

FOR IMMEDIATE RELEASE

Lockhart Economic Development Corporation
Holly Malish, Executive Director
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Lockhart EDC Seeks Development Partners for West End Redevelopment Project

LOCKHART, Texas — The Lockhart Economic Development Corporation (LEDC) is seeking qualified development partners to participate in a transformative downtown redevelopment opportunity in the heart of Lockhart.

The project area encompasses several key blocks just west of Lockhart’s historic square, bounded generally by W. San Antonio Street and W. Live Oak Street and Guadalupe Street and S. Church Street. The site includes properties owned by the City of Lockhart and First Lockhart Baptist Church, creating a unique opportunity for coordinated redevelopment in one of the community’s most strategic locations.

LEDC is issuing a **Request for Qualifications (RFQ)** to identify experienced development teams capable of delivering a high-quality project that complements Lockhart’s historic character while supporting long-term economic growth. The redevelopment effort is intended to bring new energy and investment downtown by potentially including a hotel/conference center, retail, office and multifamily. In doing so, this will create opportunities for additional commercial activity, community gathering spaces, and thoughtfully integrated development.

The RFQ process will allow the City and LEDC to evaluate developers based on their experience, financial capacity, design portfolio, previous project design, and ability to execute projects that align with the community’s long-term goals for downtown.

“This area represents one of the most significant redevelopment opportunities in downtown Lockhart,” said Holly Malish, Executive Director with the Lockhart EDC. “We are looking for partners who understand the importance of thoughtful design, community integration, and long-term investment in a place as special as downtown Lockhart.”

The City and LEDC have been working with planning and design consultant group to develop a framework that emphasizes walkability, connectivity, and a vibrant mix of uses that complement existing downtown businesses and attractions, as communicated through engaging community workshops.

Qualified development teams are invited to submit their credentials and statements of interest through the RFQ process. Selected teams may be invited to participate in the next phase, which will include a more detailed proposal and project concept, specific to the design standards designed by the Lockhart community.

Additional information about the redevelopment opportunity, including RFQ materials and submission requirements, is available at: <https://bit.ly/4dhN701>

CITY OF Lockhart TEXAS



RFQ FOR THE WEST-END DEVELOPMENT

215 EAST MARKET STREET, LOCKHART, TEXAS 78644

The City of Lockhart is seeking a highly qualified and experienced development team to participate in the redevelopment of multiple properties located in Downtown Lockhart. The development area consists of eight parcels located immediately west of Lockhart's commercial central business district and adjacent to the Lockhart Downtown Historic District, representing one of the most significant coordinated redevelopment opportunities in Downtown Lockhart.

Through a strategic planning effort that included public meetings, stakeholder workshops, and collaboration with City leadership, the community has established a vision for a mixed-use district that complements the historic downtown while introducing new economic and civic opportunities. The City seeks a development partner capable of delivering a high-quality project that reinforces Downtown Lockhart's character and supports the community's long-term economic vitality.



RFQ RELEASE DATE: 3/25/26

1 OVERVIEW

CITY OF LOCKHART OVERVIEW

Lockhart, Texas, the county seat of Caldwell County, is known for its historic courthouse square, preserved architecture, and strong small-town identity. Located within the rapidly growing Austin–San Antonio corridor, Lockhart has gained regional recognition as a culinary and cultural destination. The City is committed to guiding thoughtful growth that strengthens downtown while preserving the historic character that defines the community.

PROJECT OVERVIEW - SCOPE OF WORK

The City of Lockhart has initiated a strategic planning effort to guide the coordinated redevelopment of the West-End Development Area, a collection of eight parcels located west of the downtown commercial core and adjacent to the Lockhart Downtown Historic District. Through public engagement, stakeholder meetings, and collaboration with City leadership, the community has established a vision for a mixed-use district that complements downtown while introducing new opportunities for economic activity and public gathering spaces. The City intends to establish a Planned Development District (PDD) encompassing the West-End Development Area to guide building form, land uses, and design character appropriate to the surrounding historic context. Through this RFQ process, the City seeks qualified development teams capable of implementing a high-quality, pedestrian-oriented mixed-use development that strengthens Downtown Lockhart and supports the community’s long-term economic vitality.

PURPOSE OF RFQ

The purpose of this Request for Qualifications (RFQ) is to identify experienced development teams with the expertise, financial capacity, and vision to participate in the redevelopment of the West-End Development Area. Through this RFQ, the City will evaluate Statements of Qualifications and shortlist teams to participate in a subsequent Request for Proposals (RFP) process.

