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September 20, 2021

Honorable Grayson Vandegrift, Mayor
Midway City Council
City of Midway
101 East Main Street
Midway, Kentucky 40347

Re: Kentucky Bluegrass Experience Resort – Request to Midway City Council for approval of sewer service for 395 Guest RV Sites and Cottages, and 26 Employee and Owner sites in Phase 1 and, in Phase 2, and not before October 30, 2023, approval of 77 Guest RV Sites, if KBER is not approved for 150 RV Sites in Scott County.

Dear Mayor Vandegrift and the Midway City Council:

The Kentucky Bluegrass Experience Resort, [KBER] Andrew Hopewell, owner, requests that the Midway City Council approve sewer service for KBER for 395 Guest RV Sites and Cottages, and 26 Employee and Owner sites in Phase 1 and, in Phase 2, and not before October 30, 2023, approve sewer service for 77 Guest RV Sites, if KBER is not approved for 150 RV Sites in Scott County.

This request for sewer service is in agreement with the KBER plan modifications we presented to the Midway City Council on September 7, 2021, when we presented our Traffic Impact Study (TIS) prepared by Adam Kirk.

We are submitting a revised traffic study to correct an error in the TIS that we emailed to the Mayor before the September 7, 2021 meeting. Mr. Kirk prepared his traffic study using the site statistics we presented to the Board of Adjustments and to you on June 7, 2021, proposing 472 sites in Woodford County and 501 sites in Scott County, for a total of 973 sites. After he submitted that draft, we asked Mr. Kirk to recalculate based upon a reduction of 77 sites in Woodford County to 395 and a reduction of total number of sites in Scott County to 150, for a new total sites of 545. The TIS we submitted on September 7, 2021, contained the corrected numbers for Phase 1, Phase 2, and Phase 3 on page 3.

However, the Conclusions and Recommendations on page 5 failed to include the reduction of 77 sites in Woodford County and has the wrong PM peak number. The revised TIS we are submitting today corrects the Conclusions and Recommendations and relies on the PM peak hour at Full Capacity at Phase 2, which is all that we are requesting the City of Midway approve.

Today we are submitting a powerpoint summary the KBER Economic and Fiscal Impact Analysis prepared by Commonwealth Economics Partners, LLC. Casey Bolton and Austin Arnold are here to present this analysis. This analysis is also based upon the development of Phase 1, but does not include Phase 2 and Phase 3, making our report a conservative analysis.

We are not asking for Midway City Water service at this time. We have direct access to Kentucky American Water for this site.

We are not asking to be annexed at this time. We anticipate that the Midway City Council may want to grant our request for sewage treatment on the condition we apply to the City to annex our Woodford County property. We would agree to that condition.

Our Economic and Fiscal Analysis assumes that Woodford County portion of the KBER Project will be annexed and we would buy our water service from the City of Midway.

We intend to apply to one or more state incentive programs as a tool to assist in bridging some of the financial gap in the KBER Project. Utilizing programs such as the state Tourism Development Act will be necessary to be able to construct the tourist attraction we have proposed. When the time comes to file such application, we will return to the Midway City Council to request your endorsement of the KBER Project.

Very truly yours,

W. Henry Graddy, IV

Cc: Andrew Hopewell
Joey Svec
Adam Kirk
Casey Bolton
Austin Arnold
Attach: Revised TIS from Adam Kirk.