal indictments or investigations, legal claims filed by or against the private entity, and claims on payment and performance bonds.

SELECTION CRITERIA

The following criteria will be used to evaluate development proposals:

1. Overall economic value including purchase or lease price, tax revenue and secondary/tertiary economic benefit.
2. The level of investment that will be brought to the project.

3. Respondent should have prior experience in the successful development and operation of comparable projects (please provide examples of such, possibly including a portfolio).
4. Development proposals should demonstrate financial and economic viability and must provide evidence that the respondent has financial capacity including staff, resources, and managerial oversight to successfully carry out and operate the development project.
5. Financial stability of proposal.
6. Other intangibles not listed but deemed important to the HEDC Board of Directors.

DESIGNATION PROCESS

Upon receipt of proposals, the HEDC CEO and HEDC staff will review the proposals for completeness. As part of the review, the HEDC staff may conduct interviews with respondents to clarify proposals and ultimately to make a recommendation to the HEDC Board of Directors.

The HEDC Board of Directors will then review the recommendations and take action at a duly called Board of Directors meeting.

A Development Agreement incorporating a real estate contract and other items may be drafted by HEDC's attorney.

The HEDC reserves the right to reject all proposals for any reason whatsoever and is under no obligation to accept any proposal until such time that an agreement is executed. The HEDC reserves the right to amend its evaluation criteria.

EXHIBITS

- A. Site Overview Maps
- B. Plat of Survey
- C. Community Profile
- D. Request for Proposal Submittal Cover Sheet
- E. Conflict of Interest Questionnaire

GENERAL CONDITIONS

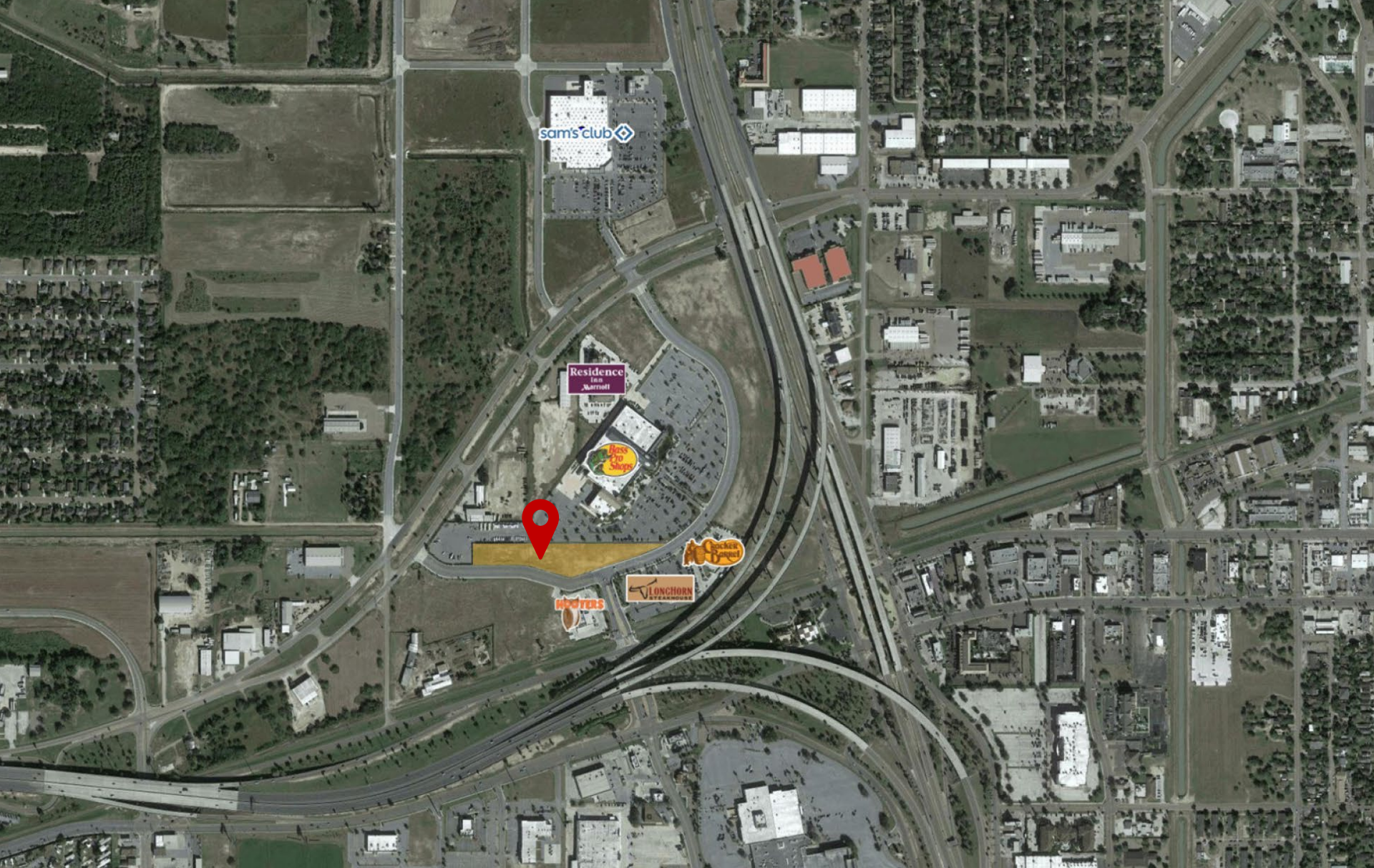
1. The only purpose of this Request for Proposals (RFP) is to ensure uniform information in the solicitation of proposals. This RFP is not to be construed as a purchase or lease agreement or contract or as a commitment of any kind; nor does it commit HEDC to pay for costs incurred prior to the execution of a formal agreement unless such costs are specifically authorized in writing by HEDC.
2. HEDC reserves the right to accept or reject any or all proposals received, and/or to cancel or reissue this RFP in part or in its entirety.
3. The Board reserves the right to negotiate the final terms of any and all contracts or agreements with selected Developer.
4. HEDC may seek clarification or additional information or evidence from individual respondents.
5. HEDC may make subjective judgments, including judging the respondent's written and/or oral representations as to their veracity, substance, and relevance to development of the Property, including seeking and evaluating independent information on any development team.
6. Respondent shall not, under penalty of law, offer or provide any gratuities, favors, or anything of monetary value to any elected official, appointed official, officer, member, employee, or agent of HEDC or the City of Harlingen for the purpose of having or seeking an influencing effect toward their own proposal or any other proposal submitted hereunder.
7. Any respondent may withdraw his/her proposal by written request by a duly authorized representative at any time prior to the scheduled closing time for receipt of proposals by submitting such request directly to HEDC's CEO.
8. HEDC will not be liable for any expenses incurred by respondents or any others related to the respondents to this solicitation. All material submitted will be kept by HEDC.
9. All documents, conversations, correspondence, etc. between HEDC and respondents may be considered public information subject to the laws and regulations that govern HEDC, unless specifically identified otherwise.
10. Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, HEDC cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.



