



**CITY COMMISSION MEETING
AGENDA FOR FEBRUARY 9, 2021
5:30 PM
VIDEO AND/OR AUDIO TELECONFERENCE MEETING**

*Any member of the public who wishes to make comments to the Board of Commissioners is asked to fill out a Public Comment Sheet and return to the City Clerk's Office no later than 3:30 p.m. on the day of the Commission Meeting.
The Mayor will call on you to speak during the Public Comments section of the Agenda*

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADDITIONS/DELETIONS

Items on the Consent Agenda are considered to be routine by the Board of Commissioners and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent Agenda and considered separately. The City Clerk will read the items recommended for approval.

	I.	<u>CONSENT AGENDA</u>
	A.	Approve Minutes for January 26, 2021
	B.	Receive & File Documents
	C.	Reappointment of Corbin Snarden to the Board of Ethics
	D.	Personnel Actions
	E.	Sale of Surplus Property at 2028 Clay Street for \$522.08 - K AXT
	II.	<u>RESOLUTION(S)</u>
	A.	Resolution for Kentucky Transportation Funding - COMMISSIONER WILSON
	III.	<u>MUNICIPAL ORDER(S)</u>
	A.	Authorize Payment to Kentucky Economic Development Finance Authority to Finalize TIF - J ARNDT
	B.	Application for FY2020 Assistance to Firefighters Grant - S KYLE

	IV.	<u>ORDINANCE(S) - INTRODUCTION</u>	
		A.	Bid Award for 2021-2022 Concrete Program - R MURPHY
		B.	Approve an Agreement with Commonwealth Economics for Professional Services related to the Tax Increment Financing District - J ARNDT
	V.	<u>DISCUSSION</u>	
		A.	sMS4 Phase II Stormwater KPDES Permit Compliance Update - R MURPHY
	VI.	<u>COMMENTS</u>	
		A.	Comments from the City Manager
		B.	Comments from the Board of Commissioners
		C.	Comments from the Audience
	VII.	<u>EXECUTIVE SESSION</u>	

January 26, 2021

At a Regular Meeting of the Paducah Board of Commissioners held on Tuesday, January 26, 2021, at 5:30 p.m., Mayor Bray presided. Upon call of the roll by the City Clerk, the following answered to their names: Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5).

In order to keep the Commission and public safe in the midst of the COVID-19 outbreak and in accordance with Kentucky Executive Order 2020-243, all members of the Board of Commissioners participated using video teleconferencing. Further, this meeting was not open to the public. The public was invited to view the meeting on YouTube at <https://www.youtube.com/user/paducahkygov> or on the government access channel Government 11 (Comcast channel 11).

INVOCATION:

Commissioner Henderson led the invocation

PLEDGE OF ALLEGIANCE

Mayor Bray led the pledge.

PRESENTATIONS

Communications Manager Pam Spencer offered the following summary:

“Presentation by Representative Randy Bridges and Senator Danny Carroll

Kentucky State legislators Senator Danny Carroll and Representative Randy Bridges attended the Paducah Board of Commissioners meeting to provide updates on the recent eight days of the current legislative session. Sen. Carroll said legislation has been passed regarding declarations of emergency and parameters of authority. Sen. Carroll also discussed immediate issues including unemployment insurance, the State’s budget, utility assistance, infrastructure, the new airport terminal for Barkley Regional Airport, and the pension system. Rep. Bridges echoed Sen. Carroll’s comments and added that the State’s budget is tight with many unknowns created by the pandemic. There are 22 days left in the current session.”

CONSENT AGENDA

Mayor Bray asked if the Board wanted any items on the Consent Agenda removed for separate consideration. There were no items removed. Mayor Bray asked the City Clerk to read the items on the Consent Agenda.

I(A)	Approve Minutes for the January 12, 2021, Paducah Board of Commissioners Meeting
I(B)	Receive and File Documents: <u>Minute File:</u> 1. Notice of Cancellation of the Board of Commissioners Meeting scheduled for December 22, 2020

January 26, 2021

	2. Notice of a Regular Meeting of the Board of Commissioners of the City of Paducah, scheduled for 5:30 p.m. on Tuesday, January 12, 2021. Meeting held virtually. <u>Contract File:</u> 1. Tolling Agreement between Jim Smith Contracting, Co., JSC Terminal (d/b/a Midwest Terminal) and City of Paducah – MO #2410 2. Agreement with Paducah Convention & Visitors Bureau regarding Lou Hammond Group – MO #2414 3. Termination of Agreement between City of Paducah and Lose Design – MO #2423 4. Interlocal Cooperation Agreement between City of Paducah, County of McCracken, Paducah/McCracken County Industrial Development Authority (IDA) and Greater Paducah Economic Development Council – ORD 2020-12-8664
I(C)	Personnel Actions
I(D)	A MUNICIPAL ORDER AUTHORIZING THE PURCHASE OF ROLL-OUT CONTAINERS, LIDS AND ADDITIONAL REPLACEMENT PARTS FROM TOTER, INC., IN AN AMOUNT NOT TO EXCEED \$75,000 FOR THE PUBLIC WORKS SOLID WASTE DIVISION (MO #2424; BK 11)
I(E)	A MUNICIPAL ORDER AMENDING THE FY2020-2021 POSITION AND PAY SCHEDULE FOR THE FULL-TIME EMPLOYEES OF THE CITY OF PADUCAH, KENTUCKY (MO #2425; BK 11)

Commissioner Gault offered motion, seconded by Commissioner Guess, that the items on the consent agenda be adopted as presented.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5).

BOARD APPOINTMENTS

APPOINTMENT OF RANDY DeHART, PE, TO THE COMMISSIONERS OF WATER WORKS

Commissioner Gault offered Motion, seconded by Commissioner Guess, that the Board of Commissioners approve the action of Mayor Bray in the appointment of Randy DeHart, P.E., to the Commissioners of Water Works, to replace Roger Truitt, whose term has expired, said term shall expire January 6, 2025.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5).

January 26, 2021

**APPOINTMENT OF MIKE SIMS TO THE PADUCAH-McCRACKEN COUNTY
RIVERPORT AUTHORITY BOARD**

Commissioner Henderson offered Motion, seconded by Commissioner Gault, that the Board of Commissioners approve the action of Mayor Bray in the appointment of Mike Sims to the Paducah-McCracken County Riverport Authority, to replace Billy Poindexter, Jr., whose term has expired. This term shall expire September 26, 2023.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5).

