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NOTICE OF AVAILABILITY
General Aviation Development Opportunity
Nashville International Airport - BNA
Nashville, Tennessee

Release Date: August 5, 2019

The Metropolitan Nashville Airport Authority (MNAA) is issuing this Notice of Availability seeking qualified parties to undertake the leasing and development of available MNAA property located at Nashville International Airport.

INTRODUCTION

The Metropolitan Nashville Airport Authority's (MNAA) mission is to give Middle Tennessee its heartbeat and foster its competitive advantage as the region's premier hub for transportation and related businesses. MNAA strives to plan, develop, manage, and operate safe, efficient, and attractive aviation and non-aviation facilities, and to provide superior services for resident and economic interests in Middle Tennessee.

SCOPE OF OPPORTUNITY

This opportunity consists of the undertaking of leasing and development of available MNAA property owned by the Nashville International airport for General Aviation Use. The available property is shown in detail in Exhibit A – "Development Area", Exhibit B – "Topo Map", and Exhibit C – "Legal Description" attached to this Notice.

You may also view this notice on MNAA's website at https://www.flynashville.com/business-opportunities/Pages/Notice-of-Property-Available.aspx

DESCRIPTION OF PREMISES

The available tract consists of approximately 32 acres, vacant tract of land located South of Murfreesboro Pike, East of Runway 2C-20C, and West of Dell Parkway.

Pre-Proposal meetings will be held on Monday, August 19, 2019 at 10:00 a.m. (central time) and on Thursday, August 29, 2019, at 1:00 p.m. (central time) at the International Plaza Building (IPB), Executive Conference Room, located on the first floor at 2 International Plaza Drive, Nashville, TN 37217. Site visits will be permitted immediately following the pre-proposal meetings. Representatives from MNAA's Commercial Development Department will be available for the pre-proposal meetings and a MNAA representative will provide access for the site visits. **PLEASE RSVP FOR THE SITE VISIT WITH THE NAME OF YOUR COMPANY AND NAMES OF ATTENDEES. THIS INFORMATION NEEDS TO BE E-MAILED TO COMMERCIALDEVELOPMENT@FLYNASHVILLE.COM NO LATER THAN NOON ON FRIDAY, AUGUST 16, 2019**. Attendance is non-mandatory to submit proposal.

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SITE CONDITIONS

The available parcel shall be delivered in "as is" condition, including, without limitation, any existing utility and/or avigation easements, subsurface conditions, existing structures, the presence of oil or hazardous materials, and laws, ordinances and regulations affecting the same. MNAA makes no representation or warranties of any kind, expressed or implied, in fact or in law, with respect to the condition of the parcel or any existing improvements. The area is considered well suited for development.

RESTRICTIONS ON LAND DEVELOPMENT

General Aviation development on airport property must comply with the MNAA's Aeronautical Service Operator Minimum Standards (the "Minimum Standards"), the terms of a lease between the Tenant and the MNAA, the rules and regulations of the MNAA (including, without limitation, the safety and security requirements of the Airport), and the requirements of applicable laws and regulations of other governmental authorities. A copy of the Minimum Standards currently in effect can be obtained from MNAA's website at https://www.flynashville.com/about/Pages/BNAMinimumStandards.aspx

NOTE: The MNAA's Minimum Standards are subject to change. All development upon the available parcel shall be consistent and compatible with MNAA's Airport Master Plan (AMP), Airport Layout Plan (ALP) as approved by the FAA.

This area is located within the Airport Overlay District, which limits the height of all structures in accordance with standards prescribed by the Federal Aviation Administration (FAA) Regulation Part 77 (Objects Affecting Navigable Airspace).

DESIRED IMPROVEMENTS

Interested parties shall be responsible for designing and constructing all facets of the infrastructure of any improvements or facilities to be operated by the proposer or a third party, which operation shall be determined by proposer or third party, subject to MNAA approval and the restrictions stated herein. The proposed improvements or facilities shall be sized to meet the interested parties' needs and shall be of a type and quality as approved by MNAA and that conform to State and Federal statutes. Facilities should typically be designed and constructed to provide a minimum forty (40) year useful life. Building appearance, massing, and height and roof design shall be consistent with typical aviation business-related buildings. This 32-acre parcel is available for complete development or subdivided into smaller parcels of no less than three (3) acres each, subject to MNAA's approval of the proposed configuration and use of any such subdivision. Each building constructed must contain a minimum of 20,000 square feet of clear-span, aircraft hangar space, plus an additional conditioned office, maintenance and storage space, restroom facilities, lobby and lounge areas of no less than 5,000 square feet total; a minimum building structure of 25,000 square feet. In addition, the paved aircraft parking apron shall be no less than 35,000 square feet in area. The required minimum capital investment is $5 Million per three (3) acres.