HARLINGEN
Economic Development Corporation

**REQUEST FOR PURCHASE OR LEASE AND
DEVELOPMENT PROPOSALS (RFP)**

**EXHIBIT A.
SITE OVERVIEW MAPS**





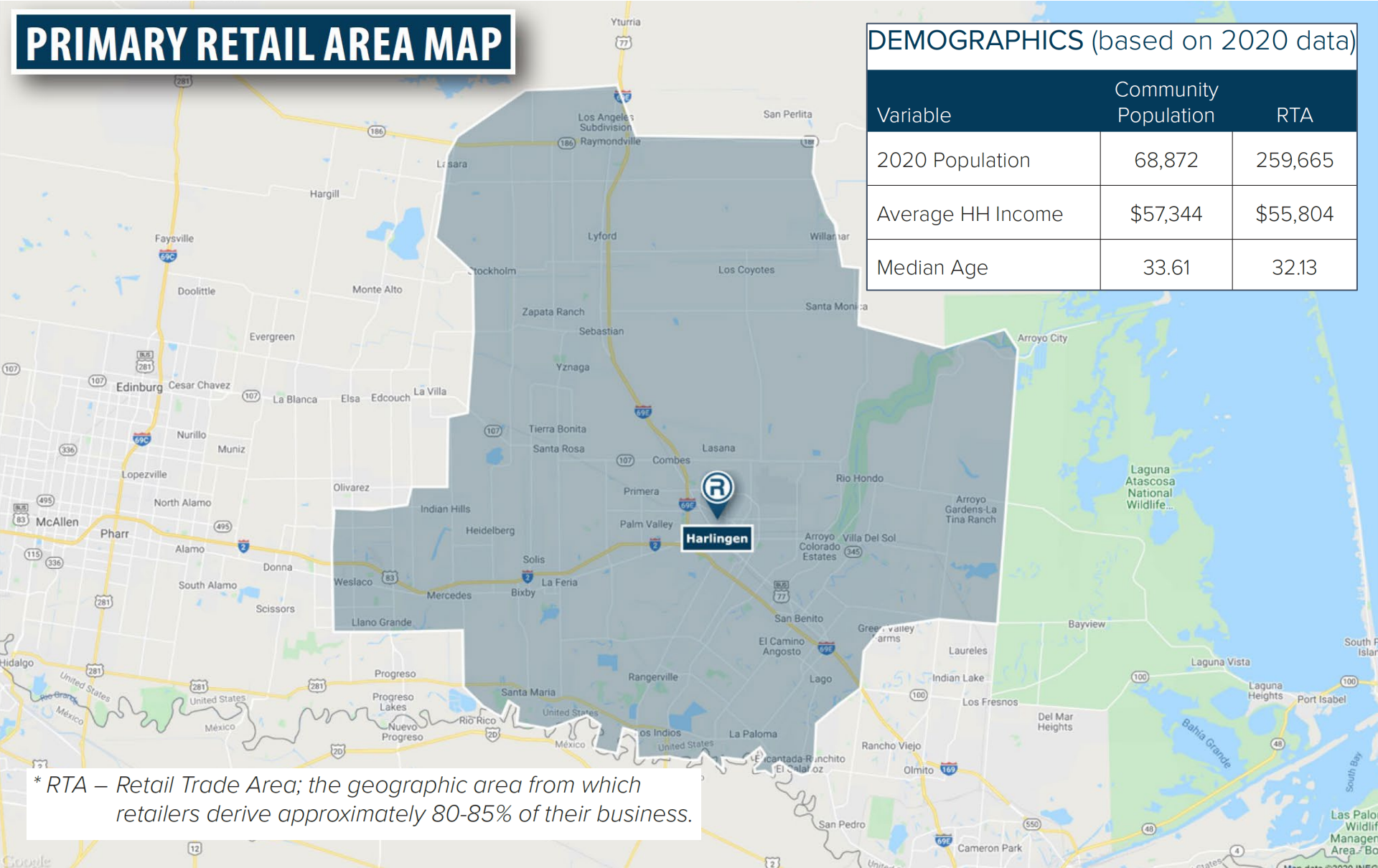
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Economic Development Corporation