MUNICIPAL ORDER

**APPROVE AGREEMENT WITH PADUCAH PUBLIC SCHOOLS FOR SCHOOL
RESOURCE OFFICERS**

Commissioner Guess offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners adopt a Municipal Order entitled, “A MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PADUCAH AND THE PADUCAH INDEPENDENT SCHOOL DISTRICT, TO ESTABLISH A PARTNERSHIP TO ALLOW THREE (3) PADUCAH POLICE OFFICERS TO SERVE AS SCHOOL RESOURCE OFFICERS.”

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5) **(MO #2426; BK 11)**

ORDINANCE ADOPTION

APPROVE THE CONSENSUAL ANNEXATION OF 5540 OLD CAIRO ROAD

Commissioner Gault offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners adopt an ordinance entitled, “AN ORDINANCE EXTENDING THE BOUNDARY OF THE CITY OF PADUCAH, KENTUCKY, BY ANNEXING CERTAIN PROPERTY LYING ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF PADUCAH, AND DEFINING ACCURATELY THE BOUNDARY OF SAID PROPERTY TO BE INCLUDED WITHIN THE SAID CORPORATE LIMITS.” This Ordinance is summarized as follows: The City of Paducah hereby approves the final annexation of certain tracts of property contiguous to the present city limits, located at 5540 Cairo Road, containing 11.029 acres.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray (5) **(ORD 2021-01-8669; BK 36)**

**PERMITTING FOR DREDGING PROJECT – CONTRACT FOR PROFESSIONAL
SERVICES WITH HDR ENGINEERING, INC., IN THE AMOUNT OF \$266,250**

January 26, 2021

Commissioner Guess offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners adopt an Ordinance entitled, “AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC. IN AN AMOUNT OF \$266,250 FOR PROFESSIONAL SERVICES FOR THE PERMITTING FOR DREDGING PROJECT.” This Ordinance is summarized as follows: This Ordinance authorizes the Mayor to execute a professional services agreement in an amount of \$266,250 with HDR Engineering, Inc. for professional services related to the permitting for dredging project. This expenditure shall be charged to Dredging Project No. DT0047.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray
(5) **(ORD 2021-01-8670; BK 36)**

FLAP GATE REPLACEMENT PROJECT – CONTRACT FOR PROFESSIONAL SERVICES WITH HDR ENGINEERING, INC., IN THE AMOUNT OF \$79,550

Commissioner Henderson offered Motion, seconded by Commissioner Gault that the Board of Commissioners adopt an Ordinance entitled, “AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC. IN AN AMOUNT OF \$79,550 FOR PROFESSIONAL SERVICES FOR THE FLAP GATE REPLACEMENT PROJECT.” This Ordinance is summarized as follows: This Ordinance authorizes the Mayor to execute a professional services agreement in an amount of \$79,550 with HDR Engineering, Inc. for professional services related to the flap gate replacement project. This expenditure shall be charged to the Flap Gates Project No. FW0010

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray
(5) **(ORD 2021-01-8671; BK 36)**

REIMBURSEMENT AGREEMENT WITH PADUCAH-McCRACKEN COUNTY JOINT SEWER AGENCY FOR VIDEO PIPE INSPECTION FOR THE PADUCAH LOCAL FLOOD PROTECTION PROJECT

Commissioner Guess offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners adopt an Ordinance entitled, “AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT WITH THE PADUCAH MCCRACKEN COUNTY JOINT SEWER AGENCY FOR REIMBURSEMENT OF COSTS ASSOCIATED WITH VIDEO PIPE INSPECTION OF ALL GRAVITY DRAINS TRAVERSING THE PADUCAH LOCAL FLOOD PROTECTION PROJECT.” This Ordinance is summarized as follows: That the City Commission does hereby authorize the Mayor to execute a Reimbursement Agreement with the Paducah McCracken County Joint Sewer Agency for reimbursement of costs associated with video pipe inspection of all gravity drains traversing the Paducah Local Flood Protection Project as required by the U.S. Army Corps of Engineers. This expenditure shall be charged to the MAP Fund – Construction materials/Storm Sewer Account No. 23002217-53920.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray
(5) **(ORD 2021-01-8672; BK 36)**

CLOSURE OF TWO ALLEYS, ONE EXTENDING NORTH OFF BROADWAY TOWARD JEFFERSON STREET AND THE OTHER EXTENDING WEST OFF NORTH WATER

January 26, 2021

STREET TOWARD NORTH 2ND STREET, LOCATED AT 133 BROADWAY AND 111 NORTH WATER STREET

Commissioner Wilson offered Motion, seconded by Commissioner Gault, that the Board of Commissioners adopt an ordinance entitled, "AN ORDINANCE PROVIDING FOR THE CLOSING OF TWO ALLEYS, ONE EXTENDING NORTH OFF BROADWAY TOWARD JEFFERSON STREET BETWEEN NORTH WATER STREET AND NORTH 2ND STREET AND THE OTHER EXTENDING WEST OFF NORTH WATER STREET TOWARD NORTH 2ND STREET BETWEEN BROADWAY AND JEFFERSON STREET LOCATED AT 133 BROADWAY AND 111 NORTH WATER STREET, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATING TO SAME." This ordinance is summarized as follows: The City of Paducah does hereby authorize the closing of two alleys bounded by Broadway, North Water Street, Jefferson Street & North 2nd Street located at 133 Broadway and 111 North Water Street and authorizing the Mayor to execute all documents relating to same. The City of Paducah is the only property owner in or abutting the public way, and therefor has given their written and notarized consent to the closing shall be evidenced by the adoption of this Ordinance.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray
(5) **(ORD 2021-01-8673; BK 36)**

CITY MANAGER COMMENTS

- Board of Commissioners Retreat will be held February 5-6 at the Convention Center.
- City Hall will reopen on a limited basis Monday, February 1. Finance and Fire Protection will be open to the public. All other Departments remain "by appointment only."

MAYOR COMMENTS

- Even though City Hall is opening on a limited basis, City Commission meetings will remain virtual through February. Things will be reassessed for March.
- The City Manager will lead the Commission through the prioritization process during the Strategic Plan Meeting.

ADJOURN

Commissioner Gault offered motion, seconded by Commissioner Wilson, to adjourn the meeting of the Paducah Board of Commissioners.

Adopted on call of the roll yeas, Commissioners Gault, Guess, Henderson, Wilson and Mayor Bray
(5)

Meeting ended at approximately 6:30 p.m.

