



City Commission Meeting Highlights

Tuesday, January 19, 2010

Pavilion Project: Status Report and Timeline

Parks Services Director, Mark Thompson, updated the Commission on the status and timeline for the pavilion project. Thompson says there will be a bid opening this Friday, January 22 at 2:00 p.m. for the second phase of the pavilion project. The second phase includes the necessary site work, concrete foundations, and utilities to prepare the site for the pavilion installation. Phase III of the project will be out for bid soon which includes the flooring and restrooms. The bid opening for Phase III will be February 12. Phases I and II of the pavilion project are to be in place and fully complete by March 22, 2010. Phase III will be completed by April 2 with the AQS Quilt Show beginning April 21. In December 2009, the Commission approved the purchase of a 37,800 square foot air dome pavilion from Arizon Structures of St. Louis, Missouri. The pavilion structure will be used, among other things, to house vendors for the 2010 AQS Quilt Show and Contest.

Executive Inn Property: Status Report and Timeline

Downtown Development Director, Steve Doolittle, updated the Commission on the status of the Executive Inn property. Doolittle says that approximately \$3500 has been spent on winterizing the sprinkler system, boarding up windows, and installing security lighting. Doolittle says, "This is all to cut down on the theft and vandalism problems we were having on the site." Regarding liquidation, Doolittle says the advertisement for bids will be February 1 with the Commission introducing an ordinance to accept the bid of a national hotel furniture and fixture liquidation company on February 16. The liquidation process is expected to take 45-60 days and will result in some revenue for the City. Regarding demolition, the plan is to advertise for bids April 1 with the Commission introducing an ordinance on April 20. Demolition work is expected to be completed in mid-November. Doolittle also informed the Commission that an architect is providing options on how to deal with the exposed section of the Julian Carroll Convention Center after the demolition of the hotel. The showroom that extends over the Ohio River and the Kincaids's Lounge and JR's Pub may be left intact and not demolished. While the demolition process is occurring, the City will be soliciting proposals from hotel developers. In response to a question about renovating the Executive Inn, Doolittle says that virtually all name brand hotel chains won't consider renovating existing facilities.

Briefing on 2010 Bond Issue

The purchase of the Executive Inn and other costs related to the hotel, the pavilion and site preparation costs, and the sports park property are expected to be funded through a bond totaling approximately \$6.3 million. City Manager, Jim Zumwalt, explained that the \$6.3 million figure is based on assumptions such as the cost of the demolition of the Executive Inn. The City also has been reviewing which projects listed in the bond would be tax-exempt. If a project is for public purpose then it is tax-exempt. The pavilion and sports park are tax-exempt projects. However, if the City donated a portion of the Executive Inn property to a developer then it would not fit the tax-exempt status. One way to meet the tax-exempt status is to select several capital improvement projects, such as the greenway trail and the renovations to the Noble Park parking lot, that total \$3 million. The City would put the tax-exempt Executive Inn projects into the bond along with the capital improvement projects, pavilion, and sports park to total \$6.3 million. The remaining non tax-exempt Executive Inn projects could be funded through the Investment Fund. The Investment Fund is funded by 0.5% of the 2.0% payroll tax. Zumwalt also explained that the bond could be



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funded through the Build America Bond (BAB) program. The BAB allows a local government to issue a bond for a capital project with the local government receiving a federal subsidy payment of 35% of the interest paid. Build America Bonds are included in the American Recovery and Reinvestment Act signed by President Obama in February 2009. Another opportunity is for the City to use a Recovery Zone Economic Development Bond where the federal subsidy would be 45% of the interest payment. The City Manager and the Finance Department are continuing to research the possible bond structure and will come back to the Commission with their final recommendation.

PATS-Greyhound Discussion

Mayor Bill Paxton says that he talked today with the Greyhound regional director about working to keep the bus system in Paducah. Mayor Paxton says, "The situation as I see it with Greyhound is at this particular time, they are considering seriously of moving their headquarters to Metropolis. That is not acceptable to me as Mayor." He says that he and Planning Director, Steve Ervin, will work with Greyhound to find a location within Paducah that is more affordable for the company. Mayor Paxton says that Greyhound may make a decision within two weeks. Last week, McCracken Circuit Court Judge Craig Clymer dismissed on a technicality a lawsuit filed by the Paducah Area Transit System. The lawsuit filed by PATS aimed to overturn the Historic Architectural Review Commission (HARC) September 2009 ruling which prevented PATS from contracting with Greyhound. PATS wanted to contract with Greyhound to allow its buses to use the PATS terminal located at 850 Harrison Street.

Report from Management Development Class

In 2009, City Manager Jim Zumwalt created a Management Development Program for City employees. Two City of Paducah employees, Jeff Montgomery and Eric Stuber, were members of the inaugural class of 2009 and presented the Commission a short report. The purpose of the program is to introduce staff members to the issues and challenges facing the City as a whole and to parts of the organization outside their department. Another goal is to help the small group of employees in the program (no more than 12) build their management and leadership skills. For one day each month in 2009, the group gathered and participated in informational and team-building sessions that included topics such as general government duties, hiring procedures, labor contracts, governmental accounting, neighborhood development, code enforcement, the incident command system, OSHA requirements, communication skills, and management skills. The 2009 members completed a group project creating a comprehensive orientation program for new employees. Each member also completed an individual project within their department.

Quick Highlights:

- During each budget cycle, the City typically receives several requests for funding from non-profit and social service organizations. With the next budget cycle beginning soon, City Manager Jim Zumwalt suggested to the Commission that the various agencies make short presentations to the Commission at an upcoming meeting. The meeting date has not been determined.

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