SITE & LOCATION

The West-End Development is located in Downtown Lockhart, Texas, and consists of a coordinated group of eight parcels positioned immediately west of the city’s commercial central business district and adjacent to the Lockhart Downtown Historic District. Together, these properties represent a significant redevelopment opportunity within the downtown area. The development area lies within walking distance of the Caldwell County Courthouse Square and many of the restaurants, retail establishments, and civic destinations that define Downtown Lockhart. Its location allows the site to function as a natural extension of existing downtown activity while maintaining a respectful transition to surrounding neighborhoods and historic resources. The City of Lockhart is pursuing the creation of a Planned Development District (PDD) encompassing the eight parcels to guide redevelopment within the West-End Development. This framework will establish development standards intended to ensure high-quality architecture, pedestrian-oriented design, and compatibility with the adjacent historic district.



1 OVERVIEW



LOCKHART DOWNTOWN DISTRICT

Downtown Lockhart is centered around the historic Caldwell County Courthouse Square, one of the most recognizable and well-preserved courthouse squares in Texas. Completed in 1894 and designed by renowned architect Alfred Giles, the courthouse serves as the architectural and civic focal point of the community and anchors a vibrant collection of historic commercial buildings surrounding the square.

Over the past decade, Downtown Lockhart has evolved into a regional destination known for its historic character, walkable streets, and nationally recognized culinary scene. Restaurants, local retail, cultural venues, and civic institutions contribute to a lively downtown environment that attracts residents and visitors from across Central Texas.

The courthouse square and surrounding commercial district serve as the primary gathering place for community events, festivals, and public activities throughout the year. Together, these historic streets and buildings form the cultural and civic heart of Lockhart and continue to define the city's identity.

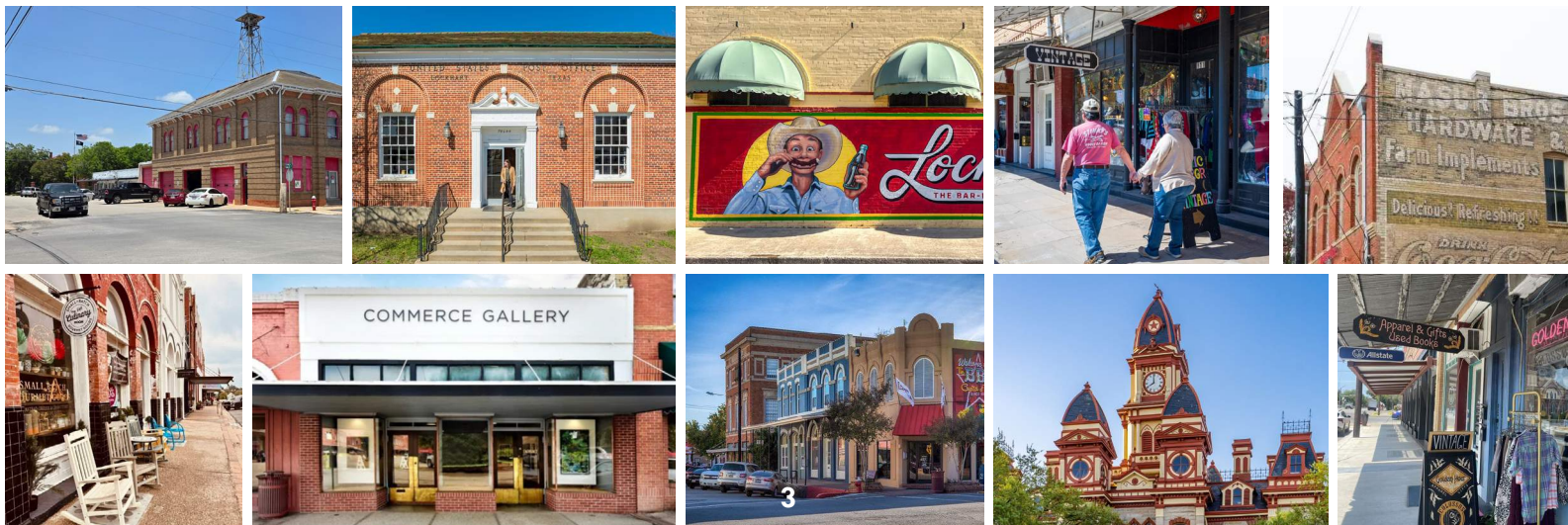
As Lockhart continues to grow within the rapidly expanding Austin–San Antonio corridor, the City remains committed to preserving the architectural character and human-scale development pattern that define Downtown Lockhart. New development is expected to complement the historic district while supporting walkability, local businesses, and community-oriented public spaces that strengthen the long-term vitality of downtown.

