



City Commission Meeting Highlights

Tuesday, August 25, 2015 at 5:30 p.m. at City Hall

Note: Commissioner Carol Gault was unable to attend this meeting.

Paducah Riverfront Hotel Items

The Paducah Board of Commissioners approved two ordinances pertaining to the Paducah Riverfront Hotel, the Holiday Inn planned for construction adjacent to the Julian Carroll Convention Center.

The first ordinance approved authorizes the issuance of up to \$12 million in Industrial Building Revenue Bonds. An industrial revenue bond is the financing method chosen by the hotel developers, Paducah Riverfront Hotel, LP. Kentucky law requires the City's approval for the issuance of the bonds; however, the State ultimately approves the bonds with a bond hearing by the state local debt officer set for September 15, 2015. The private bond sale involves Independence Bank as the sole purchaser of the bonds. Paducah Riverfront Development Authority Executive Director Steve Doolittle says the debt is not the City's. It is private between the hotel developers and the bank. With this type of bond the sponsoring government, in this case the City, is not responsible for the bond repayment, and the bonds do not affect the City's credit rating. This type of arrangement is common with extremely large projects since the City will own the property and lease it back to the developers. There will be no property taxes except for the payments in lieu of taxes made to the City and to the Paducah Independent School District.

Additional parking for the hotel will be located on a portion of the city-owned property that once housed the Executive Inn. Regarding the approximate 100-space parking lot, the Paducah Board of Commissioners approved an ordinance for the lease between the City and Paducah Riverfront Hotel. The City will lease to the developers a portion of the city-owned land adjacent to the Julian Carroll Convention Center on the river side of the floodwall for \$1 per year.

In July, the Paducah Board of Commissioners approved the development agreement between the City and Paducah Riverfront Hotel (LinGate Hospitality). 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. This is an \$18 million dollar project considering the development, construction, and equipping of the hotel. The five story hotel also will include meeting spaces, a pool, and fitness center in addition to the restaurant, Another Broken Egg.

Right of First Refusal Agreement with Paducah Riverfront Hotel (vote September 1)

The Paducah Board of Commissioners introduced an ordinance for an agreement with Paducah Riverfront Hotel, LP providing a right of first refusal to purchase or lease the city-owned property located at 501 North 3rd Street. Paducah Riverfront Hotel will have the right of first refusal for three years after the certificate of occupancy is issued on the Holiday Inn. In March of this year, the Paducah Board of Commissioners approved the purchase of the property from Kentucky Holdings I, LLC in the amount of \$257,227.97. The 1.86-acre property is located adjacent to the City's floodwall and the planned Holiday Inn. On the property is a building that once housed a nursing home. It will be demolished.

Resolution in Support of McCracken County's Application to Kentucky Work Ready Initiative

The Paducah Board of Commissioners approved a resolution in support of McCracken County's submission of an application to the Kentucky Workforce Investment Board's Work Ready Communities Initiative. The initiative was launched in the state in February 2012. Later that year McCracken County achieved the Kentucky Work Ready Communities in Progress status. This resolution is in support of McCracken County's application to increase our level from the "in progress" status to a Kentucky Work Ready Community. This certification provides existing business, economic development prospects, and entrepreneurial ventures with workforce data. The criteria to become certified as Work Ready include high school graduation rates, National Career Readiness Certificate holders, community commitment, educational attainment, soft skills development, and internet availability. Visit <http://workready.ky.gov/> for more information about the certification.

City Manager Updates:

City Manager Jeff Pederson provided the following updates:



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- The City has been working with HDR Engineering to prepare a request for proposals to solicit bids for solid waste receiving, transport, and disposal services which also will include provisions for the operation of a transfer facility and the transport and disposal of recyclable materials. The RFP may be finalized next month with a new contract for services expected early next year.
- The City is negotiating an agreement with one of the consultants who provided a proposal for the City Hall project. The consultant will be responsible for providing a dual pathway approach to the project by looking at the specifications and costs of rehabilitating the existing building and constructing a new facility.
- The City Manager will be meeting with Engineering-Public Works Department staff this week to discuss the preparation of a request for qualifications for an assessment of the City's storm water system. Staff also is researching financing tools including a storm water management fee.
- A complete set of plans has been submitted to the Fire Prevention Division for review for the downtown hotel project, the Holiday Inn planned for adjacent to the Julian Carroll Convention Center.
- The demolition of 432 Broadway has had a delay due to the discovery of support structures that overlap between 432 Broadway and the adjacent building. A licensed surveyor has completed a survey of the buildings. Additional analysis from a structural engineer will be forthcoming.

Quick Highlights

- Boards and Commissions:
 - Gwen Taylor appointed to the Paducah Human Rights Commission.
 - Jackie Smith, Henry Barbour, Rita McKeel, Mary Hammond, Kathy Keeney, Chuck Wahl, and Paul Grumley reappointed to the Paducah Civic Beautification Board. Members appointed at this meeting are Cindy Jones, Debbie Long, and Trish Hines.
 - Henry Barbour reappointed to the Tree Advisory Board.
 - John Shadle and Lorraine Schramke reappointed to the Paducah Planning Commission.
 - Carol Young and Tracy Jones reappointed to the Board of Adjustment.
 - Brad Arterburn and Shirley Walker reappointed to the Forest Hills Village, Inc. Board.
- Municipal order approved to authorize a request for funding from the Kentucky Fire Sprinkler Association Foundation in the amount of \$2500 to be used for the Youth Firesetter Intervention Program.
- Municipal order approved to apply for the Renaissance on Main grant through the Kentucky Department for Local Governments. The grant request is for \$5000 with no local match required. If awarded, the grant would be used toward the cost of the development and installation of bike racks in downtown Paducah.
- Municipal orders approved for the declaration of the following city-owned parcels as surplus and to authorize the sale of the properties. The properties were advertised for bid with a bid opening on August 10. The properties are located at 2530, 2540, and 2546 Barnett Street; 1009 Boyd Street; 1028 South 4th Street; and 1006 South 11th Street.
- Ordinance approved for a contract between the City of Paducah and the Paducah Transit Authority with the City providing \$215,000 for this fiscal year.
- Ordinance approved for a contract between the City of Paducah and the Luther F. Carson Four Rivers Center with the City providing \$64,337 for this fiscal year to assist with youth programming.
- Ordinance approved for a contract between the City of Paducah and the Paducah Junior College, Inc. with the City providing \$125,000 for this fiscal year for the Community Scholarship Program. The program guarantees any Paducah or McCracken County student a scholarship for up to 60 hours of college credit at West Kentucky Community & Technical College provided they enroll in the program in 8th grade and meet behavior and academic standards.
- Ordinance introduced (vote Sept. 1) to approve the payment of \$27,346 to Advanced Fire and Rescue Equipment for the purchase of five pieces of equipment to be used by the Paducah Fire Department.
- Ordinance introduced (vote Sept. 1) to approve change order #1 in the amount of \$1976 with Woodall Companies, LLC for the roof replacement at the Paducah Recreation Center located at 1527 Martin Luther King Drive. This change order will bring the contract amount to \$31,514. During the project, some rotten joists and fascia were discovered that needed to be replaced.
- Ordinance introduced (vote Sept. 1) for a reimbursement agreement with Atmos Energy in the amount of \$14,195.50 for the relocation of gas lines associated with the Olivet Church Roadway Project.



- Ordinance introduced (vote Sept. 1) for a contract between the City of Paducah and Barkley Regional Airport with the City providing \$136,430 for this fiscal year.

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