



## **5-Year Focus on Projects Request for Proposal**

**Midlothian Economic Development (“MED”) seeks the assistance of qualified consultants to guide the MED Board of Directors and City Council through a visioning exercise of possible Authorized Projects over the next 5 years.**

MED is a Type A economic development corporation governed by Chapter 501, 502 and 504 of the Texas Local Government Code. The MED is funded through the collection of ½ a percent of sales and use tax collected in the City of Midlothian. The MED is authorized to use these funds for MED operations, promotional purposes, and Authorized Projects.

Authorized Projects include those allowable projects identified in the Texas Local Government Code. Below is a list of Authorized Projects that are applicable to the City of Midlothian:

- Sec. 501.101 – Projects related to creation or retention of primary jobs.
- Sec. 501.102 – Projects related to certain job training.
- Sec. 501.103 – Certain infrastructure improvement projects.
- Sec. 501.105 – Career center projects outside of junior college districts.
- Sec. 504.152 – Election to authorize projects applicable to Type B Corporation

The MED’s 5-Year Focus on Projects exercise is not intended to be a traditional “Economic Development Strategic Plan”. Our intention is to have a consultant, with experience working with Texas Type A or Type B economic development corporations, guide the MED Board of Directors and City Council through a visioning exercise on potential Authorized Projects that will help grow the Midlothian economy over the next +5 years.

At a minimum, the consultant will be required to host four in-person meetings consisting of: (1) an information session with staff to learn more about the community that is estimated to be four hours, (2) visioning exercise with the MED Board that is estimated to be two hours, (3) joint visioning exercise with MED Board and Council that is estimated to be two hours, and (4) wrap up meeting/presentation with Board that is estimated to be one hour. The minimum deliverable will be a proposed list of projects that can be added to the Funding MED’s 5-Year Focus on Projects financial model.

The planning exercise must be completed by the MED’s March board meeting; however, it is earlier completion is strongly encouraged.

Interested consultants should submit a proposal response to Belinda Wadsworth at [bwadsworth@midlothian-tx.org](mailto:bwadsworth@midlothian-tx.org) on or before October 15<sup>th</sup>. Proposals should include a statement of qualifications, information on how and when the exercise will be completed, price structure, and any additional documents or research that will be completed in connection with exercise.

## Additional Information

The following information is available to better understand the City of Midlothian.

- Websites: [www.midlothian-tx.org](http://www.midlothian-tx.org), [www.midlothian.tx.us](http://www.midlothian.tx.us)
- Videos: Community, Industrial
- Maps: [City Maps](#)
- Current City plans: [Comprehensive Plan](#), Zoning, Capital Recovery, [Downtown Master Plan](#), [Parks Plan](#), Midlothian Higher Education Center)
- MED workforce/labor analysis
- MED demographic (demographic analysis, [Midlothian Growth Report](#), [MISD Demographic Report](#))
- Finances: Comptroller Annual Reports, Funding MED's 5-Year Focus on Projects model

## Opportunities in Midlothian

- Strong industrial (Google's mega data center, Earth Root Holding's 600k manufacturing facility, 150k sf of spec space at Midlothian Business Park, strong activity because of our available sites and strong labor market)
- Residential Growth, desirable community with good schools (Prairie Ridge 1,500 acres, Diamond J 900 acres, Redden Farms 300 acres, Dove Creek 150 acres, Massey Meadows 130 acres, Coventry Crossing 80 acres, etc.)
- Airport (new Airport Manager, opportunity for FBO and MRO opportunities)
- Downtown Plan (8<sup>th</sup> street and surrounding area has had several targeted reinvestment projects. Founders Row is planned to be open in 2021. The City has issued a RFP for the reuse of the old 8<sup>th</sup> street fire station)
- Mid-town (130-acre mixed use development)
- New Hospital (\$175 million cap. Investment, 200,000 sf full-service acute care hospital, 45,000 sf medical office building).
- Momentum for local office (several small office buildings have been built)
- Community park expansion (\$19 million to add baseball fields, amphitheater, splashpad, playgrounds, fishing pond)
- Conference Center (39,000 square feet total, largest meeting space 7,300 sf)
- Navarro & Tarleton campus (about 60,000 sf of building space)
- Infrastructure upgrades (287/Walnut Grove flyover, wastewater treatment plant expansion)
- City Beautification (Landscaping projects paid by B Corp)