STRONG MARKET

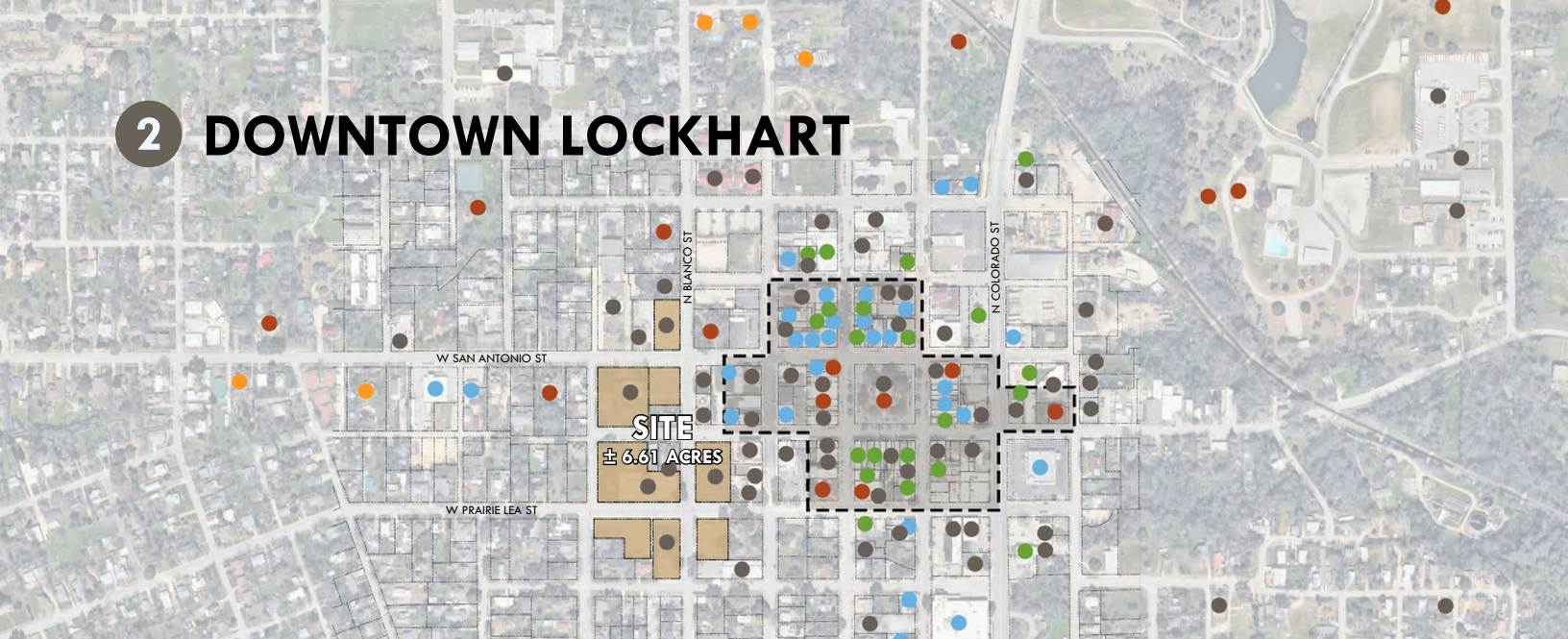
Lockhart is strategically located within the rapidly growing Austin–San Antonio corridor, one of the most dynamic regions in the United States. Its proximity to Austin, San Marcos, and San Antonio provides access to major employment centers while preserving the character of a traditional Texas courthouse town. Continued population growth across Central Texas, combined with increasing demand for authentic downtown environments, positions Lockhart to support thoughtful mixed-use development that complements its historic downtown and strengthens the local economy.

PENDING PLANNED DEVELOPMENT DISTRICT (PDD)

- *Area* - The PDD area encompasses several key blocks just west of Lockhart's historic square, bounded generally by W. San Antonio Street and W. Live Oak Street and Guadalupe Street and S. Church Street.
- *Purpose* - The PDD will establish a framework to guide redevelopment within the West-End Development area, ensuring new development reflects the character, scale, and design quality appropriate to its location adjacent to Downtown Lockhart and the historic district.