PRIMARY RETAIL AREA MAP

DEMOGRAPHICS (based on 2020 data)

Variable	Community Population	RTA
2020 Population	68,872	259,665
Average HH Income	\$57,344	\$55,804
Median Age	33.61	32.13

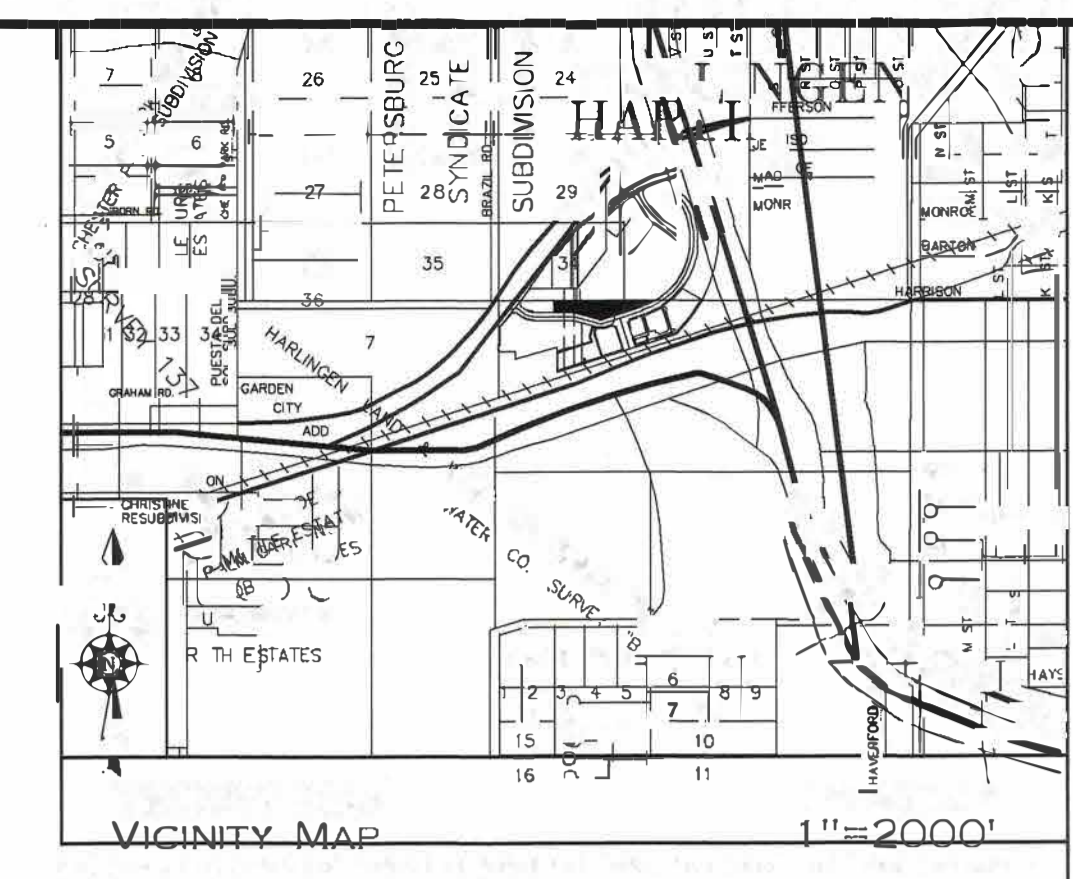
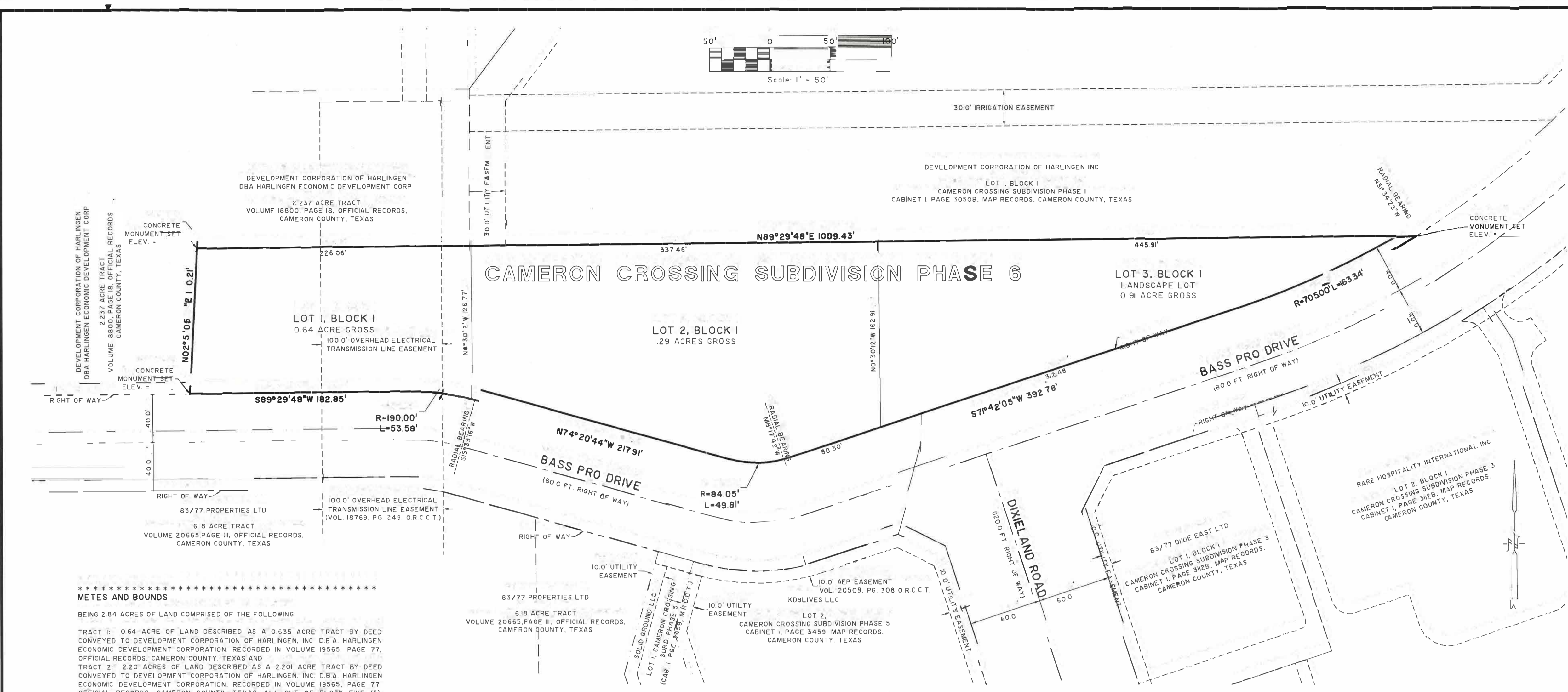




HARLINGEN
Economic Development Corporation

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**EXHIBIT B.
PLAT OF SURVEY**



METES AND BOUNDS

BEING 2.84 ACRES OF LAND COMPRISED OF THE FOLLOWING:

TRACT 1: 0.64 ACRE OF LAND DESCRIBED AS A 0.635 ACRE TRACT BY DEED CONVEYED TO DEVELOPMENT CORPORATION OF HARLINGEN, INC. D.B.A. HARLINGEN ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 19565, PAGE 77, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS. AND

TRACT 2: 2.20 ACRES OF LAND DESCRIBED AS A 2.201 ACRE TRACT BY DEED CONVEYED TO DEVELOPMENT CORPORATION OF HARLINGEN, INC. D.B.A. HARLINGEN ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 19565, PAGE 77, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS. ALL OUT OF BLOCK FIVE (5), HARLINGEN LAND AND WATER COMPANY SUBDIVISION "B", CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 22, MAP RECORDS, CAMERON COUNTY, TEXAS SAID 2.84 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT CONCRETE MONUMENT WITH PLASTIC CAP STAMPED MEDINA 5917 SET FOR THE SOUTHEAST CORNER OF CAMERON CROSSING SUBDIVISION PHASE 1, RECORDED IN CABINET I, PAGE 3050-B, MAP RECORDS, CAMERON COUNTY, TEXAS AND BEING ON THE NORTH RIGHT OF WAY OF BASS PRO DRIVE (HAVING A 80.0 FT. OF RIGHT OF WAY) AND ON A CURVE TO THE RIGHT FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, (HAVING COORDINATE VALUES OF X = 1236481931 Y = 1236481931 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83):

