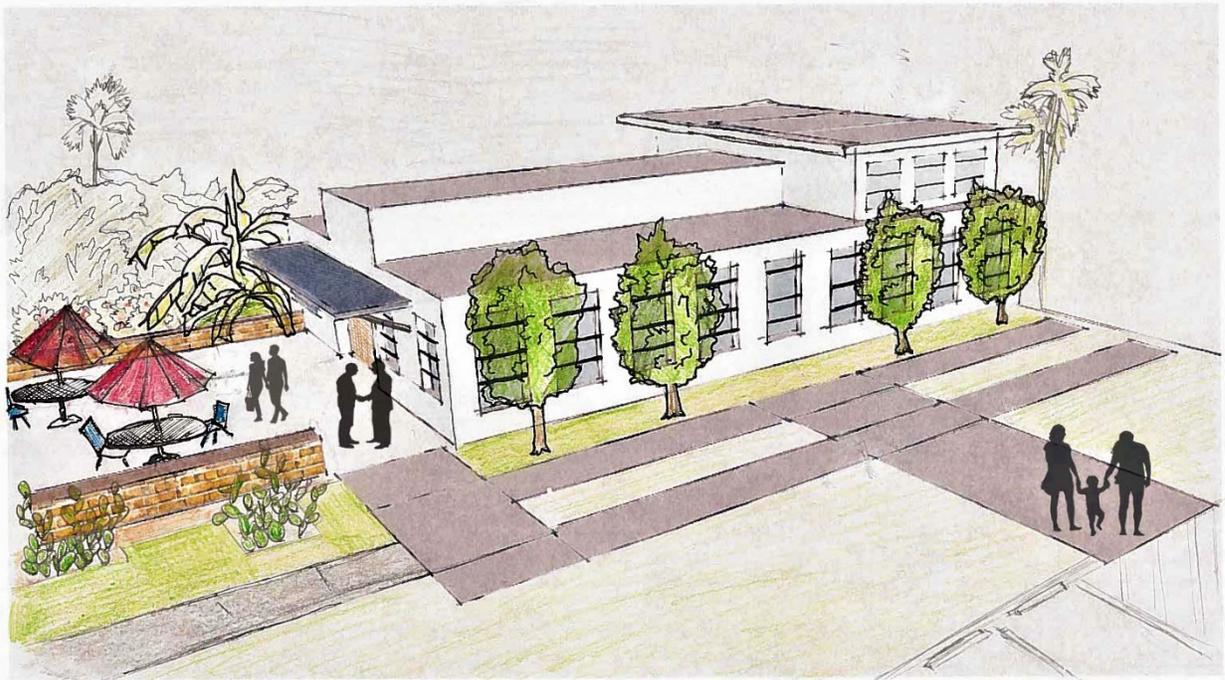


Request for Interest Property Redevelopment



Former John W. Cunningham Water Filtration Plant

14333 IH 37 Access Road
Corpus Christi, Texas



Deadline: August 20th, 2018

City of Corpus Christi Overview

Situated on Corpus Christi Bay, Corpus Christi, Texas is known as “The Sparkling City by the Sea” and is Texas’ best kept secret. Bay views, a thriving downtown Marina and Arts District, cultural festivals, and boating adventures, Corpus Christi offers the tranquility of a coastal community, while still giving residents and visitors the cultural amenities and services of a mid-sized city.

With a growing population of more than 325,000, Corpus Christi is the eighth largest city in Texas, and boasts diverse neighborhoods, a distinguished University, cultural institutions, and a thriving port which is the 4th largest in the nation by tonnage.

Infrastructure improvements and investment are setting the stage for transformative growth in Corpus Christi. The Port of Corpus Christi ship channel will be widened to 530 feet and deepened to a depth of 52 feet to allow for two-way traffic and for the safe passage of large, deep-draft vessels. In addition, the New Harbor Bridge Project, replacing the current Harbor Bridge, will transform the skyline and economy of the city by being the tallest structure in South Texas while also increasing the efficiency of transportation for not only residents and visitors, but also cargo and supply coming to and from the Port of Corpus Christi. The higher elevation of the new bridge will allow for larger ships to utilize the port.

