

AMENDMENT #4 – RFI#061918

Kentucky State Fair Board Kentucky Exposition Center Development of Full Service Hotel, Restaurants, Entertainment, and Retail Outlets at the Kentucky Exposition Center

Questions from Property Tour

RFI#061918 – June 6, 2018

1. Will the tour allow access to inside the buildings? The Transportation Bldg. no, it is uninhabitable; but, we are able to tour the interior of the armory bldg.
2. Are there existing conditions on the land? Can you provide deeds/easements? Please see attached Archibus inventory listing for the Kentucky State Fair and Exposition Center. This listing provides parcel information for each acquisition for the fairgrounds, including acreage, DB/PG, date, and original grantee.

Ky Fair and Expo
Parcels.pdf
3. What is the genesis of the exposition center development? There is a need for additional exposition space, maybe not Class A but not Class C either. The additional space may be utilized for anything from livestock to a trade show.
4. What is the time line from an RFI to a resulting RFP. Depending on the responses received, KSFB anticipates a 3-month time line to draft the RFP from the RFI responses.
5. Is the intent to let a built-to-suit for the exposition space? The method has procurement has not been determined. The answer to this question is intentionally undefined and will, hopefully, be defined by responses to the RFI.

6. What are the height limitations? See attachments below.



Building Height
Restrictions.pdf



Declaration of
Airport Servitudes.p



Deed Of Avigation
Easements and Decl

7. Are there specific events that the SFB has been unable to accommodate? No. Please find attached a spreadsheet identifying booked business at KEC for the remainder of 2018 through December 2019.



Booked Business
2018-2019.xls

8. What is the relationship between the state entities? Will that relationship continue through the review of responses? The Finance and Administration Cabinet is the procuring authority; the Tourism, Arts, and Heritage Cabinet's Kentucky State Fair Board (KSFB) is the administering agency of the Kentucky Fair and Exposition Center. Yes; the relationship will remain.
9. Does "Champions" need to be maintained as it exists? Continuity of the Circle of Champions is important and should be maintained, as the grounds must remain connected for vehicular traffic; however, if a developer has ideas on relocating, the Commonwealth would entertain those ideas.
10. What are the expectations on existing buildings? Plans for renovations? Demolition? The KSFB has recently been allocated a maintenance pool fund for the fairgrounds buildings, so a two-year plan is just now being created to prioritize property upgrades benefitting the buildings, clients and guests. KSFB is working on a \$19 million spending plan in facility investments over the next two years.
11. On the "Prestonia" parcel, is MSD occupying through an easement with the Commonwealth? There is an MOU, 1/19/2001 between KEC and MSD. Section 7 of the MOU states that, "... KSFB will grant MSD permanent easement for the required property for both ... basins at no cost to MSD...".
12. Is the rock wall considered 'historic'; if so, will it have to remain? The rock wall is on the corner of Phillips Lane and the exit ramp off of 264. This was in front of the old Executive Inn East. It is not historic.

13. Are there height restrictions due to the proximity to the airport? See answer to Question #6 above.
14. If a developer was interested in only a portion of either parcel would that be acceptable? It's not all or nothing, is it? KSFB is interested in learning about all projects that fit within the scope of this RFI. This is not an "all or nothing" approach.
15. South "C" wing was constructed with a future pedway connection from the property right behind the Transportation building.
16. When was "C" wing constructed? "C" wing was constructed in 2003.
17. Are there feasibility studies to identify need? No.
18. Do you have an idea where SFB parking needs are versus the need for a structure? What are the market needs for parking vs need to have another building? In other words, a market study on parking needs and locations? There has not been a parking or building feasibility study completed by the Commonwealth.
19. Who are the ground leases with for the hotels? Hilton Garden Inn, Crown Plaza, and Sleep Inn.
20. Are there restrictions in those ground leases, i.e. non compete clauses? It does not appear that non-compete clauses are included in the ground leases with the hotels. The KSFB does require approval that proposed construction is consistent with enhancement with the facility.
21. Who owns the tower beside the Armory bldg.? The antenna tower is KSFB property. There is nothing active on the tower.
22. Can Bradley Avenue be modified/rerouted closed? Is it City owned? For answers pertaining to roadway ownership, and what improvements may be made to Bradley Avenue, it is suggested interested parties contact the KY Transportation Cabinet District 5: <https://transportation.ky.gov/DistrictFive/Pages/default.aspx>
23. Are the Freedom Hall seats available for sale? No.
24. Is the Bowling Alley a ground lease? Yes. Does SFB own the land? Yes.

25. What is SFB vision of the partnership? How will it work? Intentionally not defined. Will be defined by the responses.
26. Is a land lease the only option? The answer to this question is intentionally undefined and will, hopefully, be defined by responses to the RFI.
27. What is the use of the grass field behind Wing C? KEC identifies this as C-lot. During large events, the lot is used for parking. The lot is also utilized as outdoor exhibit space during several events each year.
28. How often in the overflow parking needed at the various locations? What does 'overflow parking at various locations' mean? F, G, H, Ashton Adair lots? These lots are used several times a year for bigger events and one days where we host multiple events on a given day.
29. How do you balance the need for overflow parking vs. the proposals? KEC will evaluate each proposal to determine the value received from the proposal compared to the need for overflow parking.
30. How will control of the land be transferred to the developer? The answer to this question is intentionally undefined and will, hopefully, be defined by responses to the RFI.
31. The RFI mentions that KEC may offer a lease of the land. Should the developer expect to carry the cost of the lease during construction, or will the ground lease begin upon stabilization / substantial completion? KSFB would entertain whatever lease option that best suits the specific idea proposed and allows the developer a reasonable ROI to offset their risk while creating the services and infrastructure KEC desires. A respondent may suggest, within reason, how they prefer the lease arrangement to work since the scope of this RFI is to gather information about projects and opportunities. KSFB will take the suggestion into consideration should an RFP result from the ideas generated from this RFI.
32. Will the selected developer have the ability to plan and/or develop additional density (outside of the requested uses) on the first and second parcels that comprise 45 and 88 acres, respectively? If so, are there anything related to mechanics, encumbrances, or precluded uses that the developer should be aware of? The Commonwealth needs further clarification in order to answer this question.
33. The RFI mentions that KSFB would operate the prospective, multi-purpose exposition center by leasing the new building back from the developer. Does KSFB expect to operate any of the other proposed retail, entertainment, and hospitality facilities? No.

34. Does KSFB have a projected or desired timeline for the completion of the project? No.
35. The RFI states that Gate 4 will need to remain open during demolition of the occupied facilities on the north parcel. Does KSFB desire all entrances to remain fully operational throughout construction? If one entrance was allowed for construction vehicles, which would be the preferred gate? Gate 3 could be used as the construction entrance, but that runs the traffic past KY Kingdom crosswalk. KSFB would entertain blocking one lane of Gate 4 or 6 as the construction entrance.
36. Are there any existing encumbrances (leases, easements, right of ways, etc.) on the two developable parcels that would limit a potential site plan? Please see attached Archibus inventory reports listing for the Kentucky State Fair and Exposition Center lease agreements and easements. The first report is a list of leases from the Commonwealth to the private sector, the second list is a report identifying interagency leases at the KEC, and the third report is a listing of easements granted by the Commonwealth at the KEC.



KY FAIR AND EXPO
CLR LEASES.pdf



KY FAIR AND EXPO
IA LEASES.pdf



KY FAIR AND EXPO
EASEMENTS.pdf

END OF AMENDMENT#4 – RFI#061918