ADOPTED: February 9, 2021

January 26, 2021

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

February 9, 2021

Minute File:

1. Notice of Regular Meeting for the Board of Commissioners of the City of Paducah, – January 26, 2021 – Virtual Meeting

Deed File:

1. Quitclaim Deed – City of Paducah to Troy Edward Jones – Alley Closure Between 1420 Martin Luther King Jr. Drive and 1415 Harrison - **ORD 2020-06-8639**
2. Quitclaim Deed – City of Paducah to Andrew Suggs - Alley Closure Between 1420 Martin Luther King Jr. Drive and 1415 Harrison – **ORD 2020-06-8639**
3. Deed of Conveyance – Wayne Strickland (a/k/a Cecil Wayne Strickland) and Nancy Carrol Strickland – 2640 South 24th Street – **ORD 2020-09-8565**
4. Quitclaim Deed – City of Paducah to Paducah-McCracken County Joint Sewer Agency – Alley Closure extending West of Northview Street – **ORD 2020-12-8663**

Contract File:

1. Agreement between the City of Paducah and the Paducah Public School System for School Resource Officers – **MO #2426**

Financials File:

1. Financials for Paducah Water Works – November 2020 and December 2020

Bids File:

1. Official Bidder of Record – Permitting For Dredging Project – HDR Engineering, Inc. - \$266,250 – **ORD 2021-01-8670**
2. Statement of Qualifications – Flap Gate Replacement Engineering – HDR \$79,550 – **ORD 2020-01-8671**
3. 2021-2022 Concrete Program
 - a. Wilkins Construction Company
 - b. Harper Construction

CITY OF PADUCAH
February 9, 2021

Upon the recommendation of the City Manager's Office, the Board of Commissioners of the City of Paducah order that the personnel changes on the attached list be approved.

Michelle Smolen

City Manager's Office Signature

2/4/2021

Date

**CITY OF PADUCAH
PERSONNEL ACTIONS
February 9, 2021**

NEW HIRES - FULL-TIME (F/T)

FIRE - PREVENTION

	<u>POSITION</u>	<u>RATE</u>	<u>NCS/CS</u>	<u>FLSA</u>	<u>EFFECTIVE DATE</u>
Simmons, Nathan	Deputy Fire Marshal	\$26.55/hr	NCS	Non-Ex	February 18, 2021

NEW HIRES - PART-TIME (P/T)

ENGINEERING

	<u>POSITION</u>	<u>RATE</u>	<u>NCS/CS</u>	<u>FLSA</u>	<u>EFFECTIVE DATE</u>
Linsay, Sean A.	Temp Pump Operator	\$10.00/hr	NCS	Non-Ex	February 11, 2021

PAYROLL ADJUSTMENTS/TRANSFERS/PROMOTIONS/TEMPORARY ASSIGNMENTS

E-911

	<u>PREVIOUS POSITION AND BASE RATE OF PAY</u>	<u>CURRENT POSITION AND BASE RATE OF PAY</u>	<u>NCS/CS</u>	<u>FLSA</u>	<u>EFFECTIVE DATE</u>
Taylor, Serena	Interim Shift Supervisor \$23.00/hr	Interim Shift Supervisor \$23.69/hr	NCS	Non-Ex	January 28, 2021

PARKS & RECREATION

Butterbaugh, Adam	Cemetery Sexton \$20.00/hr	Laborer \$17.91/hr	NCS	Non-Ex	January 25, 2021
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POLICE

Baxter, Christopher	Captain \$38.85/hr	Captain \$38.65/hr	NCS	Ex	January 28, 2021
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PUBLIC WORKS

Stubblefield, Adrian	Truck Driver \$19.09/hr	ROW - Streets \$19.24/hr	NCS	Non-Ex	January 28, 2021
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TERMINATIONS - FULL-TIME (F/T)

PUBLIC WORKS

	<u>POSITION</u>	<u>REASON</u>	<u>EFFECTIVE DATE</u>
Stevens, Rodney	Compost Operations Supervisor	Resignation	February 5, 2021

Agenda Action Form

Paducah City Commission

Meeting Date: February 9, 2021

Short Title: Sale of Surplus Property at 2028 Clay Street for \$522.08 - **K AXT**

Category: Municipal Order

Staff Work By: Nancy Upchurch

Presentation By: Katie Axt

Background Information:

This action would determine that the property located at 2028 Street is surplus property and authorize the transfer of the vacant lot to the best evaluated bid. Legal advertising and posting on the property was done in accordance with City Code. One bid was submitted.

Does this Agenda Action Item align with a Strategic Plan Action Step? Yes

If yes, please list the Action Step Item Codes(s): I-9 Downsize the City's ownership in real estate

Funds Available: Account Name: Surplus Property

Account Number: CD0041

Staff Recommendation: Determine that the property is surplus, accept the bid of \$522.08 and transfer the property to Maria Angelique Korte. Property would revert back to the City if the owner fails to comply with the submitted proposal, and fails to substantially complete Phase 1 of the project within two years.

Attachments:

1. MO - prop sale - 2028 Clay Street
2. SOA2020-125 Staff Report 2028 Clay Street
3. SOA2020-125 Bid 2028 Clay St

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER DECLARING THE REAL PROPERTY LOCATED AT 2028 CLAY STREET, PADUCAH, KENTUCKY TO BE SURPLUS PROPERTY, ACCEPTING THE BID OF MARIA ANGELIQUE KORTE IN THE AMOUNT OF \$522.08 FOR PURCHASE OF SAID REAL PROPERTY AND AUTHORIZING THE MAYOR TO EXECUTE THE DEED AND ALL DOCUMENTS RELATED TO SAME

WHEREAS, pursuant to Section 2-668 of the Code of Ordinances of the City of Paducah, Kentucky, a written determination has been made that the City does not have any use at this time or in the future for property located at 2028 Clay Street, Paducah, Kentucky, which constitutes surplus real estate; and

WHEREAS, the City advertised for bids on October 11, 2020, and one bid was received and opened on October 28, 2020; and

WHEREAS, the City desires to accept the bid of Maria Angelique Korte, who proposes to improve the property by building a fence, planting a garden and making other improvements with a long-term goal to develop the property into an AirBNB.

NOW THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. The Board of Commissioners hereby declares the property located at 2028 Clay Street, Paducah, Kentucky to be surplus property as it relates to the operations of the City. Further, the Board of Commissioners hereby accepts the bid of Maria Angelique Korte in the amount of \$522.08, for the purchase of real property located at 2028 Clay Street, Paducah, Kentucky.

SECTION 2. The Mayor is hereby authorized to execute a deed and any necessary documents relating to same to complete the sale of the real property approved in Section 1 above.

SECTION 3. This Order shall be in full force and effect from and after the date of its adoption.

Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, February 9, 2021
Recorded by Lindsay Parish, City Clerk, February 9, 2021
\\mo\prop sale- 2028 Clay Street, Paducah, Kentucky



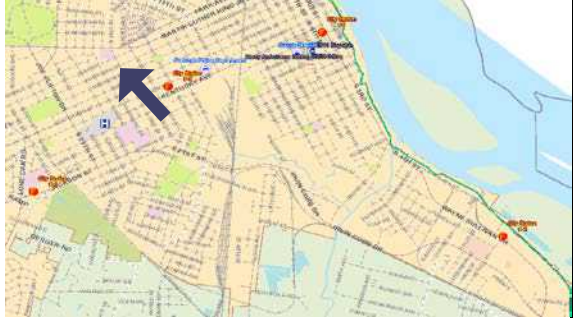
STAFF REPORT & DETERMINATION DISPOSITION OF ASSETS SOA 2020-125 DECEMBER 8, 2020

General Information

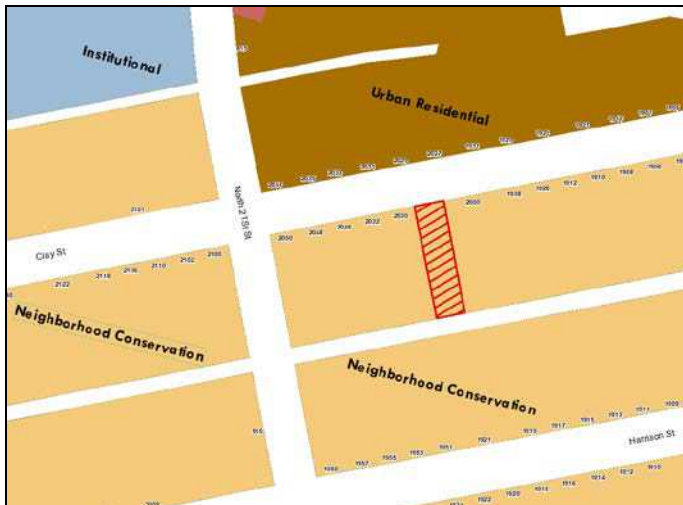
The disposition of surplus or excess property is governed by City Code Section 2-668; the sealed bid procedure is set out in City Code Section 2-645.

The disposition of any property requires a written determination that includes: a description of the property; its intended use at the time of acquisition; the reason why it is in the best interest of the city to dispose of the item; and the method of disposition to be used.

Property Description & Information

ADDRESS	2028 Clay Street	
CASE NO.	SOA 2020-125	
SIZE OF PROPERTY	40' x 160'	
IMPROVEMENTS	None	
ZONING	R-3 (Residential)	
COMPREHENSIVE PLAN	Neighborhood Conservation	
FLOODPLAIN	Protected by Levee	

General Vicinity Map



Comprehensive Land Use Plan



Zoning Map



Aerial – 2028 Clay Street crosshatched in red



Site with For Sale by Bid sign, Oct 2020

Acquisition of the Property

The lot was then acquired by the City in December 2019. The residential structure was dilapidated and subsequently demolished in August of 2020 at a cost of \$5600.00. The lot is not in a revitalization area. The City had no plans for development at the time of acquisition.

Disposition of the Property

Typically, it is in the best interest of the City to transfer ownership of this property to a responsible citizen placing the property back on the tax rolls and eliminating the maintenance and liability costs. The lot is of average residential size and of typical configuration. It is located in an established residential neighborhood experiencing renewed reinvestment. The Comprehensive Plan recommends Neighborhood Conservation, which is residential development that is compatibly designed and configured to complement the existing neighborhood.

Bid Information

In accordance with these regulations, a legal ad ran in the Paducah Sun on Sunday, October 11, 2020 requesting interested parties to submit a sealed bid on or before 4 PM on Wednesday, October 28, 2020. The request was posted on the City website October 9, 2020. Notice was also posted on the property requesting sealed bids. One bid was submitted.

BID #1	Maria Angelique Korte	Bid Amount: \$522.08
	Phase 1: 2 year proposal to build a garden, plant grass, build a fence, plant trees, build a tree house, zip lines, storage shed and beautify the property. Investment: \$16,000 doing part of the work herself making the value of the investment approximately \$25,000 Phase 2: 5 year plan: Build an Air B& B and garage with art studio. She is waiting for the ground to settle after the recent demolition of the structure and the cost of lumber to go down. Phase 2 investment approximately \$150,000 to \$195,000 per an estimate from Ray Black and Son	

Staff Recommendation

Ms. Korte's Phase 1 development is likely to be approved in this neighborhood. An approved site plan and permit would be required for the storage shed. Phase 2 would require a review and favorable recommendation of the Planning Commission to the Board of Adjustment for the final approval of an Art Studio and Air B&B.

Therefore, it is recommended to **determine that the property is surplus, accept the bid of \$522.08 and transfer the property** to Marie Angelique Korte. Transfer of property subject to standard clause that the property would revert back to the City if the owner fails to comply with the submitted proposal and fails to substantially complete Phase one of the project within 2 years.



City of Paducah
Surplus Property Sale
Sealed Bid Form



Date: 10/28/20

I/we propose to purchase property located at: 2028 Clay St. Paducah KY

PROPOSAL SUBMITTED BY:

Legal Name(s): Maria Angelique Korte

Address: 2000 Clay St. Paducah KY 42001 (Next Door)

Day-time Phone Number: 608-645-0291 Mobile Number: 608-645-0291

Email: littleag7@yahoo.com

INTENDED USE

I/we propose to use the property for: ☒ Residential ☐ Commercial ☐ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ☒ Yes ☐ No

If no above, what do you intend to develop the property for: ☒ Rental ☐ Resale ☐ Other

If other, please explain Yes, Rental in my 5-7yr plan - Perm. Resident
next door at 2000 Clay St.

IMPROVEMENTS

In consideration for the City of Paducah transferring the property, I/we propose to make the following improvements: (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications or new construction):

In my Phase 1 2yr Proposal I plan to build a
Garden. Plant grass, build a fence, plant trees, build
a tree house, build a storage shed and beautify
the property

In a 5-7yr. plan I plan to build an air B&B
and garage/art studio - Waiting for the ground
to settle after the recent demolishing of property
and costs of lumber to go down.

(Attach pages as needed)

Total value of all proposed Improvements to the property: \$ ^{cost} 116,600 - value \$25,000.00

BID AMOUNT

I/we offer to pay the City of Paducah \$ 522.08 for the property.

(Minimum Bid: \$325.00 per lot)

REQUIRED INFORMATION

To be considered complete, the following documentation/ information must be submitted. Please indicate if the information is included with this submittal. Only complete proposals will be considered.

- ☒ Yes ☐ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
- ☒ Yes ☐ No **Cost Estimate** of improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
- ☐ Yes ☐ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof of financial ability unless a copy of the award notice or other acceptable guarantee is provided.
- ☒ Yes ☐ No **Description of landscape improvements:** plan drawings may be necessary.
- ☒ Yes ☐ No **Project timeline.**

AGREEMENT

Please indicate that you understand and agree to the following statements by initialing each.