Corpus Christi is one of the most popular vacation destinations in the State of Texas. Visitors to the city enjoy choosing from several land and sea based recreational activities. Major tourist attractions in the Corpus Christi Area include Padre Island National Seashore, the Museum of Science and History, the USS Lexington Aircraft Carrier, the Texas State Aquarium, and the Art Museum of South Texas.

Located in the windy Coastal Bend Region of the Texas Coast, Corpus Christi is a prime location for water sports such as kite boarding, wind surfing, and sailing. Water sport enthusiasts from all over the world come to enjoy the breezy conditions and the city’s many water bodies, including Nueces Bay, Corpus Christi Bay, Mar del Oso, Laguna Madre, and the Gulf of Mexico. Taking advantage of these prime conditions, the International Sailing Federation World Youth Sailing Championships will be held in Corpus Christi. In July 2018, Youth Sailors from one hundred and thirty-eight teams from across the Globe will come to Corpus Christi to participate in this event.

Up until the mid-1980s, the oil, gas, and agricultural industries were the mainstay of Corpus Christi’s economy. In the mid-1980s falling oil prices caused the city to look for ways to diversify its economic base. Today’s economic base includes: agribusiness, military, electronics, health services, petrochemicals, steel fabrication, retail and commercial trade, and the teleservices industry.

Income and Employment – Source: City of Corpus Christi 2017-2018 Adopted Budget

Calendar Year	Population	Median Household Income	Median Age	Labor Force
2016	325,733	\$50,658	34.7	193,209

Across the city, in the downtown and throughout the neighborhoods, people are finding Corpus Christi a good investment. Come join our renaissance!

SECTION I. GENERAL INFORMATION AND REQUIREMENTS

1. INVITATION FOR REQUEST FOR INTEREST

The City of Corpus Christi is issuing this Request for Interest (RFI) for the former John W. Cunningham Water Filtration Plant, located in Northwest Corpus Christi on the Nueces River. The city is seeking a dynamic development project that will convert the vacant former Cunningham Plant into an exciting restaurant, food and/ or beverage production operation, or similar concept, that will draw customers to the city as a tourist destination, while also promoting a community of culture that recognizes and embraces innovation and entrepreneurship. The city envisions a development that will create a positive image for the City of Corpus Christi.

The purpose of this RFI is to provide all interested parties with an opportunity to submit a Letter of Interest for the acquisition and redevelopment of the property and allow the city to identify a purchaser/developer with the commitment and development concept that is most satisfactory to the city.

Note: This is not a Request for Proposals (“RFP”), but an invitation to participate in a future RFP or direct negotiation process. The city reserves the right to forgo an RFP process and commence direct negotiations based on the responses received as a result of this RFI.

2. GENERAL PROPERTY DESCRIPTION

The former John W. Cunningham Water Filtration Plant consists of approximately 37,650 square feet of gross building area located on approximately ten acres in Northwest Corpus Christi. The property is situated along the Nueces River next to the IH 37 corridor, one of two major routes into the city, which in recent years has conveyed an average of 42,396 vehicles a day.

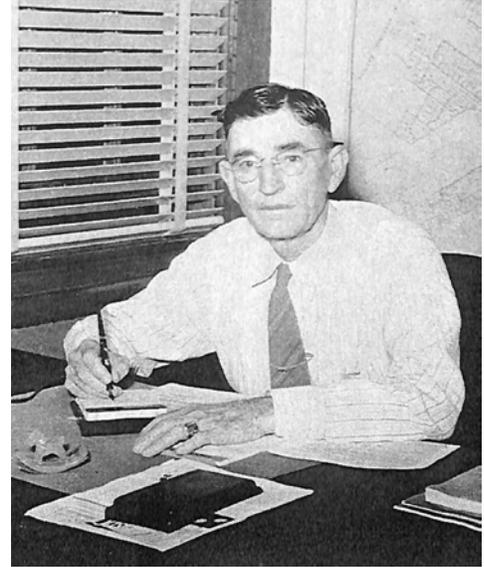
The building consists of several sections that were constructed between 1915 and 1950, however the first building, which has been demolished, was built on the property was in 1892. The former Cunningham Plant is located directly next to Labonte Park, a popular spot for fishing and other outdoor activities.