- THENCE LEAVING THE SOUTHEAST CORNER OF CAMERON CROSSING SUBDIVISION PHASE 1, ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE AND ALONG SAID CURVE TO THE RIGHT WITH A RADIAL BEARING NORTH 31 DEG. 34 MIN. 23 SEC. WEST; A RADIUS OF 705.00 FEET; AN ARC LENGTH OF 163.34 FEET; WITH A DELTA ANGLE OF 13 DEG. 16 MIN. 27 SEC.; HAVING A CHORD BEARING SOUTH 58 DEG. 03 MIN. 53 SEC. WEST AND A CHORD DISTANCE OF 162.97 FEET TO AN IRON ROD FOUND AT THE POINT OF TANGENCY OF SAID CURVE, FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE, SOUTH 71 DEG. 42 MIN. 05 SEC. WEST; A DISTANCE OF 392.76 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5917 SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE AND ALONG SAID CURVE TO THE RIGHT WITH A RADIAL BEARING NORTH 18 DEG. 17 MIN. 43 SEC. WEST; A RADIUS OF 84.05 FEET; AN ARC LENGTH OF 49.81 FEET; WITH A DELTA ANGLE OF 33 DEG. 56 MIN. 58 SEC.; HAVING A CHORD BEARING SOUTH 88 DEG. 40 MIN. 40 SEC. WEST AND A CHORD DISTANCE OF 49.08 FEET TO AN IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5917 SET AT THE POINT OF TANGENCY OF SAID CURVE AND AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE, NORTH 74 DEG. 20 MIN. 44 SEC. WEST; A DISTANCE OF 217.91 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5917 SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT, FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE AND ALONG SAID CURVE TO THE LEFT WITH A RADIAL BEARING SOUTH 19 DEG. 39 MIN. 14 SEC. WEST; A RADIUS OF 190.00 FEET; AN ARC LENGTH OF 53.58 FEET; WITH A DELTA ANGLE OF 16 DEG. 09 MIN. 27 SEC.; HAVING A CHORD BEARING NORTH 82 DEG. 25 MIN. 32 SEC. WEST AND A CHORD DISTANCE OF 53.41 FEET TO A 1/2 INCH IRON ROD FOUND AT THE POINT OF TANGENCY OF SAID CURVE, FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF BASS PRO DRIVE, SOUTH 89 DEG. 29 MIN. 48 SEC. WEST; A DISTANCE OF 182.85 FEET TO A CONCRETE MONUMENT WITH PLASTIC CAP STAMPED MEDINA 5917 SET ON THE SOUTH BOUNDARY OF A 2.237 ACRE TRACT RECORDED IN VOLUME 18800, PAGE 18, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 09° 54' 05" W, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.
- THENCE LEAVING THE NORTH RIGHT OF WAY OF BASS PRO DRIVE AND ALONG AN EAST BOUNDARY OF THE 2.237 ACRE TRACT, NORTH 02 DEG. 51 MIN. 05 SEC. EAST; A DISTANCE OF 120.21 FEET TO A CONCRETE MONUMENT WITH PLASTIC CAP STAMPED MEDINA 5917 SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.
- THENCE CONTINUING ALONG THE EAST BOUNDARY OF THE 2.237 ACRE TRACT, NORTH 89 DEG. 29 MIN. 48 SEC. EAST; A DISTANCE OF 226.06 FEET PASS AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE CAMERON CROSSING SUBDIVISION PHASE 1, A TOTAL DISTANCE OF 1009.43 FEET TO THE POINT OF BEGINNING, CONTAINING 2.84 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "CAMERON CROSSING SUBDIVISION PHASE 6" TO THE CITY OF HARLINGEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF HARLINGEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF HARLINGEN.

_____, PRESIDENT
DEVELOPMENT CORPORATION OF HARLINGEN
DBA HEN ECONOMIC DEV CORP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ PRESIDENT FOR DEVELOPMENT CORPORATION OF HARLINGEN DBA HEN ECONOMIC DEV CORP. KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2020.

_____, NOTARY PUBLIC, CAMERON COUNTY, TEXAS

HARLINGEN WATERWORKS SYSTEM

THIS PLAT WAS APPROVED BY HARLINGEN WATERWORKS ON THIS _____ DAY OF _____ 2020.

_____, HARLINGEN WATERWORKS SYSTEM
ROBERT L. CANTERBURY, P.E.
SYSTEM ENGINEER

STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____, JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719

DATE _____

DRAINAGE STATEMENT HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, ACKNOWLEDGE THAT THE HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NUMBER ONE HAS NO RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY OR FOR ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDS NOW OR AT ANY TIME IN THE FUTURE.

