EXPRESSION OF INTEREST (EOI)

El Tapiz Building – Redevelopment

City of Brownsville, Texas

IMPORTANT NOTICE

This Expression of Interest (EOI) is issued by the City of Brownsville ("City") to identify developers, investors, businesses, organizations, and other interested parties with the experience, resources, and interest necessary to explore potential redevelopment and reuse opportunities for the El Tapiz Building, located at 1150 East 12th Street in downtown Brownsville, Texas.

This EOI is intended to assess interest, gather preliminary redevelopment concepts, and explore potential uses and participation arrangements. **It is not a solicitation for bids or binding proposals.** No developer or interested party will be selected, and no contract, property rights, or exclusive negotiating rights will be awarded through this Expression of Interest (EOI).

Participation is voluntary. Submission does not guarantee consideration or preferred status in any future solicitation or transaction. The City will not reimburse any costs incurred in preparing a response.

1. GENERAL INFORMATION

1.1 Purpose of the EOI

The City of Brownsville ("City") is issuing this Expression of Interest (EOI) to identify developers, investors, businesses, organizations, and other interested parties with the experience, resources, and interest to explore potential redevelopment and adaptive reuse opportunities for the El Tapiz Building in downtown Brownsville, Texas.

The purpose of this EOI is to assess market interest, gather preliminary redevelopment concepts, and explore potential uses and participation arrangements that may support the revitalization and productive reuse of the property.

Through this EOI, the City seeks to:

- Identify parties interested in the potential redevelopment or reuse of the El Tapiz Building.
- Understand respondents' relevant experience, resources, and development capabilities.
- Gather preliminary concepts for potential property uses and improvements.
- Explore potential investment approaches, financing considerations, and anticipated development timelines.
- Identify potential partnership or transaction arrangements for further consideration by the City.

Information obtained through this EOI may assist the City in evaluating redevelopment opportunities and determining whether to pursue any future solicitation or other legally authorized process.

This EOI is for information-gathering and planning purposes only and does not constitute an offer to sell or lease the property, a solicitation for binding proposals, or a commitment by the City to enter into any agreement.

1.2 No Commitment to Procure or Convey Property

Issuance of this EOI does not obligate the City to issue a subsequent solicitation, select a developer, sell or lease the property, enter into negotiations, or award any contract.

No property rights, exclusive negotiating rights, or preferred status will be granted as a result of participation in this EOI.

Any future development or property transaction will be subject to applicable legal requirements, required approvals, and any additional process determined appropriate by the City.

1.3 Point of Contact

All communications regarding this EOI must be directed to:

City of Brownsville – Procurement Department

Email: purchasing@brownsvilletx.gov or alondra.palacios@brownsvilletx.gov

Only written responses or addenda issued through Procurement are authoritative. Oral statements or informal communications do not modify this EOI or constitute a commitment by the City.

1.4 Submission Instructions

Responses shall be submitted electronically in PDF format through the City's Bonfire portal:

https://brownsvilletx.bonfirehub.com

- EOI Release Date: **Monday, November 16, 2026**
- Response Due Date: **Wednesday, December 9, 2026 at 3:00 p.m.**

Questions and Clarifications: Questions regarding this EOI may be submitted through the City's Bonfire portal throughout the EOI process. No specific questions deadline has been established.

2. PROJECT OVERVIEW

The El Tapiz Building is a City-owned property located in downtown Brownsville, Texas. The property presents an opportunity to explore potential redevelopment and adaptive reuse concepts that may contribute to downtown revitalization and economic development.

Based on available City records, the property includes the following characteristics:

- **Property ID:** 28153
- **Property Address:** 1150 E. Adams Street, Brownsville, Texas 78520
- **Legal Description:** Lots 1 and 2, Block 87, Brownsville Original Townsite
- **Building Size:** Approximately 15,000 square feet
- **Year Constructed:** 1906
- **Restoration:** 1987
- **Building Configuration:** Three-story structure
- **Ownership:** City of Brownsville

The City has previously conducted building condition assessments identifying maintenance, structural, accessibility, and building-system improvements that may require consideration in connection with potential redevelopment.

Through this EOI, the City seeks to better understand potential redevelopment opportunities, including proposed uses, anticipated improvements, and the level of private or organizational interest in the property.

Any future redevelopment or reuse arrangement will be subject to the property's existing conditions, applicable restrictions, regulatory requirements, and necessary City approvals.

3. REDEVELOPMENT GOALS

The City seeks to explore potential redevelopment and adaptive reuse opportunities for the El Tapiz Building that may support downtown revitalization, economic development, and long-term community benefits.

Through this EOI, the City is interested in concepts that may:

1. Promote the rehabilitation, preservation, and productive reuse of the existing building.
2. Support economic development and continued revitalization of downtown Brownsville.
3. Encourage private investment and long-term improvements to the property.
4. Incorporate historic preservation considerations, where applicable.
5. Demonstrate potential financial and operational feasibility.
6. Provide economic, cultural, or community benefits.
7. Explore potential partnerships or other arrangements that may support redevelopment.