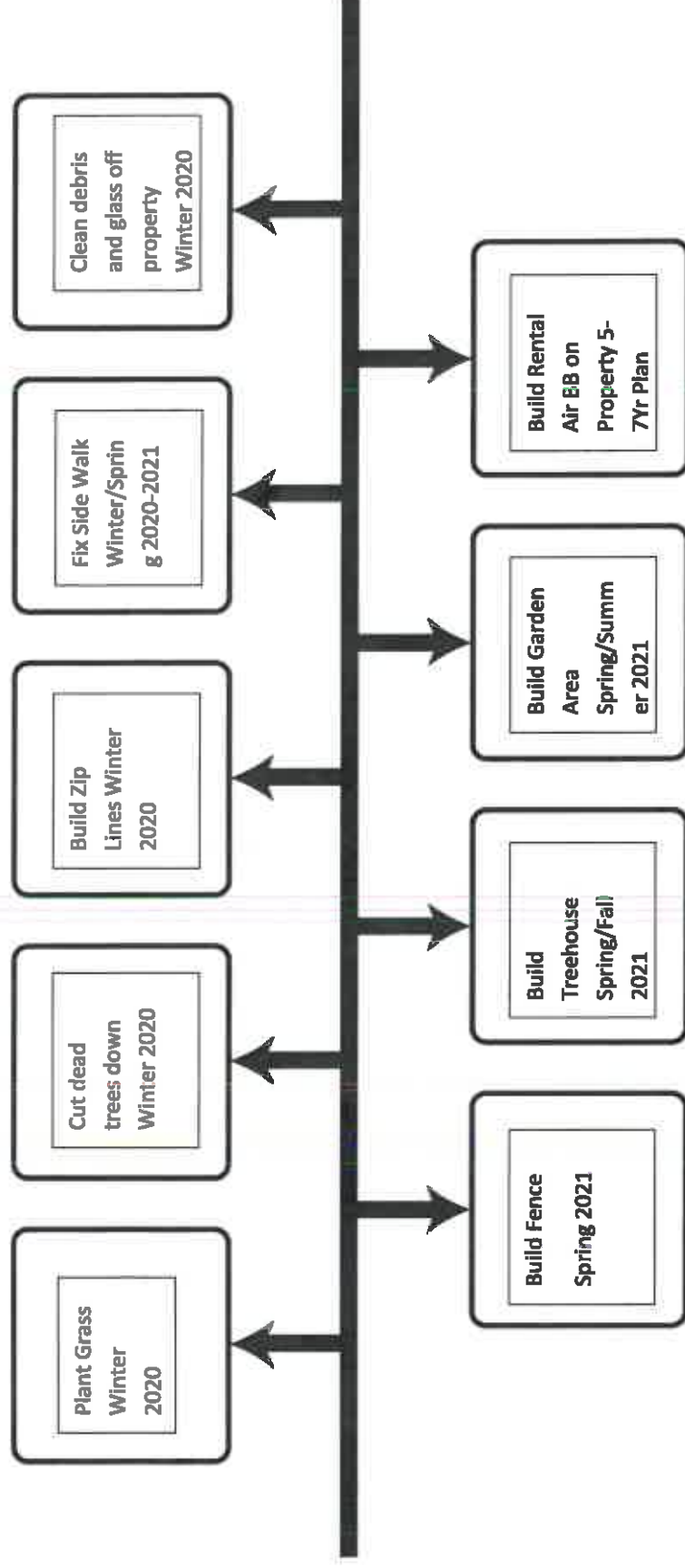
- Cell* If a structure is on-site that is in need of repair or removal, the building must be removed or structural integrity of the structure must be reached with 60 days of receiving of the property, or as otherwise delineated by the Paducah Fire Prevention Department work progression order (timeline).
- Cell* The deed will include a clause stating that the property reverts back to the City of Paducah if substantial compliance with the provisions of the proposal are not met within two years or according to an agreed upon timeline.
- Cell* Required permits for the proposed improvements shall be obtained prior to work beginning.
- Cell* New property owner must establish and maintain appropriate groundcover and at least one shade tree on the site, which includes mowing and watering. Property MUST be secured at all times.
- Cell* Priority will be given to proposals that address the entire building/site, not just a portion.
- Cell* Priority will be given owner-occupied buildings.
- Cell* Priority will be to the proposal which serve the highest and best use of the property in the opinion of the board/Commission.

This bid form (or a letter with equivalent information) along with all the attachments must be submitted in a sealed envelope with the words "SEALED BID" and the address of the property clearly printed on the outside of the envelope.

Mail or submit in person to: City of Paducah, Department of Planning
Attn: Nancy Upchurch
Post Office Box 2267, 300 South 5th Street
Paducah, KY 42002-2267

If you have additional questions, please contact
Nancy Upchurch by phone 270-444-8690 or at nupchurch@paducahky.gov

2028 Clay St.





City of Paducah Fall 2020 Property Sale

2028 Clay Street

Minimum Bid: \$325.00
Lot Size: 40' X 160'
Lot Dimension: 6400 Sq. Ft.
Improvements: None
Comprehensive Plan: Neighborhood Conservation
Zoning: R-2
Historic District: No
Neighborhood: Clay
FIRM: No
PVA Pin #: 104-14-16-006
Deed Book / Page: 1401/52
Date of last Deed: 12/23/2019
Owner: City of Paducah

Special Considerations:

Near the Fountain Ave Historic District



our house
2000 clay st.

Deadline for Bid proposals: Wednesday, October 28, 2020 at 4:00 p.m.

DEPARTMENT OF PLANNING | 300 S. 5TH STREET, 2ND FLOOR, CITY HALL | PADUCAH, KY 42003

F:\2020 FALL SALE\SELL SHEETS\CLAY ST 2028 SELL SHEET FALL 2020.DOCX

Marla Angellique Korte
2000 Clay St
Paducah KY 42001
618-645-0291
Littleag7@yahoo.com

To the City of Paducah, Department of Planning:

I am interested in purchasing the property at 2028 Clay St. Paducah, KY for the price of \$522.08. This property adjoins my current property that I have owned for 2 months. This property is intended to be our permanent residence full time. I plan to add to the existing property by adding many different projects that are projected to be completed in a 2-2 year time frame. My goal is to complete Phase 1 by October of 2022 if not before. The projects will make the property aesthetically beautiful and add charm to the neighborhood.

It is my intent to complete these projects in a fast paced manner not to exceed the 2 yr. project plan and also add a Phase 2, with a 5-7yr. project plan.

