



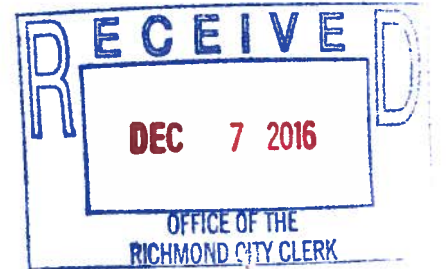
RICHMOND KICKERS™

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December 5, 2016

Jean V. Capel, CMC
City Clerk, City of Richmond
900 E. Broad Street
Richmond, Virginia 23219



Dear Ms. Capel:

Attached are Kickers Stadium, Inc.'s Bid Response and \$50 bond check for Ordinance No. 2016-273 scheduled for the December 12, 2016 Council meeting. Please deliver this bid response to the presiding officer of the Council of the City of Richmond at this meeting. Please let me know if you require anything more from the Richmond Kickers to facilitate approval of the Lease Agreement for City Stadium request.

Kind regards,

Robert S. Ukrop, Jr.
President, Board of Directors
Richmond Kickers Youth Soccer Club, Inc. d/b/a The Richmond Kickers
On behalf of Kickers Stadium, Inc.

Attachments: Bid Response for Ordinance No. 2016-273

Cc: Selena Cuffee-Glenn
Chief Administrative Officer
City of Richmond

Board of Directors, Pro Soccer, Inc./The Richmond Kickers
Shelley Sowers, General Manager
Leigh Cowlshaw, Director of Soccer



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Jean V. Capel, CMC
City Clerk, City of Richmond
900 E. Broad Street
Richmond, Virginia 23219

RE: Bid Response for Ordinance No. 2016-273

Dear Ms. Capel:

Respondent: Kickers Stadium, Inc., a subsidiary of Richmond Kickers Youth Soccer Club, Inc.
d/b/a The Richmond Kickers

- Kickers Stadium, Inc. is a Virginia non-stock, not-for-profit corporation whose sole controlling member is the Richmond Kickers Youth Soccer Club, Inc. d/b/a The Richmond Kickers (collectively, the "Kickers").
- The Kickers wish to obtain a Deed of Ground Lease for City Stadium and the adjacent Parking Lot Property, pursuant to the terms of Ordinance No. 2016-273.

Qualifications: The Kickers have been utilizing City Stadium and the adjacent Parking Lot Property for professional soccer matches for over twenty years and are uniquely qualified to enter into the Deed of Ground Lease with the City of Richmond to formalize their continued use of the facility and to make significant capital improvements for the benefit of the club, our fans, area residents, and the City of Richmond.

- The Deed of Ground Lease is necessary for the Kickers to continue to utilize City Stadium for the long term on an exclusive basis, subject to the terms of Ordinance No. 2016-273.
- The Kickers are committed to making significant capital investments to improve the City Stadium facilities, consistent with the stipulations of Ordinance No. 2016-273, but cannot justify such investments without a long-term lease.
- The Kickers have used City Stadium for over twenty years and have been the primary tenant of the facility for the past ten years.
- Regular attendance at Kickers soccer matches regularly exceeds 4,000 people and regularly exceeds 8,000 for high-profile, premier international matches.

- The Kickers are prepared to allow existing uses of City Stadium to continue in cooperation with the City's Department of Parks and Recreation, Richmond Public Schools, and community organizations that rely upon the parking lots adjacent to the facility.
- The Kickers are prepared to pay real estate taxes and other taxes and fees as stipulated in Ordinance No. 2016-273.

Conclusion: In conclusion, the Kickers submits that it is ready and able to enter into the Deed of Ground Lease, to undertake the operation and maintenance of City Stadium, and to comply with all other requirements and stipulations pursuant to the terms of Ordinance No. 2016-273. The Kickers are eager to take possession of City Stadium and begin the work necessary to improve the facility for the benefit of our club, our fans, area residents, and the City of Richmond as a whole. We thank you for this opportunity and we aim to make the City of Richmond proud of its home team, The Richmond Kickers.

Submitted by:
City Stadium, Inc.



Robert S. Ukrop, Jr.
President, Board of Directors
Richmond Kickers Youth Soccer Club, Inc. d/b/a The Richmond Kickers
On behalf of Kickers Stadium, Inc.

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