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**NEWS
RELEASE**

02/ 14/ 2025

City Moves Forward with Request for Qualifications for Redevelopment of Former MPC Properties

EL PASO, Texas—Following the results of the November 5, 2024, special election in which voters approved the cancellation of the City’s authority to issue the remaining \$128 million in general obligation bonds for the Multipurpose Performing Arts and Entertainment Facility (MPC), the City of El Paso is preparing to advance its plans to sell and redevelop 17 of the City-owned properties in the Union Plaza District.

As part of this effort, City staff will present an item to the City Council on Tuesday, February 25, 2025, requesting formal Council action to authorize the issuance of a Request for Qualifications (RFQ); ensure adaptive reuse requirements; and mandate Historic Registration for Independently Eligible buildings upon sale of the properties. If approved, the RFQ is expected to be released mid-March 2025.

A NEW VISION FOR UNION PLAZA

The City envisions a dynamic, reimaged Union Plaza that:

- Preserves historic building facades and architectural character.
- Enhances the public realm with green spaces and pedestrian-friendly infrastructure.
- Creates new housing opportunities, including affordable units.
- Activates ground-floor spaces with retail, entertainment, and cultural venues.
- Attracts diverse industries, including education, arts, research, and technology.

RFQ PROCESS & DEVELOPER REQUIREMENTS

If approved, the RFQ will mark the second phase of the City’s strategy for the sale and redevelopment of these properties. The first phase, a Request for Interest (RFI), sought input from industry experts and community stakeholders.

The City received five letters of interest from three entities, which were reviewed in Executive Session. However, since Council declined to move forward with direct sale negotiations, staff will be requesting Council approve proceeding with an RFQ process to identify qualified developers committed to adaptive reuse.

Key elements of the RFQ process include:

- **Selection Criteria:** Developers will be evaluated based on experience, financial capacity, technical competence, and their ability to execute a well-defined adaptive reuse plan.

—more—



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- **Sale Conditions:** Properties must be rehabilitated according to established design standards and comply with the City's Union Plaza Infill Policy.
- **Historic Preservation:** For Independently Eligible buildings, developers must collaborate with the City to secure a National Historic registration
- **Fair Market Value:** Properties will be sold at fair market value, with proceeds used to pay down outstanding bonds associated with the original MPC project.

BACKGROUND & NEXT STEPS

With the upcoming February 25, 2025, City Council action, the City aims to formalize its approach to redeveloping these properties, ensuring that the RFQ process aligns with the community's vision for downtown revitalization. Upon Council approval, the RFQ will be released in March 2025, inviting experienced developers to submit their Statements of Qualifications (SOQs) per the outlined guidelines.

The anticipated RFQ timeline is as follows:

- **February 25, 2025:** City Council to consider RFQ
- **March 2025:** Release of RFQ, Q&A Period, and Site Visit
- **Within 60 days of Release:** Response Submission Deadline
- **60 days after Submission Deadline:** Initial evaluation of submissions
- **Fall 2025:** Presentations and final selection process

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