2 DOWNTOWN LOCKHART

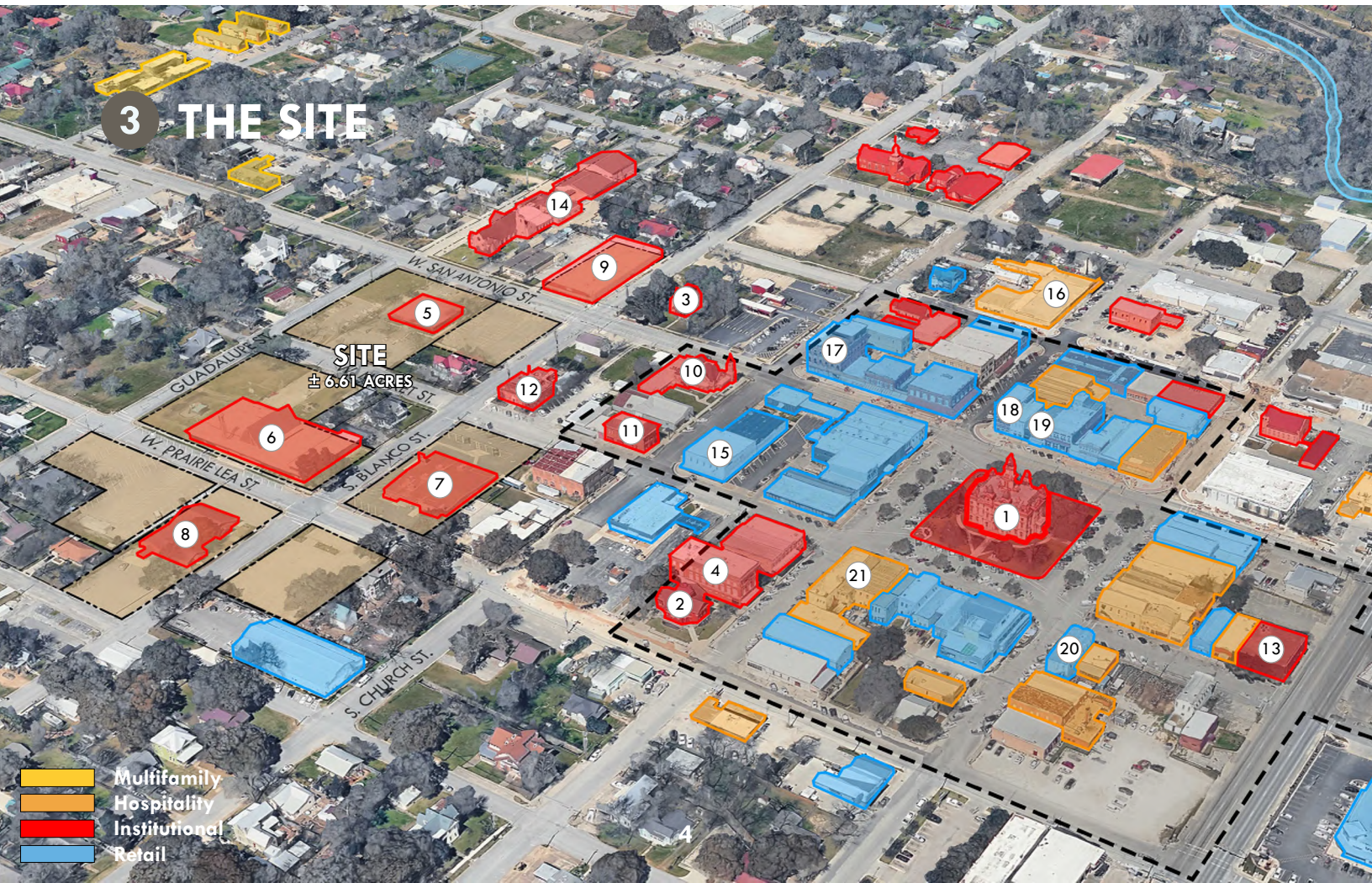


LEGEND

- Shopping
- Accommodations
- Food & Drink
- Attractions & Entertainment
- Services
- Downtown Historic District

- | | | |
|----------------------------|---------------------------|------------------------------|
| 1 Courthouse Square | 8 Church of Christ | 15 Vogel Furniture |
| 2 Dr. Eugene Clark Library | 9 Ford Building (ACC) | 16 Black's Barbecue |
| 3 W.E. Field House | 10 First Christian Church | 17 Masur Building |
| 4 Clark Library Annex | 11 Lockhart Fire Dept. | 18 Brock Building |
| 5 Lockhart City Hall | 12 USPS | 19 A.L.B 1901 Building |
| 6 FLBC | 13 LEDC | 20 Welcome to Lockhart Mural |
| 7 FLBC Connection Center | 14 First Methodist Church | 21 Barbs B Q |

3 THE SITE



- Multifamily
- Hospitality
- Institutional
- Retail

4 CONTEXT - MARKET CONDITIONS

LOCKHART ACCOLADES

Lockhart has earned regional and national recognition for its historic downtown and vibrant culinary scene. Known as the “**Barbecue Capital of Texas**,” the city attracts visitors from across Central Texas. Its proximity to Austin continues to strengthen Lockhart’s reputation as a destination community.

#2

Places with the Lowest Cost of Living in the Austin Area (Niche.com)

26 miles

to Austin Bergstrom International Airport

38.8

Median age with a growing population of young families and entrepreneurs

5000

New homes set to be built in or next to Lockhart in the next 3 years

845,000

Labor force (Within a 45-minute drive time)

TRANSPORTATION AND WAREHOUSING

- Average Annual Wage: \$96,786
- 2.1% Annual Growth
- \$55 Million in Economic Impact
- Major Companies: FBS Appliance, Fashion Glass and Mirror, McElroy Metal

— \$55M —
ECONOMIC IMPACT

PROFESSIONAL, SCIENTIFIC AND TECHNICAL

- Average Annual Wage: \$98,915
- 2.4% Annual Growth
- 12.9% Growth (Last 5 Years)
- \$67 Million in Economic Impact

