REQUEST FOR FINANCING PROPOSALS

September 18, 2026

CENTRAL KENTUCKY BUSINESS PARK AUTHORITY
PRIVATE FINANCING FOR REAL ESTATE ACQUISITION

I. INTRODUCTION

The Central Kentucky Business Park Authority (the "Authority") is seeking proposals for the issuance of the private financing for the Authority to complete the acquisition of real property ("Financing"). If you are interested in submitting a proposal to the Authority for providing such Financing, please submit your proposal in writing via electronic mail to questions@centralkybusinesspark.com no later than noon on Wednesday, October 14, 2026, stipulating a fixed and/or variable interest rate of interest and any other special information that you might deem appropriate and useful in evaluating the proposal.

The Authority is a collaborative entity comprised of representatives appointed by the Lexington-Fayette Urban County Government, Scott County Fiscal Court, Madison County Fiscal Court, and the City of Berea per an Interlocal Cooperation Agreement and corresponding Membership Agreement dated December 5, 2024. The Authority is managing a regional business park currently located in southern Madison County, Kentucky, driving economic growth in the region and is looking to acquire additional land in northern Madison County for a companion park. The proposed park aims to support the establishment of new businesses and industries and foster the creation of high-quality jobs. The regional business park is located in northern Madison County. The site is approximately 722 +/- acres, located at 2494 and 2540 Lexington Road, Madison County, Kentucky (the "Property").

Information regarding the Financing is provided below. Questions should be addressed to the Authority, at questions@centralkybusinesspark.com.

II. SCOPE OF LOAN REQUEST AND MATERIAL TERMS

Borrower:	Central Kentucky Business Park Authority
Loan Request:	$9,000,000. (Or 50% of the property cost)
Loan Closing Date:	Desired closing date would be in November 2026 but should close no later than December 31, 2026.
Price:	100% of the principal amount issued
Purpose:	Purchase 722 acres for a future regional business park at 2494 and 2540 Lexington Road in northern Madison County, Kentucky. The property is currently under contract for $18,952,500 or $26,250 per acre.
Loan Terms:	Interest to be paid monthly with full principal due at maturity in October 2027.

Interest Rate:	Fixed rate is preferred, but the Authority will consider variable rate proposals.
Prepayment Penalty	None. The Authority requests "no prepayment penalty" as the plan is to repay the loan as soon as the Commonwealth of Kentucky releases the second $10,000,000 funding disbursement.
Source of Repayment:	The Commonwealth of Kentucky has approved a grant of $20 million for the purchase of the land for the future business park. The grant will be disbursed in two $10 million installments with the first disbursement occurring before closing (will be used for the 50% down payment) and the second disbursement should occur in the 3rd calendar quarter of 2027 which would be used to fully repay all principal and interest due.
Collateral:	1) 1st real estate mortgage on the acquired 722 acres in northern Madison County. 2) An Assignment of the second $10,000,000 disbursement from the Commonwealth of Kentucky.
Bank Fees/Closing Costs:	All fees, costs, expenses, counsel fees, commitment fees, underwriting fees, reimbursement obligations, and any other charges payable by the Authority must be disclosed in the proposal. Any fee not disclosed in the proposal may be rejected by the Authority and shall not be payable at closing.
Assignment/Transfer:	The respondent will be required to sign a letter regarding its plans to transfer, sell, assign or participate with other institutions in regards to this loan. The Authority would need to approve, in advance and in writing, any of the above plans.
Loan and Financing Agreement:	The respondent will be required to execute and deliver a Loan and Financing Agreement, or Loan Commitment Letter, regarding the Financing on the date of the Financing award.
Required Terms:	Any Financing must include the following condition in the Financing Documents: The Borrower and the Lender acknowledge and agree that (i) the Lexington-Fayette Urban County Government, Kentucky, (ii) the County of Madison, Kentucky, (iii) the County of Scott, Kentucky, and (iv) the City of Berea, Kentucky, (collectively, the "Local Governments") have entered into an Interlocal Cooperation Agreement (the "Interlocal Agreement"). The Borrower and the Lender acknowledge and agree that the Local Governments have not guaranteed any such payments by the Borrower and that no obligation of the Local Governments pursuant to the Interlocal Agreement shall constitute a general obligation of any such political subdivision, a pledge of their respective faith or credit, or a pledge of their respective taxing powers for the repayment of the Borrower's obligations hereunder. No Local Government has otherwise pledged its taxing power for the repayment of the Borrower's obligations hereunder. In addition, the Local Governments are empowered to amend, supplement, replace, or

terminate the Interlocal Agreement (including their rights and obligations to the Borrower thereunder) in accordance with the terms of the Interlocal Agreement and the Constitution and laws of the Commonwealth of Kentucky.