The parcel of land that the former Cunningham Plant sits on is located along the Nueces River, about 12 miles upstream from where it empties into Nueces Bay. A single-family residential neighborhood borders the parcel, as well as IH 37. It is approximately 1.5 miles from Northwest Boulevard, a commercial district, that includes shops, residencies, and educational institutions.

3. HISTORY

The John W. Cunningham Water Filtration Plant is part of a complex of facilities that have existed on this parcel over the last 110 years. Corpus Christi's first water works was located on this site in 1893, before becoming abandoned in 1915. Several other facilities were built, and eventually became known as the John W. Cunningham Water Filtration Plant. The last building to be constructed was the Filtration building in 1950.

John W. Cunningham was a City of Corpus Christi Water Department Employee from 1917 to 1971, providing the city with his service for decades. "For more than 50 years for a modest salary he served Corpus Christi, with no ostentation, but ably with absolute integrity and devotion" – Judge Allen Wood.



John W. Cunningham

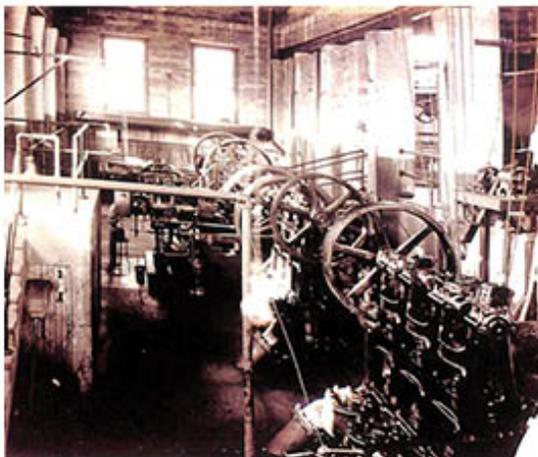


Filtration Building today



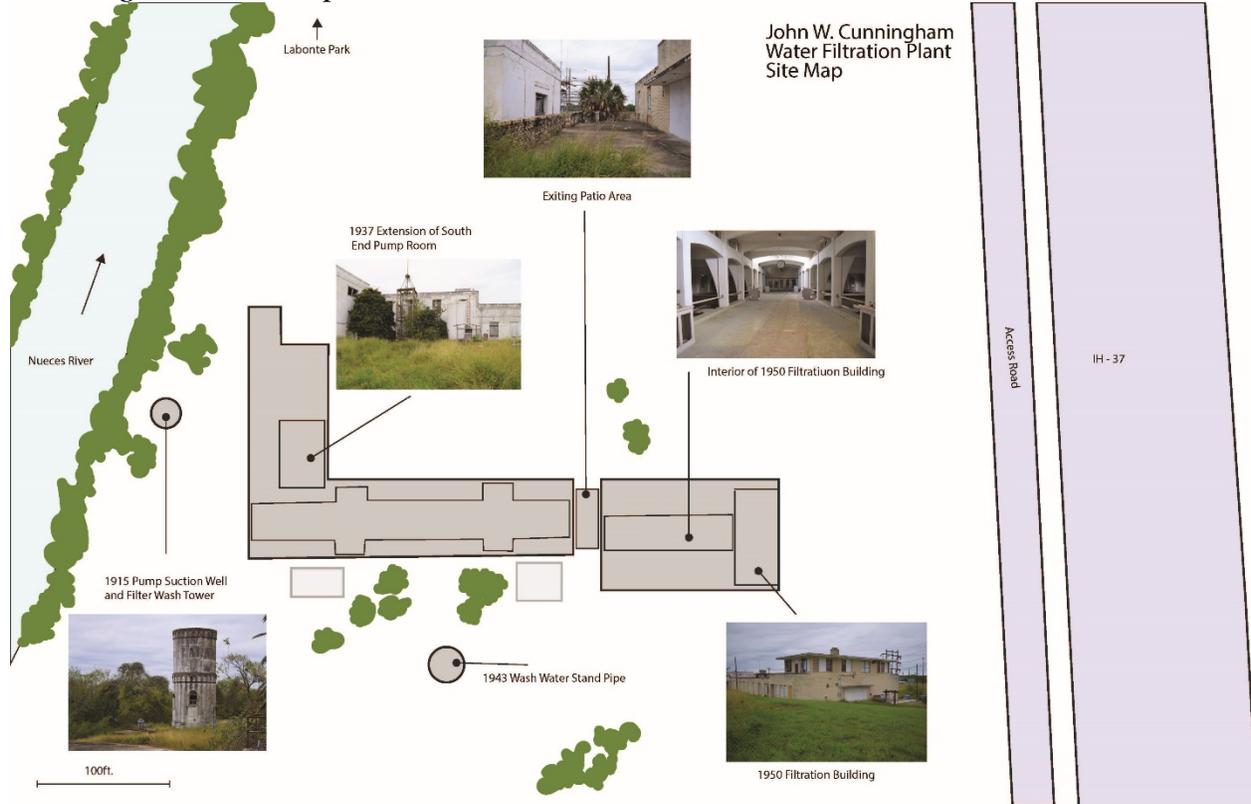
Original Water Works Facility

THEN & NOW



EXISTING CONDITIONS

Cunningham Site Map



Arial View of Site



4. LAND USE REGULATIONS

The site is currently zoned for single-family uses under the RS-6 zoning district. The city will work with the right applicant to get the appropriate zoning in place to accommodate the proposed project.

5. PROPERTY VISIT

Proposers will be able to tour the property with a city escort on July 20th and August 3rd at 10 am. Tours will begin at the plant facility. RSVP's are requested a week in advance to secure a spot in the tour. Please call (361) 826-3494 to confirm your attendance.

6. SUBMISSION OF LETTER OF INTEREST

Letters of Interest are due at the City of Corpus Christi Department of Planning and Environmental and Strategic Initiatives, City Hall, Corpus Christi, Texas 78401 no later than 5 pm on August 20th, 2018.

7. INQUIRIES

Any inquiries related to this RFI must be submitted in writing, no later than five (5) days before the RFI deadline, to:

Daniel McGinn
Director of Planning and Environmental
City of Corpus Christi
1201 Leopard Street
Corpus Christi, Texas
78401

Email: Danielmc@cctexas.com

Phone: (361) 826-7011

SECTION II. LETTER OF INTEREST SUBMISSION

Proposers must submit a Letter of Interest addressed to the Planning and Environmental and Strategic Initiatives Department located on the first floor of City Hall at 1201 Leopard Street Corpus Christi, Texas, 78401. Within the Letter of Interest, the proposer should provide the following information:

1. **Description of Entity and Experience** – A description of the entity submitting the Letter of Interest must include, if not an individual, the name of all partners, corporate name(s), and dba(s) if applicable, and the pertinent address and telephone number, names and addresses of all investors, shareholders, and officers of the corporation. The description

submitted by the purchaser/developer shall also provide the following information:

- A clear statement of the purchaser/developer's interest in purchasing and redeveloping the space with potential ideas for its reuse.
- A clear statement of the purchaser/developer's experience in purchasing and redevelopment.
- Experience (if any) working with the public sector.
- Experience (if any) with the rehabilitation and/or preservation of historical buildings.
- The estimated occupancy (in terms of number of days or months) from the date of purchase.

SECTION III. REVIEW OF LETTERS OF INTEREST

Letters of Interest will be evaluated based on a combination of the following: project or proposal ideas; experience, particularly regarding large-scale renovation and rehabilitation projects; professional qualifications and expertise on similar projects similar to those described in this RFI; approach to the planning/permitting process; and the ability to bring projects to a timely and successful conclusion.

All Letters of Interest will be reviewed by the Director of Planning and Environmental Strategic Initiatives and representatives from the City Manager's Office.

As this is a Request for Interest only, this Request may lead to one of the following outcomes:

- A request for additional information from one or more respondents;
- The issuance of a Request for Proposals (RFP) for the sale of the property for redevelopment;
- The issuance of a RFP for the lease of the property for redevelopment;
- Direct negotiations for the redevelopment of the property with a development team selected as a result of this Request;
- Termination of this process without selection of a development team or issuance of an RFP.

Following review of the responses to this Request, the City Manager will seek direction from the City Council for its review and determination of whether to proceed.

This Request is not a request for competitive proposals and in no way obligates the City to enter a relationship with any entity that responds, or limits or restricts the City's right to enter into a relationship with an entity that does not respond. In its sole discretion, the City may pursue discussion with one or more entities responding to this Request or none.