\$98k
ANNUAL WAGE

RETAIL TRADE AREA (RTA)

- 60,976 People in the Retail Trade Area
- Current Median Household Income: \$69,900 (RTA)
- 7% Projected Increase in RTA Population (Next 5 Years)
- 19% Projected Increase in RTA Median Household Income (Next 5 Years)
- 11% Sales Tax Growth in Current Fiscal Year (2024 - 2025)

61K

5 MARKET TRENDS

MARKET TRENDS

Lockhart continues to experience steady growth as part of the rapidly expanding Austin–San Antonio corridor, one of the most active economic regions in the country. Its location within close proximity to Austin, San Marcos, and San Antonio provides convenient access to major employment centers while maintaining the character of a traditional Texas courthouse town.

Over the past decade, Lockhart has seen increasing regional attention driven by its historic downtown, nationally recognized culinary destinations, and growing tourism activity. These factors have helped strengthen downtown businesses and attract continued private investment. Population growth throughout Caldwell County and surrounding Central Texas communities is creating increased demand for housing, hospitality, dining, and retail experiences in authentic downtown environments. Lockhart’s historic character, walkable downtown, and strong sense of place position the city well to capture this demand.

As growth continues across the region, the City of Lockhart is committed to guiding development that strengthens the downtown district while preserving the architectural character and community identity that define Lockhart.

- **Lockhart population up 19.4% since 2020** (U.S. Census 2024 estimate)
- **GDP of Food Manufacturers in Caldwell County has grown 150% over the last 10 years** (LEDC)
- **23% growth in median household income over the last 5 years** (LEDC)
- **Total property valuations have risen by 141% over the last 5 years** (LEDC)
- **Property tax rates have fallen by 13% over the last 5 years** (LEDC)
- **Lowest cost of living in Central Texas** (Hays-Caldwell region COLI = 86.3)
- **Lowest Class A Industrial lease costs in the Austin Metro**

6 INCENTIVES

CITY PARTICIPATION

The City of Lockhart and the Lockhart Economic Development Corporation (LEDC) are committed to supporting catalytic redevelopment projects that enhance the long-term vitality of Downtown Lockhart. The City may consider strategic participation in infrastructure improvements and other public investments that support successful project implementation. The City and LEDC have a strong track record of working collaboratively with private partners to strengthen the local economy, create jobs, and support the continued growth of downtown Lockhart.

BUSINESS FRIENDLY ENVIRONMENT

Texas offers one of the most business-friendly environments in the nation. Lockhart builds on this foundation by supporting responsible investment and working collaboratively with businesses and development partners to facilitate successful projects.

POTENTIAL CITY INCENTIVES

- Chapter 380 Agreements
- Chapter 312 Tax Abatement Agreements
- LEDC Performance Agreements
- Public Infrastructure Participation
- Tax Increment Reinvestment Zone (TIRZ)
- Public Improvement District (PID)

7 LOCKHART GOALS

- Increase **economic and community betterment** to enhance the quality of our community for the future of downtown Lockhart.
- Provide compatible and complementary land uses that enable the **highest and best use** of the Property, these uses may include office, hotel, retail, restaurant, residential, rooftop amenities, conference and civic spaces.
- Deliver **high-quality** architecture and site design that enhances Downtown Lockhart while creating a distinctive destination district.
- Prioritize walkability through **pedestrian-oriented** streets, active ground-floor uses, outdoor dining, and inviting public gathering spaces.
- Support local businesses and small-scale retail opportunities that strengthen the unique identity and economic vitality of the downtown district.
- Integrate **structured or subgrade parking solutions** that support downtown activity while minimizing visual impacts on streets and public spaces.
- Incorporate public art, signage, and **placemaking elements** that reflect Lockhart's culture and community identity.
- Be initiated and completed within a **reasonable time period** acceptable to the City of Lockhart.

8 RFQ SCHEDULE



The City of Lockhart reserves the right to modify the schedule at its sole discretion. The City of Lockhart will provide notice of any modification to the schedule by published addendum to the RFQ or, if scheduled modifications occur following receipt of responses to the RFQ, then all respondents will receive notification of schedule changes directly from the City of Lockhart.



9 OVERALL PROCUREMENT PROCESS

This procurement involves a two-step process: a Request for Qualifications (RFQ) followed by an invitation-only Request for Proposal (RFP).

The City of Lockhart will evaluate the responses to the RFQ, known as the Statement of Qualifications (SOQ), and will rank the respondents in accordance with the Selection Criteria contained herein.

After evaluating the submitted Statement of Qualifications (SOQ), the City of Lockhart will extend a Request for Proposal (RFP) to the highest ranking respondents. Only those who successfully respond to the RFQ and who meet the qualification criteria will be invited to participate in the subsequent RFP solicitation process. The Request for Proposals asks select candidates to submit a proposal that outlines their approach to the project, including a comprehensive strategic action plan relating to methods and budget. The purpose of the RFP is for providers to submit a proposal addressing the manner in which the project would be completed along with associated cost.