_____, PRESIDENT
DEVELOPMENT CORPORATION OF HARLINGEN
DBA HEN ECONOMIC DEV CORP

THE STATE OF TEXAS COUNTY OF CAMERON

THIS PLAT, "CAMERON CROSSING SUBDIVISION PHASE 6" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NUMBER ONE OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, SUBJECT TO NOTICE IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT THE EXPENSE OF THE OWNER. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1 RIGHT-OF-WAY OR EASEMENT.

FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

_____, PRESIDENT
HARVEY ADAMS, PRESIDENT

ATTEST BY: _____
JOSE RICARDO GUERRERO, SECRETARY

CITY OF HARLINGEN

I, THE UNDERSIGNED, CITY REPRESENTATIVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____, CITY OF HARLINGEN REPRESENTATIVE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARLINGEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____, CHAIRMAN, PLANNING AND ZONING

I, THE UNDERSIGNED, MAYOR OF THE CITY OF HARLINGEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____, MAYOR

ATTEST: _____
CITY SECRETARY

CAMERON COUNTY DRAINAGE DISTRICT NO. 5

CAMERON COUNTY DRAINAGE DISTRICT NO. 5, HEREBY APPROVES HIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL AND THAT IT WILL NOT BE CALLED UPON, BY PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION. APPROVAL IS GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT. NO CONSIDERATIONS IS GIVEN TO ANY OTHER MATTERS. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

DATED THIS _____ DAY OF _____ 20____.

APPROVED BY: _____
PRESIDENT

_____, DATE

CAMERON COUNTY DRAINAGE DISTRICT NO. 5

I/Y/E, THE UNDERSIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND I/Y/E, AND MY/YOUR ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

_____, PRESIDENT
DEVELOPMENT CORPORATION OF HARLINGEN
DBA HEN ECONOMIC DEV CORP

STATE OF TEXAS COUNTY OF CAMERON TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOR TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 20____ FOR THE AREA INSIDE THE BOUNDARIES OF "CAMERON CROSSING SUBDIVISION PHASE 6"

WITNESS MY HAND ON THIS THE _____ DAY OF _____

_____, TONY YZAGUIRRE, JR. TAX ASSESSOR-COLLECTOR

BY: _____
DEPUTY

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE: (956) 364-2236 FAX: (956) 364-1023
FIRM REGISTRATION NO.: 10037000

PLAT FOR RECORD

HARLINGEN ECONOMIC DEVELOPMENT CORPORATION

CAMERON CROSSING SUBDIVISION PHASE 6

SCALE: 1"=50'
DRAWN BY: E. SALAZAR
FILE: 544-0-17
PLOT DATE: 9 JANUARY 2021
PLAT PAGE

GENERAL NOTES

- BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 ESTABLISHED FOR HARLINGEN LAND AND WATER COMPANY SUBDIVISION "B" RECORDED IN VOLUME 1, PAGE 22, MAP RECORDS OF CAMERON COUNTY, TEXAS.
- THIS SUBDIVISION LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 485477, PANEL NO. 0265 SUFFIX "T", REVISED FEBRUARY 16, 2018.
- BUILDING SETBACK REQUIREMENTS FOR COMMERCIAL LOTS AS FOLLOWS:
FRONT 0 FEET REAR 0 FEET SIDE 0 FEET
- THIS TRACT OF LAND IS LOCATED WITHIN THE HARLINGEN CITY LIMITS.
- FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 24 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT OR ELEVATION FEET NAVD 88 WHICHEVER IS HIGHER.
- VERTICAL DATUM WAS '89S DERIVED BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARK REFERENCES WERE SET AT CONCRETE MONUMENTS AT PERIMETER OF SUBDIVISION AS SHOWN.
- LOTS ARE RESTRICTED TO NON-RESIDENTIAL.
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719.
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY THE CITY OF HARLINGEN OWNERS SHALL MAINTAIN A CONTAINER AND ENSURE PAYMENTS ARE CURRENT WITH THE CITY OF HARLINGEN AT ALL TIMES.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON SIZE AND TYPE OF CONSTRUCTION.
- ADDITIONAL DETENTION MAY BE REQUIRED AT TIME OF CONSTRUCTION.

A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH LATEST CAMERON COUNTY, FLOOD PLAIN MANAGEMENT REGULATIONS.

A 5.0 FT. WIDE SIDEWALK IS REQUIRED AT TIME OF CONSTRUCTION AND WILL REQUIRE A PERMIT FROM THE CITY OF HARLINGEN PRIOR TO CONSTRUCTION OF SIDEWALKS.

THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

- A) WATER WILL BE PROVIDED BY HARLINGEN WATER WORKS SYSTEM.
- B) ELECTRICAL WILL BE PROVIDED BY: AEP TEXAS
- C) SOLID WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTORS.

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

DEVELOPER: HARLINGEN ECONOMIC DEVELOPMENT CORPORATION
2424 BOWLING GREEN STREET
HARLINGEN TEXAS 78550
(956)

FINAL PLAT CAMERON CROSSING SUBDIVISION PHASE 6

BEING 2.84 ACRES OF LAND COMPRISED OF THE FOLLOWING:

TRACT 1: 0.64 ACRE OF LAND DESCRIBED AS A 0.635 ACRE TRACT BY DEED CONVEYED TO DEVELOPMENT CORPORATION OF HARLINGEN, INC. D.B.A. HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 19565, PAGE 77, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND

TRACT 2: 2.20 ACRES OF LAND DESCRIBED AS A 2.201 ACRE TRACT BY DEED CONVEYED TO DEVELOPMENT CORPORATION OF HARLINGEN, INC. D.B.A. HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 19565, PAGE 77, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, ALL OUT OF BLOCK FIVE (5), HARLINGEN LAND AND WATER COMPANY SUBDIVISION "B", CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 22, MAP RECORDS, CAMERON COUNTY, TEXAS

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE: (956) 364-2236 FAX: (956) 364-1023
FIRM REGISTRATION NO.: 10037000

OF 1 SHEET



HARLINGEN
Economic Development Corporation

**REQUEST FOR PURCHASE OR LEASE AND
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**EXHIBIT C.
COMMUNITY PROFILE**



COMMUNITY PROFILE

POPULATION		
2025 Projection	71,066	
2020 Estimate	68,872	
2010 Census	64,849	
Growth 2020 – 2025		3.19%
Growth 2010 – 2020		6.20%
2020 EST. HOUSEHOLDS BY HOUSEHOLD TYPE		
Family Households	17,520	75.17%
Non-family Households	5,786	24.83%

	0 - 15 minute	15 - 30 minute
DAYTIME POPULATION SUMMARY		
2019 Total Daytime Population	155,523	410,224
Workers	61,689	135,679
Residents	93,834	274,545



MEDIAN AGE 31
51% FEMALE
49% MALE



95.7%
COMPLETED
HIGH SCHOOL



AVG. HH
INCOME \$55K



LABOR FORCE
166,697

**OVER 1.1 MILLION POPULATION
WITHIN 45-MINUTES OF HARLINGEN, TX**

LOCATION AND CONNECTIVITY



CONNECTIVITY-AIR

Valley International Airport is served by six main passenger airlines: *Southwest, United, American, Frontier, Delta, and Sun Country*. Direct daily flights to Houston, Dallas, Austin, Denver, Chicago, and Minneapolis-St. Paul, along with charter flights to popular tourist destinations are available. Additionally, FedEx, DHL and Southwest Cargo handle all their air cargo in and out of the region through VIA. VIA is ranked 71st in total cargo in the US.



LOCATION AND CONNECTIVITY



LOCATION

Harlingen, Texas is located near the geographic center of North America at the crossroads of the Rio Grande Valley in South Texas, along the U.S./Mexico border. Harlingen’s central location in the Rio Grande Valley (with a population of 1.3 million) has allowed it to share in the area’s growth and prosperity.










With new and sustained developments and investments in transportation infrastructure, as well as its proximity to commercial airports, major highways, ports and rail, Harlingen and the Rio Grande Valley are extremely accessible.

CONNECTIVITY-HIGHWAY

Harlingen is served by three main highways:

- Interstate 2 (US 83) extends west from Harlingen to Starr County and then as US Highway 83 beyond the Rio Grande Valley.
- Interstate 69 E (US 77) from Brownsville through Harlingen, and then north to Canada.
- Interstate 69 C (US 281) from its intersection with I-2 northward through adjoining Hidalgo County

EDUCATION

	Type	Location	Distance
	University	Harlingen, TX Brownsville, TX Edinburg, TX	0 minutes
	Technical College	Harlingen, TX	0 minutes
	University	Harlingen, TX	0 minutes
	University	Harlingen, TX	0 minutes
	Community College	Brownsville, TX	34 minutes
	Community College	McAllen, TX	50 minutes
	University	McAllen, TX	50 minutes
	University Satellite Campus	LaFeria, TX	25 minutes
	University	Matamoros, MX	45 minutes



UTRGV - SCHOOL OF MEDICINE

- Third & fourth-year medical students
- Residency programs through local healthcare facilities
- Smart hospital

UTRGV-HCISD Campus Opening 2021

The new campus will house Harlingen Early College High School classrooms where students will earn college credit toward degrees in computer science, engineering, or education.



HEALTHCARE



VALLEY BAPTIST MEDICAL CENTER

Valley Baptist is recognized as a Level II Trauma center, first in the Rio Grande Valley with over 500 beds. They are considered one of the best orthopedic hospitals in the State and is one of the leading hospitals in the number of joint replacement surgeries performed annually.