GENERAL

All design and construction of or on the parcel must conform to all local, state, and federal codes, statutes, rules and regulations, and designed. MNAA may consider parcel subdivision.

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UTILITIES

Water, sanitary sewer, electric and natural gas utilities are available in the general vicinity of this parcel. Proposer shall arrange for service with all required utility providers during construction at their sole obligation and expense. It is anticipated that water, sanitary sewer, storm drainage, electrical, natural gas, and communications systems will be required for these developments. All utilities shall be separately metered at the point of connection and all subsequent operational utility charges shall be the responsibility of the proposer. It is the Proposer's responsibility to work with utility providers to confirm that utilities have capacity to support proposed development. MNAA does not make any representation whether the utilities can or cannot support the proposed development.

DESIGN REVIEW

MNAA will conduct formal design reviews at the conceptual, schematic, design development, and construction document phases of any improvement or facility development proposed. MNAA must review and approve all phases of design.

SITE SURVEY

Approximate lease premise boundaries is included in "Exhibit A" and "Exhibit B". Detailed design, construction, and land surveys shall be the responsibility of any proposer.

GEOTECHNICAL INVESTIGATION

Proposers will be responsible for all geotechnical investigation requirements to adequately support any project development proposed. MNAA conducted a report in May 2004; a copy of which is attached.

PERMITS

Proposers shall be responsible for securing all federal, state and local permits, licenses, and approvals necessary to develop and operate any proposed improvements or facilities.

SUBMISSION OF RESPONSES TO NOTICE OF AVAILABILITY

Materials submitted by an interested party will be considered public records under the Tennessee Public Records Act, Tenn. Code Ann. §§ 10-7-101, et seq., and, therefore, such materials may be subject to inspection and copying upon request. The MNAA cannot guarantee the confidentiality of any proprietary or otherwise sensitive information submitted by any Interested Parties.

An estimate of capital investment, a site plan and description of the proposed use of the parcel, and a development timeframe are to be submitted by the deadline to be considered. Submissions should also include a description of the development experience of the proposer and any key partners in the proposal. Submissions should be no longer than twenty (20) pages in length. Interested parties may submit responses to this Notice of Availability as follows:

Electronically via E Mail:

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All interested parties must submit their response no later than **12:00 p.m. (central time) on Monday, October 31, 2019**. Submittals are to be sent via email to the Commercial Development Department at CommercialDevelopment@flynashville.com, with **"32 Acre, Murfreesboro Pike Tract"** in the subject line.

All communications during this solicitation process shall be in written form and directed to the Commercial Development at CommercialDevelopment@flynashville.com. The proposer, its agents or employees, shall not contact or communicate with MNAA's Board Members, President, Staff, Consultant, or Legal Counsel, nor shall the Bidder have other parties make such contact or communication on their behalf. Such unauthorized contact constitutes grounds to reject the Bid. Any questions or requests concerning this project will be accepted until **Monday, September 16, 2019**. All questions will be answered via Addendum to the FlyNashville.com website no later than **Monday, September 30, 2019.**

EVALUATION OF SUBMISSIONS

Evaluation of submissions received in response to this Notice of Availability will consist of a review of the scope of services proposed, the highest and best use of the available parcel, compatibility with Airport Layout Plans and Master Plans, the potential financial benefit to MNAA, and other information that may be requested, the intent of which will be to identify proposals that would contribute most positively to the Airport. Review of all submissions will be conducted by MNAA. MNAA reserves the right to select respondents based on interest generated by this Notice of Availability.

MNAA accepts no financial responsibility for any costs incurred by a firm or individual in responding to this Notice of Availability. The information and material submitted in response to this solicitation becomes the property of MNAA. By submitting a response, the firm certifies that it has fully read and understands the Notice of Availability and has full knowledge of its requirements, terms, and conditions.

MNAA reserves the right to reject any or all submittals and to request and consider additional information from interested parties. MNAA reserves the right to waive any irregularities and technical defects. MNAA reserves the right to modify, amend, or waive any provisions of this Notice of Availability.