If only one Statement of Qualifications (SOQ) is received, then the City of Lockhart may either accept the proposal from the sole respondent and proceed with procurement or the City of Lockhart may choose not to proceed with the RFP phase and terminate the procurement in favor of alternative available options for the Property and the Project.

The City of Lockhart may elect to conduct interviews with each respondent. If the city chooses to conduct interviews, each respondent will have an equal opportunity to address any items contained in its submissions with the City of Lockhart's selection committee. Upon the completion of the RFP response evaluation and any interviews, the City of Lockhart will notify all respondents in writing of the final rankings.

Upon conclusion of the evaluation process, the City of Lockhart will commence negotiations with the highest ranked respondent to enter into appropriate agreements to effectuate the transactions anticipated by the respondent's Statement of Qualifications and Request for Proposal.

EVALUATION OF STATEMENT OF QUALIFICATIONS AND PROPOSALS

The City of Lockhart will utilize a selection committee that shall consist of members of city staff and leadership teams, City Council elected Steering Committee members, and outside consultants. The selection committee will conduct a comprehensive, fair, and impartial evaluation of all SOQs received in connection with this RFQ as well as any proposals received during step two of this process. The City of Lockhart will evaluate and rank the respondents based upon the selection criteria noted in Section 10. Should a respondent be invited to participate in the RFP and/or interviews as detailed herein, the City of Lockhart and the selection committee will communicate all requirements at any step to ensure the process remains open and fair to all respondents.

SITE TOUR

There will be a site tour for all respondents on **April 2, 2026 from 2:00 P.M - 4:00 P.M. CST**. The site tour will commence at the Lockhart City Hall, located at 308 W. San Antonio Street, Lockhart, Texas 78644. The project site is located at 315 W. Prairie Lea Street, Lockhart, Texas 78644. The site tour is not mandatory, but recommended for any respondents planning on submitting.

10 SELECTION CRITERIA

30% PROJECT UNDERSTANDING

35% GENERAL QUALIFICATIONS AND SIMILAR PROJECT EXPERIENCE

25% FINANCIAL CAPACITY

10% REFERENCES

Proposal submissions shall include the following format and information:

PROJECT UNDERSTANDING (30%)

Provide a written description of the respondent's understanding of the Project. Identify a general Project approach demonstrating a clear understanding of the scope of this Project. Respondents should provide sufficient conceptual ideas and information to demonstrate an understanding of the City of Lockhart's goals as stated herein as well as the respondent's approach to ensure these goals are both attainable and a prominent focus of the development plan. Additionally, the respondent's statement concerning Project Understanding should identify and include information regarding the respondent's preference and vision for the delivery method of either sale, lease or public/private partnership.

GENERAL QUALIFICATIONS AND SIMILAR PROJECT EXPERIENCE (35%)

Provide the following information:

- Years and types of experience in the field.
- Relevant experience with land development, construction, and operation of projects.
- Experience in the Central Texas and the Lockhart market.
- Project description, size, scope of redevelopment, and other relevant information to establish similarities with the City of Lockhart's redevelopment project.
- Any relevant experience with historic preservation/rehabilitation projects.
- Experience with public-private partnerships or innovative financing tools (TIRZ, PID, TIF, federal programs).
- Experience in successfully financing, developing, completing, and managing other projects of similar scale and complexity.
- Demonstrated experience in innovative placemaking and context-sensitive development supporting historic downtowns and surrounding neighborhoods.
- Experience engaging with and mitigating impacts to surrounding communities, with particular emphasis on preservation and protection of historic neighborhoods.
- Litigation history, including disclosure of any litigation, claims, defaults, or bankruptcies within the past ten (10) years, and certification of no debarment.

FINANCIAL CAPACITY (25%)

Provide the following information:

- Demonstrate ability to acquire the Property and/or successfully develop and complete the proposed development. The information responsive should focus on this Project and not merely provide examples of successful financial operations for past or on-going projects. The City of Lockhart seeks information specific to financial planning and capacity to implement and perform the proposed project responsive to this RFQ.

REFERENCES (10%)

- The respondent shall provide the names, addresses, telephone numbers, and contact persons of three (3) current clients or clients from the past three years for whom similar services were performed. The City of Lockhart reserves the right to contact any known, current, or former client.

11 RFQ SUBMITTAL REQUIREMENTS

SUBMITTAL REQUIREMENTS

Respondents must register as a City of Lockhart vendor at lockhartedc.com/site-selectors/downtown-redevelopment-project-2 to receive or access any documents and/or addenda related to this RFQ. RFQ documents can be obtained on lockhartedc.com/site-selectors/downtown-redevelopment-project-2 or by sending an e-mail to hmalish@lockhart-tx.org.

