

THE METROPOLITAN NASHVILLE BOARD OF FAIR COMMISSIONERS IS ISSUING A REQUEST FOR INFORMATION

DISCLAIMER: The Board of Fair Commissioners (“the Board”) is committed to reviewing all statements of interest submitted in compliance with the terms of this RFI. In adopting and presenting this RFI, however, the Board takes no position on the viability of any option under any phase of the Master Plan and no position as to which option is adopted by the Metro Council. The Board further reserves the right to act or not act on information received in response to this RFI. Effectuating certain proposals may require the approval of the Metropolitan Council of Nashville and Davidson County.

BACKGROUND

This Request for Information (RFI) is hereby issued by the Metropolitan Nashville and Davidson County Board of Fair Commissioners to obtain information from individuals or groups, private or public, who have a desire to use the fairgrounds for future events, and/or to invest in the property for the long-term benefit of the proposers and the people of Davidson County and the people of the State of Tennessee. As mandated by referendum and Metropolitan-Nashville Council action, two phases of a master plan have been developed – one to develop the grounds for continued current uses and a second phase to consider relocating the current uses of the fairgrounds and redeveloping the grounds for mixed use. Links to the Master Plan reports:

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20State%20Fairgrounds%20Phase%201%20Master%20Plan%20FINAL%202013_02_18.pdf

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20State%20Fairgrounds%20Phase%202%20Appendices%20FINAL%202013_02_26PARTONE.pdf

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20Fairgrounds%20presentation%202013_02_21b.pdf

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20State%20Fairgrounds%20Phase%202%20Master%20Plan%20FINAL%202013_02_26.pdf

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20State%20Fairgrounds%20Phase%202%20Appendices%20FINAL%202013_02_26PARTTWO.pdf

http://www.nashville.gov/Portals/0/SiteContent/Planning/docs/fairgrounds/TN%20Fairgrounds%20Phase%202%20presentation%202013_02_26.pdf

The Board of Fair Commissioners seeks information from interested parties to invest in the property consistent with either phase one or phase two of the Master Plan should the Metro Council and/or administration move forward in such a way. The Board also seeks information from parties interested in investing in acceptable upgrades to the property and events and to continue the property's current uses in the near future. See the Development Criteria section below for further details. All promoters and events submitted will be given serious consideration. We encourage those interested to review minutes of the meetings of Fair Board Commissioners which may be obtained by contacting buck.dozier@nashville.gov.

Those parties interested should take into consideration the impact that new development and uses would have on the long-term economic value of the fairgrounds property, the economic viability and livability of surrounding areas, and the historic, cultural, recreational, and economic value associated with existing uses on the fairgrounds property.

Site Information

Web links: <http://www.nashvilleexpocenter.org/expo/info/index.asp>
<http://www.nashvilleexpocenter.org/expo/expospace/index.asp>
<http://www.nashvilleexpocenter.org/expo/maps/buildings.asp>
<http://www.nashvilleexpocenter.org/expo/maps/index.asp>
<http://www.fairgroundsspeedwaynashville.com/>

Location

The Tennessee State Fairgrounds, consisting of about 117 acres of developed and undeveloped property, is located approximately 3 miles south of the downtown Nashville area. The site is bounded by Craighead Street to the south and east, Wedgewood Avenue to the north and Bransford Avenue to the west. It is bisected by Brown's Creek. Regional access is afforded from I-65 via Wedgewood Avenue and I-440 via Nolensville Pike. The surrounding land uses are single-family and institutional to the north and west and light industrial and commercial to the east and south.

Site Features

The site's topography is varied and ranges from being relative "flat" in the flood plain to steeply rolling. The overall elevation change is in excess of 50 feet. As noted, Brown's Creek bisects the site; its 100-year flood plain and floodway occupies approximately 42 acres or 35 percent of total site acreage. A public road (Walsh Road) is maintained through a portion of the northwest section of the Fairgrounds, providing access between Nolensville Pike and Wedgewood.

There are 143 public structures on the grounds; 8 are exhibition buildings and 6 are for livestock. The major structure is the 15,000-seat grandstand and associated race track. All other structures total approximately 280,000 gross square feet (gsf); 138,000 gsf (125,516 net square feet of exhibit) in exhibit buildings and an estimated 142,000 gsf in animal structures. Below is an aerial of the Fairgrounds.

Zoning

The site is currently zoned Industrial Distribution Warehouse and is designated as use for parks and recreation. Below is a zoning map for the site and surrounding area.

Additional site features can be accessed via Nashville's GIS website, www.nashville.gov/mpc/property. The property's parcel number is 10511030100. It is currently zoned Industrial Distribution and Warehouse (IDW).

Market Characteristics

For specific market characteristics of the Nashville/Davidson area, visit the Nashville Chamber of Commerce Website: www.nashvilleareainfo.com.

Racetrack Information

Approximately 14 acres of the Fairgrounds site is occupied by a 5/8 mile, high-banked, oval asphalt track, with an interior ¼ mile kart track, along with a 15,000 seat grandstand. Pit areas include the infield of the track, as well as areas to the west of the track. The track is currently leased to a third party operator, with the lease set to expire at the end of 2013. This lease may be renewed with the third party operator under the terms of the agreement.

Development Criteria*

This RFI seeks interest in connection with three general options for future development and/or additional events at the site:

Option 1	Option 2	Option 3
Development consistent with Master Plan Phase 1 (see links above for details)	Development consistent with Master Plan Phase 2 (see links above for details)	Should the City pursue neither Master Plan Phase 1 or 2, the Fair Board seeks private funding (with little or no public aid) sources for improvements and development as well as events consistent with its current uses and, in addition: <ul style="list-style-type: none">- Increases use of Fairgrounds by all residents of Nashville and Davidson County and surrounding areas:- Enhances/improves compatibility with surrounding land uses and neighborhood;- Results in increased net revenues to the Fairgrounds and Fairground operations- Contributes to the economic vitality of

		Nashville & Davidson County
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***NOTE:** In presenting this RFI, neither the Fair Board of Commissioners, nor any of its individual commission members, advance or take any position on which, if any, of the Master Plan options facing the Metro Council and the Administration should be selected or pursued. This RFI should not be construed in any way to advocate for or against any argument in those debates. The Fair Board may or may not act on information received in response to this RFI and makes no further commitment at this time other than to review the statements of interest.

FORMAT FOR PROPOSALS – Statement of Interest

For the purposes of this stage of the information gathering process, so a highly detailed proposal is not required. The information being requested is for a **concise executive summary** of the essential elements of the event.

The statement of interest should also contain, at a minimum, the following:

- **Company/Organization Name and Information** (provide detailed information on officers, principals, directors, investors and the general nature and activities of the organization for the past 10 years).
- Company Contact
- Physical Address, Phone and Email address
- Detailed description of ideas and how they meet the development criteria above
- Past Experience and Company Activities related to the plan and ability to execute plans
- Detailed information on Company resources to implement the plan

All statements of interest are due **July 19, 2013** and should be submitted to:

Buck Dozier, Executive Director, who will forward all plans to Fair Board Commissioners

Nashville Expo Center/Tennessee State Fairgrounds

P.O. Box 40208

Nashville, TN 37204