NOTE: Interested parties may be required to subsequently provide additional information (such as evidence of financial positions and capability, the ability to acquire all necessary permits, licenses, approvals, etc.) after their initial submission of interest to assist MNAA in evaluating proposals.

SALE, LEASE AND PAYMENT OF RENT

In accordance with grant assurance requirements of the Federal Aviation Administration (FAA), in all cases MNAA is required to receive Fair Market Value compensation for the lease of airport property. Proposers will be required to execute a lease agreement in form and substance as provided by MNAA. Compensation structure and levels to MNAA will be dependent upon the proposed use of the property involved, with said lease amounts to be negotiated between proposers and MNAA, provided however that said amounts are equal to Fair Market Value Rent at a minimum.

Until the execution of a binding agreement between the MNAA and a proposed tenant, the MNAA reserves the right to negotiate and enter into a binding agreement with other parties with respect to the subject property. The submission of an indication of interest, completed forms or other documentation by an interested party with respect to the subject property shall not, under any circumstances, create or establish

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any contractual or other relationship or obligation on the part of the MNAA. The MNAA shall be bound only by the terms of any documents or agreements executed by the MNAA.

EXHIBITS ON THE FOLLOWING PAGE

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EXHIBIT A – "Site Description



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EXHIBIT B – "Topo Map"



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Exhibit C – "Legal Description"

MAP 120, PARCEL 154

Being a portion of land located in the 13th Council District of the Metropolitan Nashville and Davidson County, Tennessee, Map 120, Parcel 154 and described as Lot 9 by Plat 20140624, Page 54937 Register's Office of Davidson County Tennessee and being fully described as follows:

COMMENCING on NGS monument, PID AA4381 (BNA AP 1964 STA A2) thence South 29 degrees 35 minutes 57 seconds East, a distance of 3393.05 feet to a point, being in the western property line of property belonging to S&C Holdings GP, as of record in instrument 20140721-0064354 Register's Office of Davidson County, and the point of beginning of the hereon-described tract;

Thence, along the western boundary of property belonging to S&C Holdings GP, Map 120, Parcel 159, South 18 degrees 44 minutes 15 seconds West, a distance of 258.02 feet to an iron rod (old); thence with a 40' easement for driveway and parking improvements granted to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee as record in Instrument 20010221-0016278 the following three (3) calls and distances:

North 71 degrees 15 minutes 44 seconds West, a distance of 40.00 feet to an iron rod (old);

Thence, South 18 degrees 44 minutes 16 seconds West, a distance of 1116.39 feet to an iron rod (old);

Thence, South 71 degrees 15 minutes 44 seconds East, a distance of 40.00 feet to an iron rod (old);

Thence, along the western boundary of property belonging to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee as record in Instrument 20100730-0060007, South 18 degrees 44 minutes 15 seconds West, a distance of 708.29 feet to a point;

Thence, leaving said western boundary, North 71 degrees 15 minutes 44 seconds West, a distance of 689.54 feet to a point in the paved shoulder and within the taxiway safety area (TSA) of taxiway Sierra; thence along the paved shoulder, parallel with taxiway Sierra the following four (4) calls and distances:

North 18 degrees 22 minutes 57 seconds East, a distance of 1656.00 feet to point;

North 25 degrees 27 minutes 06 seconds East, a distance of 89.90 feet to a point;

Thence, continuing along the paved shoulder, to the beginning of a curve to the left having a chord bearing of North 60 degrees 45 minutes 22 seconds East, and a chord distance of 133.06 feet, having an arc length of 145.51 feet, a radius of 100.00 feet and a central angle of 83 degrees 22 minutes 07 seconds to a point;

Thence, continuing along the paved shoulder, North 18 degrees 44 minutes 18 seconds East, a distance of 299.95 feet to a point;

Thence leaving the paved shoulder and running parallel to Murfreesboro Pike right-of-way and along the top of a rock bluff, South 61 degrees 37 minutes 20 seconds East, a distance of 205.74 feet to a point;

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Thence, continuing along the rock bluff, North 67 degrees 24 minutes 52 seconds East, a distance of 51.54 feet to a point;

Thence, running parallel to Murfreesboro Pike right-of-way and along the top of a rock bluff, South 61 degrees 37 minutes 20 seconds East, 363.83 feet to the Point of Beginning and containing 1,393,938.70 Sq. Ft. or 32.00 acres, more or less, as calculated by Michael D. Fulghum, Tennessee Registered Land Surveyor Number 2103, of MNAA, One Terminal Drive, Suite 501, Nashville TN, 37214. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.