III. PROPOSAL GUIDELINES

1. Questions: Written questions regarding this RFP should be submitted to the Authority atquestions@centralkybusinesspark.com.
2. Submissions: All submissions shall be submitted by Wednesday, October 14, 2026. Submission shall be submitted to the Authority, via email at questions@centralkybusinesspark.com with the subject line "CKBPA — RFP Financing". Any proposals received after the above time will not be considered.
3. Right to Reject: The Central Kentucky Business Park Authority reserves the right to reject any or all proposals.
4. Project Timeline:

RFP Issued:	Friday, September 18, 2026
Deadline for Questions:	Friday, October 2, 2026
Response to Questions:	Wednesday, October 7, 2026
Deadline for Submissions:	Wednesday, October 14, 2026
Interviews conducted, if necessary:	Tuesday, October 20, 2026
Selection at board meeting:	Wednesday, November 4, 2026
Respondent notified:	Wednesday, November 4, 2026

5. Disclosure: All information in this proposal may be subject to disclosure under the provisions of the Kentucky Open Records Act, KRS 61.870 to KRS 61.884. The Authority accepts no financial responsibility for costs incurred by any proposer in responding to this RFP. By responding to this RFP, the proposer agrees to hold the Authority harmless in connection with the release of any information contained in its proposal.

IV. PROPOSAL CONTENT AND FORMAT

1. Cover Letter:
   - The Cover Letter is to be signed by an officer authorized to execute financing with the Authority.
2. Relevant Experience:
   - This section shall describe the respondent's areas of expertise in financing with the industrial park/development sector and experience working with local quasi-governmental entities or Industrial/Economic Development Authorities. Additional consideration will be given to specific experience in the Central Kentucky region.
3. Team Information:
   - Include details of the proposed team to be involved in the financing and their qualifications. Please identify a key contact for the project.
4. Project Approach:
   - Detail your team's approach to completing each of the services listed under II – Scope of Work.

5. Timeline & Deliverables:
    - Include a project timeline leading up to a future closing date. Provide recommended reviews and due diligence milestones.
6. Financing Terms:
    - Include the following terms, or whether a term is not necessary:
        1. Proposed interest rate
        2. Fixed or variable rate structure
        3. Index and spread (if variable)
        4. Commitment term
        5. Maturity date
        6. Amortization schedule
        7. Prepayment provisions
        8. Collateral requirements
        9. Financial covenants
        10. Conditions precedent to closing
        11. All fees and expenses
        12. Required legal opinions

V. MANDATORY QUALIFYING CONDITIONS

Proposers must meet the following qualifications described in this section to submit a proposal.

1. Kentucky Certifications: The proposing bank or lender must have certifications in Kentucky to perform all matters related to the Financing.

VI. EVALUATION CRITERIA AND SELECTION PROCESS

1. Additional clarifying information may be requested from any or all proposing firms that submit a response to the RFP.
2. The Authority will evaluate proposals, may conduct interviews with selected firms, and will make a decision on the selection of the firm most qualified to serve the Authority. The Authority will vote on the decision at their ________________ board meeting.
3. Evaluation Scoring:
    - Interest Rate and Financing Costs – 35%
    - Proposed Financing Structure and Flexibility — 35%
    - Relevant Experience — 15%
    - Timeline and Overall Value — 15%

    Regardless of the score, any proposal that fails to satisfy the mandatory qualification will not be considered.

Central Kentucky Business Park Authority is an Equal Opportunity Employer and does not discriminate against any applicant based on any employee, contractor, or agent’s race, color, religion, sex, national origin, age, disability, veteran status, or any other characteristic protected by applicable laws. All qualified applicants will receive consideration without regard to these protected characteristics.

The Authority reserves the right to (i) accept or not to accept any proposal within its complete discretion, (ii) request supplemental information, and/or (iii) cancel or reissue this request at any time.