The City welcomes innovative concepts and potential uses that align with its broader downtown revitalization objectives.

The City recognizes a boutique hotel as one potential use for the El Tapiz Building and welcomes other innovative redevelopment and adaptive reuse concepts that align with its broader downtown revitalization objectives.

These goals are intended to guide the City's exploration of redevelopment opportunities and do not establish mandatory development requirements or limit consideration to a particular use of the property.

4. EXPRESSION OF INTEREST REQUIREMENTS

Interested parties are encouraged to submit the following information:

A. Respondent Information

Name of the organization or individual, primary contact information, and a brief description of relevant experience.

B. Preliminary Redevelopment Concept

A narrative describing the proposed use of the property, anticipated improvements, and how the concept would contribute to downtown revitalization.

C. Relevant Experience

Examples of similar redevelopment, rehabilitation, historic preservation, or adaptive reuse projects, if applicable.

D. Preliminary Investment or Financial Approach

Describe the general approach to funding or investment, including any anticipated private investment, financing considerations, or potential partnership opportunities.

Detailed financial statements, binding financing commitments, and formal cost proposals are not required at this stage.

E. Preliminary Project Timeline

Provide a general estimate of the anticipated timeline for planning, financing, rehabilitation, and implementation, if known.

F. Potential City Participation or Considerations

Identify any potential City participation, property arrangements, approvals, or other considerations that may be necessary to advance the proposed concept.

The City recognizes that concepts submitted through this EOI are preliminary and may be subject to further development, evaluation, and refinement.

Submission of an Expression of Interest does not create any obligation for the City to proceed with a proposed concept or enter into an agreement with any respondent.

5. PROPERTY INFORMATION AND EXISTING CONDITIONS

The City may provide available property information for reference, which may include:

- Property information and ownership records.
- Available deed and title information.
- Property survey.
- Zoning map.
- Existing appraisal information, subject to authorization for release.
- Available building conditions or structural assessments, if authorized for release.

The City makes no representation or warranty regarding the accuracy or completeness of such information, the property's existing condition, development feasibility, market value, or suitability for any particular use.

Interested parties are encouraged to identify any additional information or assessments that may be necessary to further evaluate their redevelopment concepts.

Any future redevelopment or reuse of the property will be subject to verification of existing conditions, applicable property restrictions, regulatory requirements, and necessary City approvals.

6. EOI REVIEW AND NEXT STEPS

The City may review Expressions of Interest to assess the level of market interest, understand potential redevelopment concepts, and identify opportunities for further consideration.

In reviewing the information received, the City may consider:

- The respondent's relevant background and experience.
- The general redevelopment concept and proposed property uses.
- Preliminary investment and development considerations.
- Potential alignment with downtown revitalization and historic preservation objectives.
- Anticipated economic, cultural, and community benefits.
- Potential implementation considerations and requested City participation.

Responses will not be formally scored or ranked for purposes of an award under this EOI.

The City may request additional information or conduct follow-up discussions with interested parties solely for informational and planning purposes.

Such discussions shall not constitute developer selection, preferred status, exclusive negotiations, or a commitment to proceed with any proposed redevelopment concept.

Following its review, the City may determine whether additional market engagement, a subsequent formal solicitation, or another legally authorized process is appropriate.

The City is under no obligation to pursue any further action as a result of this EOI.

7. CONFIDENTIALITY AND PUBLIC INFORMATION

All materials submitted in response to this EOI are subject to the Texas Public Information Act (Texas Government Code Chapter 552).

Respondents should clearly identify information they believe to be confidential and cite the applicable statutory basis for such designation. Final determinations regarding disclosure rest with the City and the Texas Attorney General, as applicable.

8. RESERVATION OF RIGHTS

The City reserves the right to:

- Request clarification or additional information from respondents.
- Conduct follow-up discussions or meetings.
- Use information obtained through this EOI to inform project planning and potential future solicitation documents, subject to applicable confidentiality protections and intellectual-property rights.
- Modify, extend, suspend, or discontinue this EOI at any time.
- Determine whether to pursue any future solicitation or transaction.

Submission of a response does not transfer ownership of a respondent's intellectual property or create contractual rights or obligations.

9. DISCLAIMER

This Expression of Interest (EOI) is issued solely for preliminary market engagement, information-gathering, and redevelopment planning purposes concerning the El Tapiz Building.

This EOI does not constitute an offer to sell or lease the property, a solicitation for bids or binding proposals, or a commitment by the City to enter into any development agreement or other transaction.

No developer selection, contract award, property conveyance, exclusive negotiating rights, or other contractual commitment will result from this EOI.

Any future redevelopment arrangement, solicitation, or property transaction will be subject to applicable legal requirements, necessary City approvals, and any additional process determined appropriate by the City.