Proposed Changes

The current property at 2028 Clay St was previously a property that included a dilapidated dwelling place. It also had a basement and previous 2 story house. It was condemned and torn down. The first project that I would like to do is to level the sidewalk. The sidewalk from tree roots and age has pulled some of the concrete up in several places and I know my son has fallen from playing on the sidewalk and taking walks in the neighborhood. The approximate cost will be around \$600.00. This is an estimate from a previous sidewalk project between the city and my place of employment. I would also completely power wash the sidewalks in front of both properties to give it a cleaner look.

I would also like to plant grass seed across the entire yard this winter. Before it is planted it will need a much needed mowing, weed eating and the soil to be tilled again. There is also lots of grass and debris that will need to be cleaned up during this process. The approximate cost of this will be \$400.00 and I will be doing this job on my own.

My second project that I have already lined up in place is to tear down the old dead trees. They pose a direct threat to the safety of my family in our house and the power line that the tree has grown over the top of. I would not want any of my elderly neighbors without power this winter. The largest tree is in the North East Side of the property and the smaller of the two trees can be found on the South West side of the property. The cost of this project will cost \$3500 and I have a tree removal company ready start this project.

The Angelly Tree company will also have added that will aid in securing Zip Lines to the existing live large trees. We are looking forward to obtaining this property so that we can hang zip lines across the yard. They wouldn't be very high (approx. 7ft off the ground). The project will not cost very much as the tree equipment will already be on site and we

already own all of the Zip Line equipment needed. Approximate Cost for adding Zip Lines is \$300. During Covid-19 and anytime outdoor recreation is so important for our health and I want to do all I can to promote a healthy and happy family life. We also plan to with the help of friends and on our own build a Tree House on the South side of our 2000 Clay St address along the side of two double trees that hold a hammock perfectly. This has been a dream of my sons for many years (He included a drawing). The approximate cost of the tree house will be \$3000 due to the high cost of lumber. We plan to build a simple but functional tree house to view amazing sunsets and wonderful star viewing through the telescope. He has been drawing me pictures of said tree house since he was 5 years old. I would really like to do this for him before he is too grown up!

I would like to replace the two trees that are dead and plant three trees in its place. I would like to add two new dogwood seedlings towards the front of the property. We currently are also overwintering some magnolia seeds that we found on a walk in the refrigerator for three months and the cost of this project will cost \$0 if the seeds we have acquired grow by the Spring. There are currently dogwoods in front of the house and we hope the seeds from those trees will also grow this Spring. It's important to keep clean air in our Community so it's important to us to replace the trees that we are taking down.

I also have purchased a 12W x24'Lx9H storage shed to hold lawn mowers and tilling equipment that I would like to place on the back South East Corner of the 2028 Lot. This storage shed will help house gardening tools and equipment so that we can add a garden in the yard. I believe that adding family sustainability will help us through this pandemic and give us a healthier way to live. We would like to add the garden in the middle of the 2028 lot and make it big enough that we can share with our wonderful neighbors. The cost to move the shed onto the property will be 1,500 to move it from its current location in Illinois to Paducah Ky. The shed has already been paid for in full.

I have contacted AAA fencing about fencing the yard with white vinyl fencing. This will add to the safety of small children and our dog playing in the yard and also look beautiful. The vinyl will add lasting beauty as the fence will not deteriorate. It will also provide some privacy and safety to our property. The cost of this project is projected at about 10,000 depending on if we add a motorized gate in the back.

I am a single mother and my direct plan is to add a seed the grass this winter, plant the garden, plant new trees, add a tree house and zip lines, fix the sidewalk, and move the storage shed and fence the yard very immediately. I am selling my 10 acre farm in Massac County due to a recent divorce and the money from that sale will go to me as I purchased this property on my own when I was 21 years old. I close on that property with the buyer by the middle of next month November 2021. I plan to complete these projects faster than 2 yrs. However no one can predict Covid-19 and I want to promise only what I can deliver. The approximate cost for all of the above projects is \$16,600. I recently purchased the 2000 Clay St property on my own as a Divorced single mother. I work hard and I always keep my word. I will be paying cash for these projects but I have let the bank know what my intent is. Jo Brown at Regions Bank has been working with me for 2 years now. I am a very strong independent woman and I am looking forward to this yard and the

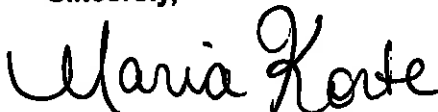
space it will provide for our family. I offered what I could afford and still be able to complete the projects.

I also have plans for a Phase 2. I will be receiving the rest of my Divorce settlement and I plan to use that money to complete my 5-7 year plan. I would like to shine some light on my extended plan, although not fully part of the bid as all projects must be complete in two years I felt it was important to share. I have recently been in contact with several builders and it has come to my attention that building and the cost of supplies has gone up exponentially during this pandemic and many fires and Hurricanes. I want to get the most out of the money I receive. I plan to wait for the costs to go back down before purchasing the supplies to build a small garage and AirBB Apartment above the small garage. The garage will be used for my art studio. I plan to add a Kiln and some pottery equipment. I also will have a small painting studio in the garage. I plan to sell my art at the Downtown Farmers Market and also at the local Art and Music Festivals. Having the space to create art will be magical and also help support our family. I would like to use the above to rent out for quilters and other groups and individuals that come through town. This will add to the tourism and transient tax and help send my son pay for college. After he goes through college it will become my way to add income to my retirement. I also would like to wait on this phase because the land we would be building on just had a house pushed into it. I would like to give some time for the ground to settle as to not cause settling after I have built on top of the property. I would think that would cause cracks in the structure and foundation. From the research I did the land would take 7 years to settle properly. I would also like to have time to look into any available grants that I could possibly apply for to help aide in this process. Obviously this Phase cannot be completed in 2 years, however I do believe it is a solid plan and something to work towards.

I work downtown at St. Francis de Sales Catholic Church and we are involved in many groups and activities throughout the town. We love living downtown because it is so close to many wonderful parks and activities including the Greenway Trail. We appreciate all the City has done around our town to make it very family friendly and hope that our property will add value to our town also.

I appreciate your time and consideration on this project that would benefit our family. I look forward to hearing from you and if there is anything I left out or any questions please don't hesitate to call.

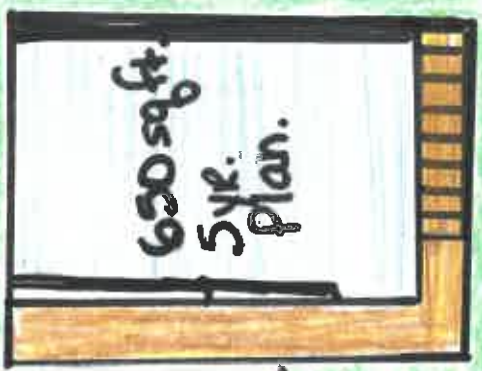
Sincerely,

A handwritten signature in black ink that reads "Maria Korte". The signature is fluid and cursive, with the first name "Maria" and last name "Korte" clearly distinguishable.

