



Called City Commission Meeting Highlights

Thursday, June 25, 2015 at 5:30 p.m. at City Hall

Note: Commissioner Allan Rhodes was unable to attend this meeting.

Hotel Development Agreement

The Paducah Board of Commissioners approved an ordinance for the development agreement between the City of Paducah and Paducah Riverfront Hotel, a development team more commonly known as LinGate Hospitality that has extensive experience building and managing hotels including the new Holiday Inn that opened this year on the riverfront in Owensboro, Kentucky.

The development team will bring an upscale, 123-room Holiday Inn to Paducah to be located adjacent to the Julian Carroll Convention Center on the 1.4-acre site at 600 North 4th Street that has housed the dome pavilion. The five-story hotel also will include meeting spaces, a pool, and fitness center in addition to the restaurant, Another Broken Egg. Additional parking for the hotel will be located on a portion of the city-owned property that once housed the Executive Inn.



A news conference announcing the hotel was held on June 23 with LinGate Hospitality CEO and Founder Glenn Higdon and Vice President of Administration and Marketing Claude Bacon in attendance. Bacon says, “We are so excited to be here, and we know there is a super bright future for Paducah-McCracken County.” This is an \$18 million dollar project considering the development, construction, and equipping of the hotel. Mayor Gayle Kaler thanked the Commissioners for their dedication to the project and thanked former Mayor Bill Paxton for linking LinGate with Paducah. Mayor Kaler says, “Without all the hard work that our City Manager and Steve Doolittle have done in the past, without all that work along with work by PRDA, we wouldn’t have as quickly made this project happen. We had the ground plowed so we were

ready to harvest the crop.” LinGate’s first visit to Paducah to discuss the project was this April. To view the 18-minute news conference, visit <https://youtu.be/G6ktgiRIerA>

Regarding the City’s commitment to the project, the City of Paducah will lease the hotel property to the developer for a term of 20-years with the property to revert to the developer at the end of the term. The City also will provide a one-time allowance of \$900,000 for site upgrades and construction. The developers are in the process of making an application to the Kentucky Tourism Development Commission for sales tax credits and plan to break ground on the hotel later this year.



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Sale of 533 Madison (Smedley-Yeiser)

The Paducah Board of Commissioners approved an ordinance to declare the city-owned property at 533 Madison (Smedley-Yeiser) as surplus property and transfer the property to Paducah-based Bighorn Properties, LLC for \$1. The City acquired the property in 2008 for the Artist Relocation Project for the purpose of transferring the home to a qualified buyer who would commit to a total rehabilitation of the structure. The City solicited bids for the project with a bid opening held June 9. Bighorn Properties proposes investing up to \$500,000 in the property to turn it into commercial space with a vision of a southern-style restaurant to serve breakfast and lunch with event rentals in the evening. Bighorn Properties is a young company focused on the rehabilitation of old and historic homes. Lauren Jackson with Bighorn Properties says, "I feel strongly that buildings like that [Smedley-Yeiser] are what set our town apart and make it special."



Pocket Park Construction Contract

After approving a motion to amend the ordinance introduced on June 23 to correct the address, the Paducah Board of Commissioners approved the amended ordinance for a contract with Midstates Construction Co. in the amount of \$44,371 for the construction of various elements in the pocket park to be located at 117 ½ South 2nd Street (Market House Square). Currently, the location is an empty lot between two buildings. The pocket park will be known as Market Square Pocket Park. Local artists will be creating ceramic tiles for the walls of a planter, metal privacy panels, and fabric panels. Sculptures will be on a rotating basis in the park. The Planning Department and Paducah Main Street received input for this project from downtown businesses and residents.

Quick Highlights

- Ordinance approved accepting the proposed premiums from the Kentucky League of Cities for Workers' Compensation, Liability, and Property Insurance coverage. The total cost of all premiums is \$1,048,473.81. The Convention Center Corporation will reimburse the City \$35,449.42 for coverage of the Convention Centers.
- Ordinance approved accepting the \$250,000 Community Development Block Grant (CDBG) on behalf of Four Rivers Behavioral Health to be used for salaries at CenterPoint Recovery Center. Local matching funds are not required. An administration fee of \$12,500 will be paid to the City of Paducah out of the grant funds.
- Ordinance approved for a contract for service with Greater Paducah Economic Development Council (GPEDC) with the City providing GPEDC \$300,000 for the current fiscal year.
- After meeting in closed session, the Paducah Board of Commissioners returned to open session. Mayor Kaler made the following statement: *Pursuant to the authority in KRS 61.810 (1)(g), the City Commission met in executive session to discuss a real estate development proposal made by Sansone Group. The City Commission took no action. No action or further discussion regarding this matter is contemplated.*

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