

REQUEST FOR PROPOSALS  
LOUISVILLE AND JEFFERSON COUNTY RIVERPORT AUTHORITY  
LOUISVILLE, KENTUCKY

REQUEST FOR PROPOSALS  
FOR  
LEASE OF THE PORT FACILITY AT  
THE JEFFERSON RIVERPORT INTERNATIONAL

THE LANDLORD JEFFERSON COUNTY RIVERPORT AUTHORITY IS REQUESTING PROPOSALS TO LEASE AND OPERATE ITS PORT FACILITY. THE KEY TERMS OF THE PROPOSED LEASE SHOULD INCLUDE THE FOLLOWING:

1. LEASE OF PORT AND RELATED FACILITIES COMPRISING APPROXIMATELY 300 ACRES.
2. RENT AMOUNT TO BE SPECIFIED IN PROPOSALS AND TO INCLUDE PPI INCREASES.
3. TOTAL LEASE TERM OF APPROXIMATELY 20 YEARS.
4. PROPOSAL FOR FUTURE DEVELOPMENT AND UPGRADE OF THE PORT.
5. ALL OTHER PROPOSED TERMS.

OTHER FACTORS TO BE CONSIDERED IN THE RIVERPORT AUTHORITY'S SOLE DISCRETION ARE AS FOLLOWS:

- a) FINANCIAL STABILITY OF PROPOSED LESSEE AS WELL AS FINANCIAL RESOURCES AVAILABLE TO DEVELOP THE PORT REAL ESTATE.
- b) PORT OPERATION EXPERIENCE AND QUALIFICATIONS.
- c) SHORT LINE RAILWAY AND RAILROAD OPERATION EXPERIENCE.
- d) HISTORY OF SUCCESSFUL PORT OPERATIONS WITH STRONG SAFETY AND MAINTENANCE PROGRAMS.
- e) PROVEN ABILITY TO EXPAND AND INVEST IN OPERATIONS.

Applicant's Proposal is due at the offices of the Louisville and Jefferson County Riverport Authority, 6900 Riverport Drive, P.O. Box 58010, Louisville, Kentucky 40258 on the 27th day of August, 2019, by not later than 4:00 p.m., E.S.T. Proposals received thereafter will NOT be considered.

**\*\*NOTICES\*\***

1. THIS PROPOSAL IS CONTINGENT UPON THE TERMINATION OF THE CURRENT TENANT OF THE PORT AND RELATED FACILITIES AND ITS REMOVAL FROM THE PROPERTY.
2. THE LOUISVILLE AND JEFFERSON COUNTY RIVERPORT AUTHORITY RESERVES THE RIGHT TO REJECT, IN ITS SOLE DISCRETION, ANY OR ALL PROPOSALS, AS IT MAY SEE FIT, WITHOUT ANY LIABILITY WHATSOEVER TO ANY APPLICANT, INCLUDING LIABILITY FOR CONSEQUENTIAL DAMAGES.
3. ALL PROPOSALS ARE IRREVOCABLE UPON SUBMISSION TO THE AUTHORITY UNTIL THIRTY DAYS AFTER THE PROPOSALS ARE PUBLICLY OPENED.
4. ALL PROPOSALS WILL BE OPENED ON THE 28TH DAY, OF AUGUST, 2019 AT 4:00 P.M. AT THE OFFICES OF THE RIVERPORT.
5. ANY QUESTIONS SHOULD BE DIRECTED TO MARIA BOUVETTE, EXECUTIVE DIRECTOR, LOUISVILLE AND JEFFERSON COUNTY RIVERPORT AUTHORITY AT 502-935-6024.