Marla A. Korte

2028 Clay St. Sideroad

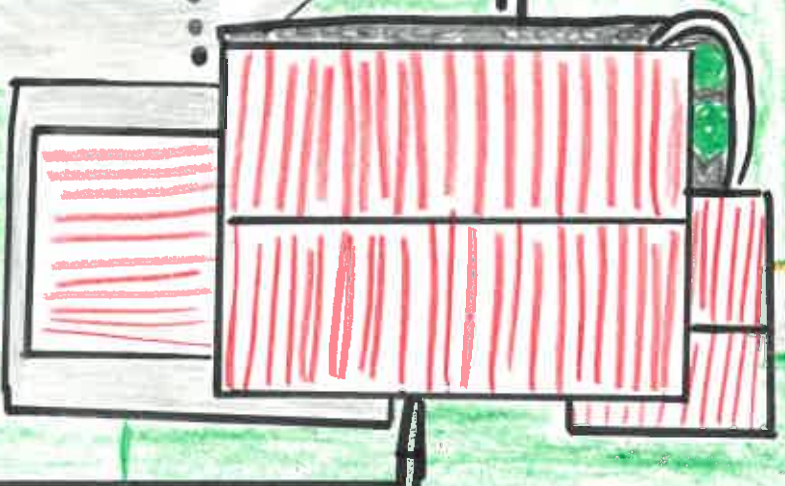
2000 Clay St.



(Plant)
(go)

(Plant)
(Downs)

add
gravel
driveway



(Plant
Magnolia
Tree)

Zip Line



Josh Angelly <angellytreeservice718@gmail.com>

To: littleag7@yahoo.com

Wed, Oct 21 at 7:25 PM

Remove tree by the road 2500

Dead tree back of lot 1,000

Some limbs must be cut off Power Lines by the Power company

Includes haul off and clean up debris

Total Cost of the removal \$3500



Angelly Tree Trimming Service, LLC



This is a view of the very large, ivy wrapped tree. This point of view is from my driveway looking at the newly tilled ground and the North East side of the 2028 Clay St.. Looking at the photo you can see that the limbs hang over the power lines and also this tree leans towards my house (my sons bedroom) so it is a huge concern on safety. Not knowing if the tree inside is hollow or not because of all the ivy makes each wind/rain storm a direct threat on the safety of my family. I also have concerns that the tree will fall on the power lines and cause an issue in that way, especially if we should get another ice storm.

There is also another dead tall tree in the back on the South West side of the property that needs to come down. It is far enough away from structures and living spaces as the house on the west side of this property is vacant and deteriorating.

Outdoor Family Garden



We would love the opportunity to start a family garden on our new property. Having a Family Garden would allow for sustainably during any situation or current pandemic. It would help sustain and feed our family (and neighbors) and allow for more family bonding time.

In this garden we would plant tomatoes, peas, green beans, carrots, onions, rhubarb , corn, pumpkins, strawberries and okra just to name a few family favorites.

I have a degree In Agriculture from Southern Illinois University so I would defiantly look forward to using my talents In an urban environment. Previously I owned 10 Acres that had Horses, Rabblts and Chickens. I would Ilke to apply some of what I learned on my mini farm to apply towards the Clay St property.

Tree House & Zip Lines



In the back yard my son would love to have the space to build a tree house and attach zip lines to the large trees in the back yard. The zip lines do not damage the tree when wrapped properly. We have attached such zip lines at my Parents property at the lake of Egypt in Marion IL. It has been tremendous fun for my son and all of the young people in our family.

The tree house would be built on the middle of the 2000 Clay St property and the neighboring property that we hope to obtain. We would like to use the two trees that are currently used for a hammock and build above it. The approximate cost for this project would be 3,000. The lumber is the most expensive part. We plan to build this ourselves with the help of some of the Knights of Columbus from church and some friends.

During Covid and anytime outdoor play is so important. My son isn't an inside gaming child, he likes to explore and play. This backyard would be a happy oasis for fun play!



