



**Great Rivers Greenway**

## **REQUEST FOR PROPOSALS**

**To Lease District Property: 611 South Seventh Street Parking Lot**

**SUBMITTAL DUE DATE:** Monday, December 2, 2019  
4:00 p.m. Central Standard Time (CST)

**SUBMITTAL TO:** Great Rivers Greenway offices  
6178 Delmar Blvd  
St. Louis, MO 63112

### **Questions and Responses**

Thank you for your interest in submitting a response to the Request for Proposals (RFP) to lease District Property located at 611 South Seventh Street. Below are the questions received and the responses to each question. GRG staff appreciates your time and effort dedicated to this RFP.

**Question 1:** Are the capital improvements related to Exhibit B the cost of GRG or the lessee?

**Response 1:** The improvements noted in Exhibit B will be at the cost of the lessee and shall be subject to GRG's approval and supervision. GRG anticipates details of the improvements will be discussed and negotiated with the successful lessee from the RFP.

**Question 2:** Will the current parking equipment, booths, storage sheds, etc. remain on the property at no expense to lessee?

**Response 2:** No; GRG anticipates that the existing equipment will be removed from the site.

**Question 3:** Are there any leases, subleases, easements or restrictions on the property? If so, please provide detail.

**Response 3:** GRG has a 5-year lease for the billboard located on the property, which includes a non-exclusive easement over the property to the billboard. The lease is with Drury Displays Inc. and currently expires on March 31, 2020. GRG intends to re-sign the lease with Drury for another 5-year term.

**Question 4:** May we have a copy of the current lease?

**Response 4:** Yes, the current parking lot lease will be included as part of this Q&A.

**Question 5:** Can you provide annual utility costs?

**Response 5:** GRG does not have information or data on utility costs.

**Question 6:** Does lessors tax exemption status exempt lessee from paying gross receipts tax?

**Response 6:** No.

**Question 7:** Are there any expenses or revenues associated with the billboard located on the north side of lot?

**Response 7:** **The billboard located on the property is subject to a separate lease agreement and will not be part of this lease.** Therefore, no expenses or revenues associated with the billboard will be a part of this lease.

**Question 8:** The question that arises is the status of the lease with the Cardinals. Is there a lease in place and who might be the lessor? This is obviously an important factor. Does GRG have a master lease with the Cardinals that is assignable to the lessee? If so, what are the terms and could we obtain a copy of that lease? The other scenario, might be a lease between the prior lessee and the Cardinals and if that is the case, would we somehow be bound to that lease?

**Response 8:** The only lease GRG has on 611 South Seventh Street is the lease attached with this Q&A.

**Question 9:** Does the District currently own the T2 Digital Machines on the lot? If so, may the winning bidder install additional machines at their cost?

**Response 9:** The District does not own the T2 Digital Machines. The winning respondent to the RFP may include additional machines at their cost.

**Question 10:** Current lease arrangement? Annual lease payments? Gross revenues?

**Response 10:** See attached lease for details on lease arrangement and lease payments. GRG does not have information on gross revenues.

**Question 11:** Parking fees? Rates per day, per hr. Number of parking spots? Gross revenues? Is there any special arrangements with events?

**Response 11:** Information on parking fees and rates must be obtained with the current parking lot operator. The parking lot currently has approximately 1,400 spaces. Per the lease, the parking lot operator is allowed special arrangements for events with the approval of GRG.