SUBMITTAL LOCATION

Please read and respond to all of this RFQ in the format requested. RFQ responses submitted in a different format, or that do not contain all the requested information may be considered nonresponsive. Respondents are to submit one (1) original hard copy plus one (1) electronic version in PDF format on flash drive. The electronic and hard copies of the submission must be delivered by 3:00 P.M. CST no later than April 21, 2026 to:

Lockhart Economic Development Corporation
[Attn: Holly Malish]
RFQ # 2026-WSENDV
215 E. Market Street
Lockhart, Texas 78644

The names of the respondents submitting a response will be read aloud at this time and place.

DELIVERY

The RFQ response shall address all the points outlined in this RFQ. Hard copies are to be soft cover bound and no larger than 8.5" x 11". Any materials larger than 8.5" x 11" should be folded to fit into the 8.5" x 11" format. Electronic versions of the RFQ response shall be submitted in a PDF electronic format on a flash drive. Submittals must be received at the address noted above prior to the due date and time. It is the sole responsibility of the respondents to ensure timely delivery of the submittal. The City of Lockhart will not be responsible for failure of service on the part of the U.S. Postal Office, courier companies, or any other form of delivery service chosen by the respondent. Late responses will not be opened. The time stamp affixed by the City of Lockhart will be the time of record for receipt of the RFQ response.

Respondents are reminded that the U.S. Postal Service deliveries may be delayed. Respondents are responsible for on-time deliveries of RFQ submittals to the City of Lockhart, and are strongly encouraged to use alternate means, such as overnight/hand delivery carriers, or allow ample time for USPS deliveries to be received in time.

- The outside of the package should be clearly marked with the following: "RFQ Response for The West-End Development due by 3:00 P.M. CST on April 21, 2026."
- RESPONSES RECEIVED AFTER THE ABOVE DEADLINE WILL NOT BE CONSIDERED. RESPONSES THAT ARE NOT SUBMITTED IN A SEALED ENVELOPE OR CONTAINER WILL NOT BE CONSIDERED. TELEGRAPHIC OR FACSIMILE RESPONSES WILL NOT BE ACCEPTED.
- Questions regarding the required content shall be directed to Holly Malish, Executive Director LEDC by sending an e-mail to hmalish@lockhart-tx.org or at lockhartedc.com/site-selectors/downtown-redevelopment-project-2, no later than April 9, 2026. The City of Lockhart will not answer any questions submitted after 3:00 P.M. CST on April 9, 2026. The City of Lockhart shall have a reasonable amount of time to respond to questions or concerns regarding the RFQ. The City of Lockhart intends to respond to all questions; however, the city reserves the right to decline to respond to a question or concern.

11 RFQ SUBMITTAL REQUIREMENTS

DELIVERY (CONT.)

- Other than the LEDC Executive Director, the respondent shall not contact any City of Lockhart employee or member of the Review Committee prior to the award of the contract. If the respondent makes such contact in violation of this RFQ, the City of Lockhart may disqualify the respondent's response.
- The City of Lockhart will address questions and concerns by addenda. The City shall attach all addenda to the original RFQ package, and such addenda will have the same binding effect as the original RFQ. All respondents shall attach a signed copy of each addendum as part of their submission; failure to do so may be grounds for disqualification. A respondent's signature will be interpreted as acknowledgment and acceptance of all changes made by addenda. It is the respondent's responsibility to ensure all addenda have been received prior to submission. Failure to receive addenda does not relieve the respondent from compliance with its terms. Any verbal responses, written explanations, or interpretations by the City of Lockhart other than by formal addenda to this RFQ are not binding and will have no legal effect.
- Respondent shall bear any and all costs related to the preparation and submission of a response to this RFQ.

RESPONSE / SUBMITTAL FORMAT & CONTENT REQUIREMENTS

To simplify the review process and to obtain the maximum degree of comparability, responses must follow the outline as set forth below and, at a minimum, contain the information as requested. Respondents are encouraged to include additional relevant information. Each element in the response should be cross-referenced to this RFQ as follows:

A. TAB ONE – Table of Contents

Include a clear identification of the material by section and by page number.

B. TAB TWO – Project Understanding

A letter of transmittal, on corporate letterhead, which should be brief and include the following:

1. Provide a written description of the respondent's understanding of the Project.
2. Identify a general Project approach demonstrating a clear understanding of the scope of this Project.
3. A brief description of the development team.

C. TAB THREE – General Qualifications and Similar Project Experience

A brief description of the development team.

1. Company Information – Provide background information on the Proposer(s) including company history, years in business, number of employees, contact information for each firm, and any other information communicating capabilities.
2. Identify each member or firm on the project team; describe the composition, legal form, and organizational structure of the project team, including parent companies.
3. For each member of the project team, provide a summary of qualifications and a list of directly relevant completed projects with completion dates.
4. For each member of the team, identify the personnel that will be specifically assigned to the project. Briefly describe the role and experience of these personnel. Provide contact information including telephone numbers and e-mail addresses.
5. The City of Lockhart understands that responding parties may not have experience in all the disciplines mentioned and welcomes the prospect of strong joint venture responses.
6. For each member of the team, provide project descriptions for the most similar and relevant projects completed recently. Team members of different disciplines may use the same project(s), if applicable.

