

RESOLUTION NO. 2025-R-180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS, ADOPTING THE CITY OF LAREDO PUBLIC-PRIVATE PARTNERSHIP (PPP) POLICY; PURSUANT TO THE AUTHORITY GRANTED UNDER CHAPTERS 2267 AND 271 OF THE TEXAS LOCAL GOVERNMENT CODE; ESTABLISHING A FRAMEWORK FOR LEVERAGING PRIVATE INVESTMENT IN CITY FACILITIES AND SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Laredo is committed to delivering high-quality public facilities and services that enhance the community's well-being, support economic vitality, and preserve the historic and cultural character of the City; and

WHEREAS, the 82nd Legislature of Texas enacted S.B. 1048, entitled the Public and Private Facilities and Infrastructure Act, Chapter 2267, Texas Government Code for the purpose of encouraging private entity participation, creativity and completion and to guide the selection of qualifying projects in the public-private partnership development program, including the adoption of guidelines by local governments; and

WHEREAS, the City of Laredo, Texas (the "City"), is authorized by Chapter 271, Subchapter I, of the Texas Local Government Code (the "Public Property Finance Act") to enter into contracts with private entities for the financing, acquisition, design, construction, improvement, renovation, and operation of public works or facilities that serve a public purpose;

WHEREAS, The City recognizes that public-private partnerships (PPPs) can offer innovative, cost-effective methods for constructing, renovating, and operating civic facilities by leveraging private sector expertise and investment and

WHEREAS, the City of Laredo has successfully implemented PPP-style approaches in other contexts, including park dedication agreements where developers build parks at their cost and dedicate them to the City as public assets, illustrating the public benefit of such partnerships and

WHEREAS, The City desires to adopt a comprehensive PPP Policy to ensure transparency, accountability, and alignment with community goals when exploring or implementing PPP arrangements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1. Adoption of PPP Policy

The City of Laredo hereby adopts the Public-Private Partnership (PPP) Policy, attached hereto as Exhibit A, as the official policy governing the evaluation, solicitation,

negotiation, and implementation of Public-Private Partnerships (PPPs) for City-owned facilities and public improvements.

Section 2. Policy Principles

The following principles shall guide the PPP Policy:

Public Ownership: Retain City ownership or ultimate reversion rights for City-owned facilities involved in Public-Private Partnerships (PPPs) unless the Council specifically authorizes a sale or permanent transfer.

Financial Sustainability: Ensure PPPs demonstrate financial advantage or clear public value compared to traditional City delivery.

Transparency and Accountability: Require competitive processes, Council approval, public hearings, and performance standards.

Alignment with City Plans: Support the adoption of City goals, including downtown revitalization, historic preservation, and economic development.

Equitable Development: Encourage, where feasible, local workforce participation and inclusive economic development goals.

Texas Law Compliance: Adhere to all applicable Texas statutes, including Local Government Code Chapters 271, 2267, and 271.901.

Section 3. PPP Process and Implementation

The PPP Policy establishes a straightforward process for:

1. Identifying potential projects and evaluating alignment with City goals.
2. Conducting preliminary financial and civic analyses, including project lifecycle costs and revenues (construction, maintenance, operations) to estimate long-term fiscal commitments and budgetary impacts.
3. Identifying project goals and public need.
4. Defining performance metrics, responsibilities, penalties, and incentives
5. Ensuring compliance with local and state laws, procurement rules, and financial regulations.
6. Seeking Council authorization to engage private partners.
7. Issuing competitive RFIs, RFPs, or RFQs with clear evaluation criteria and score on technical, financial, and social value.
8. Evaluating proposals, negotiating final agreements, and including dispute resolution mechanisms.
9. Engaging stakeholders through community workshops for major civic projects.
10. Requiring Council approval and a public hearing for all final PPP agreements.
11. Implementing projects with staff oversight and conducting post-implementation evaluations.
12. Including "informational only" alternates in relevant bid packages for future planning and cost transparency.

Section 4. Optional Facility Sale Alternative

If no viable Public-Private Partnership (PPP) is identified and the Council determines that a facility no longer aligns with City operational or strategic goals, the City may pursue a competitive Request for Proposal (RFP) for sale, prioritizing preservation and public or civic-compatible use.

Section 5. Implementation and Reporting

The City Manager or designee shall:

1. Develop standard RFI/RFP templates for PPP processes
2. Assign a project manager to oversee implementation and coordinate across departments
3. Identify and prioritize potential PPP opportunities in departmental work plans
4. Provide periodic updates to the Council on PPP implementation, performance, and lessons learned

Section 6: This Resolution shall take effect immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2025.

**DR. VICTOR D. TREVIÑO
MAYOR**

ATTEST:

**MARIO I. MALDONADO, JR.
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH “ZONE” T. NGUYEN
CITY ATTORNEY**