HARLINGEN MEDICAL CENTER

Harlingen Medical Center, is a 112-bed general acute care hospital and Level IV Trauma Center owned by Prime Healthcare. They have received Five-Star ratings in Women's Surgery, and in Appendectomy, Vascular, Orthopedic and Cardiac procedures.



HARLINGEN VA CLINIC

Three level center providing Specialty outpatient care & surgical services for Veterans in the Texas Valley Coastal Bend Health Care System area.

UTRGV INSTITUTE FOR NEUROSCIENCE

The institute will house clinics and diagnostic centers for numerous neuropsychiatric and aging disorders while also leading the way in clinical and laboratory research for the Valley.

Opening 2021



QUALITY OF LIFE



Residents enjoy spending a night on the town, dining on savory cuisine ranging from Tex-Mex and barbecue to fresh Gulf seafood and exciting nightlife and entertainment, shopping, museums, festivals and the arts, and trips to the beautiful beaches of nearby South Padre Island. For the outdoorsman, Harlingen is paradise, offering a variety of activities including birding, biking, hiking and golfing, and some of the best fishing and hunting in Texas, with a large variety of game animals and some of the most sought after game fish throughout the Gulf of Mexico.

- ✓ Concert in the Park
- ✓ Blues on the Hill
- ✓ Movies in the Park
- ✓ RGV Birding Festival
- ✓ Harlingen Art Night
- ✓ Cinco de Mayo Celebration
- ✓ Freedom Fest
- ✓ Mexican Independence Day Celebration
- ✓ RGV Jaycees Annual Christmas Parade
- ✓ Lighting of the Arroyo
- ✓ Jackson Street Market Days
- ✓ Harlingen Farmers Market
- ✓ Halloween On Jackson St
- ✓ Harlingen Fall Festival
- ✓ Jalapeño 100
- ✓ Harlingen Marathon (Boston Qualifier)
- ✓ RGV Fan Fest Comic Con
- ✓ Harlingen Triathlon Festival
- ✓ National Night Out
- ✓ Harlingen Parks and Recreation
Spring, Summer and Fall programs

- ✓ **MORE THAN 20 PARKS**
- ✓ **WILDLIFE CORRIDOR**
- ✓ **WORLD BIRDING DESTINATION**

HARLINGEN DESTINATION PARK

Proposed phases would include features such as an amphitheater, athletic courts, an adaptive field aimed at special needs children, a children's discovery center and a dog park.



*Harlingen Ranked
1 Least Expensive
Urban Area in the United
States in 2020*

Council for Community and Economic
Research (C2ER)

DOWNTOWN HARLINGEN



Historic Downtown Harlingen is a designated Texas Main Street district offering unique shops, restaurants, art shops, and history. Experience popular events, historic architecture, towering palms, and unique vistas!

The Harlingen downtown area continues to grow, adding thirteen (13) businesses to Harlingen's main street in 2019 and ten (10) businesses in the past 12 months. The continued growth and prosperity of the downtown district has resulted in a 98% occupancy rate.

The recent renovation of the historic Baxter Building in Downtown Harlingen was awarded first place in its category of Best Renovation, Rehab, or Restoration by The Texas Downtown Association.

The \$4.5 million renovation turned this 92-year-old neglected structure into the nine-story Baxter Building Baxter Lofts - consisting of 24 units of affordable housing.





**REQUEST FOR PURCHASE OR LEASE AND
DEVELOPMENT PROPOSALS (RFP)**

**EXHIBIT D.
REQUEST FOR PROPOSAL
SUBMITTAL COVER SHEET**



**REQUEST FOR PURCHASE OR LEASE AND
DEVELOPMENT PROPOSALS (RFP)**

SUBMITTAL COVER LETTER

Proposal Submitted by

Company Name _____

Name of Respondent _____

Title _____

Address _____

State _____ Zip _____ Phone # _____

Email Address _____



HARLINGEN
Economic Development Corporation

**REQUEST FOR PURCHASE OR LEASE AND
DEVELOPMENT PROPOSALS (RFP)**

**EXHIBIT E.
CONFLICT OF INTEREST
QUESTIONNAIRE**

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

OFFICE USE ONLY

Date Received

This questionnaire is being filed in accordance with Chapter 176 Local Government Code by a person who has a business relationship as defined by section 176.001 (1-a) with a local government entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local government entity no later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, local Government Code. An offense under this section is a Class C misdemeanor.

1 Name of person doing business with local governmental entity.

2 Check this box if you are filling an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

Name of Officer

This section, (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has employment or other business relationship as defined by Section 176.001 (1-a), Local Government Code. Attach additional pages to this form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire

Yes No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes No

D. Describe each affiliation or business relationship.

4

Signature of person doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;

or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.