11 RFQ SUBMITTAL REQUIREMENTS

RESPONSE / SUBMITTAL FORMAT & CONTENT REQUIREMENTS (CONT.)

7. Provide summary descriptions of at least two similar and relevant projects that the team's lead developer has led. If applicable, one of the two projects provided should demonstrate relevant experience with historic preservation/rehabilitation. The summary descriptions should include:
 - a. the name, location, images and program of uses;
 - b. development cost, excluding land;
 - c. developer's role in raising capital;
 - d. the year opened;
 - e. performance metrics;
 - f. short description of services provided;
 - g. a summary listing of the project team; and
 - h. at least one (1) client reference and contact information per project.

D. TAB FOUR - Financial Capacity

To ensure the City of Lockhart selects a partner that has the capacity and capability to successfully enter into purchase and sale, lease and/or development agreements to develop and operate the facility, the respondent will provide descriptions of successful approaches to financing and ownership that your team has utilized for past projects. Your team's track record of success should be supported with examples of real projects. As applicable, include discussions of ownership, land, debt, equity, and all public incentives that comprised the financing plans for these past projects. Priority will be given to teams who provide proof of equity financing capability in response to this RFQ.

NOTE: The selected proposer will be required to demonstrate in-depth financial capacity during negotiations.

E. TAB FIVE - References

Provide contact information, including name, phone number, and email address for minimum up to three (3) clients for whom you provided development services directly comparable to those requested in this RFQ.

NOTE: The City of Lockhart reserves the right to contact any respondent, at any time, to clarify, verify, or request information with regard to any response.

12 OTHER ITEMS

CONFLICT OF INTEREST

Chapter 176 of the Texas Local Government Code requires that any respondent or person considering doing business with a local government entity must disclose in the Questionnaire Form CIQ, the respondent or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. A respondent must complete and file the Questionnaire Form CIQ within the timeframe specified in Section 176.006 of the Texas Local Government Code. For more information or to obtain the Questionnaire Form CIQ go to the Texas Ethics Commission web page at www.ethics.state.tx.us/forms/CIQ.pdf.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT.

CERTIFICATE OF INTERESTED PARTIES

Pursuant to Section 2252.908 of the Texas Government Code, a private business entity cannot enter into certain contracts with the City of Lockhart unless the business entity completes Form 1295 "Certificate of Interested Parties." Respondents are required to complete and file electronically with the Texas Ethics Commission using the online filing application.

For more information, please visit the State of Texas Ethics Commission website at the following links: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm; and <https://www.ethics.state.tx.us/tec/1295-Info.htm>.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT

CONFIDENTIALITY OF INFO AND SECURITY

Should the successful respondent be awarded a contract and become the holder of, and have access to, confidential information, (in the process of fulfilling its responsibilities in connection with the contract), the successful respondent agrees that it shall keep such information confidential and shall comply fully with the laws and regulations of the State of Texas, ordinances and regulations of The City of Lockhart, and any applicable federal laws and regulations relating to confidentiality.

The City of Lockhart follows all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of public information requested under the Texas Public Information Act.

AMENDMENTS TO RESPONSES; WITHDRAWAL

Respondents may make alterations to their responses before the date set to open the responses publicly. Respondents, who wish to alter their response, shall initial their response to guarantee authenticity. Respondents cannot alter or amend responses after the opening deadline. Respondents may withdraw a response prior to the due date for submission. Any respondent, who seeks to withdraw a response, shall provide written notice of withdrawal to the LEDC Executive Director at hmalish@lockhart-tx.org. The City of Lockhart shall not allow any response to be withdrawn after the opening deadline. If a respondent seeks to withdraw a response after the deadline for a material mistake or other reasonable exception, the respondent shall seek The City of Lockhart's approval by providing a written notice requesting withdrawal.

12 OTHER ITEMS

RIGHT TO REJECT

The City of Lockhart reserves the right to reject any and all responses at any time and/or waive any or all formalities or technicalities in connection with this RFQ.

SUBSTITUTIONS / CANCELLATIONS OF QUALIFICATIONS

No substitutions or cancellations are permitted without written approval of the City of Lockhart.

ADDITIONAL REPRESENTATION

A respondent submitting a response to this RFQ shall submit a verified statement, attached as Exhibit A, in connection with Chapter 2271 of the Texas Government Code as amended. Failure to comply with this requirement is grounds for disqualification; however, the City of Lockhart reserves the right to contact a respondent who fails to comply initially to correct the omission or to confirm the respondent's policy.