HUNTER'S TEEHOUSE

5 Year Plan

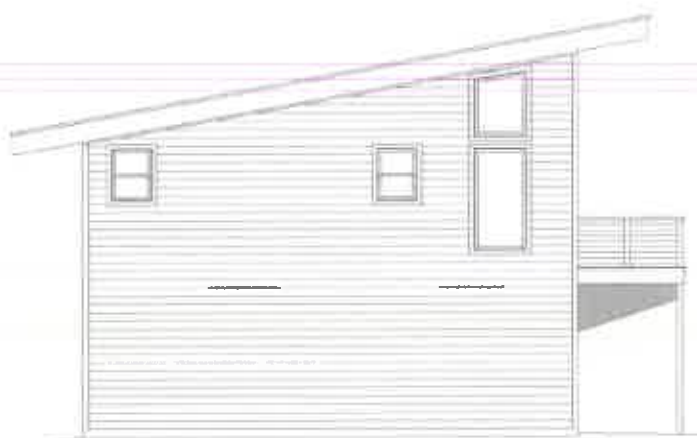


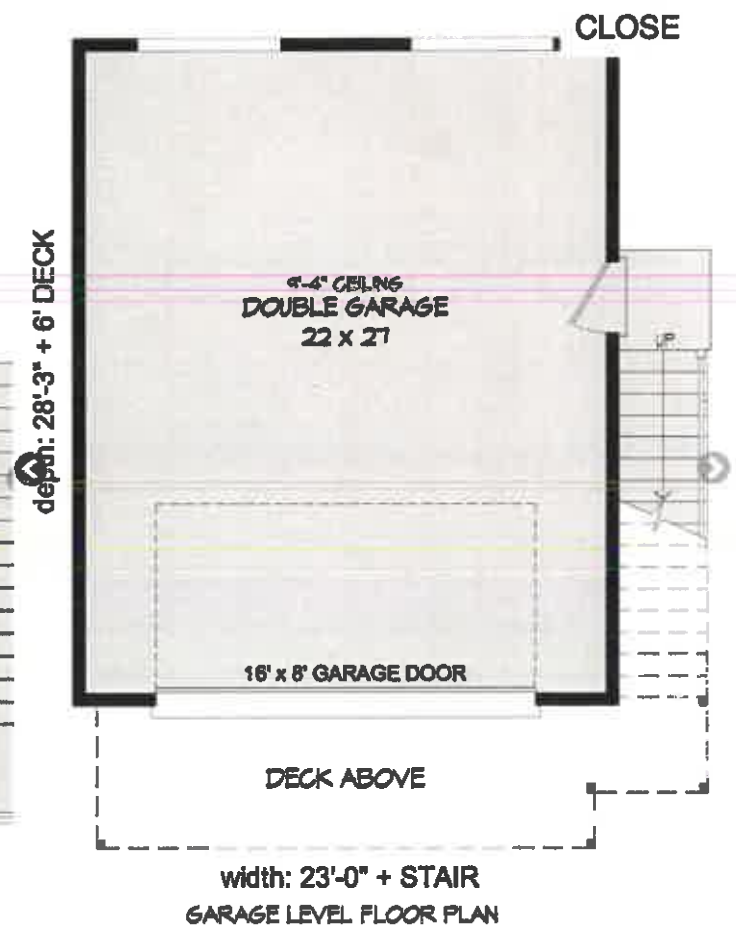
Here is a glance at the property plan for within the next 5 years. I would like to build this building on the lot of 2028 Clay St. to be used as an Art Studio/ Air BB. I would love for this to sustain me into my retirement years. It will allow for travelers to pass through our town and the revenue would go towards the city transient tax. I am in my 40's now and this would be part of my future sustainability as I age. I do not wish for the studio to be apartment size as it will add to the cost and I do not wish to have a constant renter.

I am also looking forward to having a space for a kiln and pottery supplies including my painting supplies. I would like to belong to the Papa Gallery and also sell my art at local events like the Paducah Arts and Music Festival and the Farmers Market.

We enjoy all of what downtown has to offer and hope to highlight that in our property and how we live our lives.

2028 Clay St.





DETAILS

TOTAL HEATED AREA:	650 sq. ft.
- FIRST FLOOR:	650 sq. ft.
- GARAGE:	650 sq. ft.
FLOORS:	2
BEDROOMS:	1
BATHROOMS:	1
GARAGES:	2 car
WIDTH:	23ft.
DEPTH:	28ft.-3in.
HEIGHT:	24ft.-10in.
FOUNDATION:	Slab Foundation
MAIN ROOF PITCH:	2.5:12
FRAMING:	2x6



Mon 10/5/2020 9:22 AM

Maria,

I love your idea, and thanks for thinking of Ray Black & Son but we won't be the right fit for this type of construction. Make sure when you talk to Greg Cherry you ask about zoning and code restrictions on a living space above a garage that is part of a single address, 2000 Clay. Your plan shows approximately 1200 square feet counting both floors, a deck and exterior stair. I think you should conservatively budget between \$150,000.00 and \$195,000.00 to build this live/work garage apartment.

There may be builders who will offer a lower estimate. An example you should look at is on Country Club Lane just past Valley Road. The builder is putting up a contemporary garage with space above. If you can get the City to tell you who that builder is based on the building permit, that would be someone you should talk to.

I hope this helps and good luck on your project!

Chris Black

Sealed
Bid

2028 Clay St.
Maria Korte
618-645-0291

RECEIVED

OCT 28 2009

Planning Department

11:03 AM

Novel

RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF PADUCAH, SUPPORTING THE ADDRESSING OF MODERNIZATION OF KENTUCKY'S TRANSPORTATION FUNDING MECHANISMS TO ADDRESS TRANSPORTATION FUNDING NEEDS THROUGH THE COMMONWEALTH

WHEREAS, all of Kentucky benefits from an interconnected, multi-modal transportation network that contains 57 airports, 2,600 freight rail miles, 8 operating public river ports, a statewide transit network, more than 14,000 bridges, and nearly 80,000 center-line miles of roadways; and

WHEREAS, safe, efficient transportation is deemed an essential public service provided to all Kentucky communities; and

WHEREAS, all Kentucky communities depend on a safe, reliable transportation network to enhance economic development opportunities; and

WHEREAS, all Kentuckians depend on the transportation network for access to education, health care, employment, and other necessities; and

WHEREAS, since 2015, due to falling gas prices and reduced fuel tax revenues, state transportation funding dropped nearly \$200M per year; and

WHEREAS, in McCracken County, road funding has decreased from \$1,635,866.00 in Fiscal Year 2019-2020 to \$1,482,474.00 this Fiscal Year; and

WHEREAS, according to the Kentucky Transportation Cabinet, Kentucky's road fund requires an additional \$900,000,000.00 per year to address current maintenance and construction needs; and

WHEREAS, Kentucky's airports, railroads, river ports and transit system require sustained, adequate investments for maintenance and improvements; and

WHEREAS, the City of Paducah affirms and supports, in the strongest terms, House Resolution filed by Representative Sal Santoro urging the Kentucky General Assembly to adequately fund transportation in the Commonwealth.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PADUCAH, KENTUCKY, AS FOLLOWS:

SECTION 1. That the City of Paducah supports legislation to modernize Kentucky's transportation funding mechanisms to increase existing sources of funding to generate revenues needed for maintenance and construction on all modes of transportation.

SECTION 2. That the City of Paducah strongly encourages the Kentucky General Assembly to act as soon as possible in the 2021 session to address all of Kentucky's transportation funding needs to avoid further erosion of the transportation network.

SECTION 3. This resolution shall be in full force and effect from and after this adoption.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, _____

Recorded by City Clerk, Lindsay Parish, _____

\\resoln\Transportation Funding Modernization 2021

Agenda Action Form

Paducah City Commission

Meeting Date: February 9, 2021

Short Title: Authorize Payment to Kentucky Economic Development Finance Authority to Finalize TIF - **J ARNDT**

Category: Municipal Order

Staff Work By: Katie Axt

Presentation By: James Arndt

Background Information: Kentucky Cabinet for Economic Development granted preliminary approval of the City's TIF application on August 29, 2019. The City and KEDFA entered into a Memorandum of Agreement to establish the TIF District and undertake an independent analysis by a third-party consultant prior to receiving final approval. In the MOA, the City agreed to pay KEDFA an administrative fee of \$50,000 prior to receiving final approval.

This action also authorizes the transfer of \$50,000 from the Administrative Contingency Account No. 10000106 524500 to the TIF/Opportunity Zone Project Account No. DT0044 for the purpose of paying the administrative fee.

Does this Agenda Action Item align with a Strategic Plan Action Step? Yes

If yes, please list the Action Step Item Codes(s): E-1: Encourage and assist local business retention and expansion

E-3: Promote occupancy in all downtown buildings

E-4: Continue developing the riverfront from the Carson Center to the Convention Center

Funds Available: Account Name: TIF/Opportunity Zone

Account Number: DT0044

Staff Recommendation: Approval

Attachments:

1. MO - TIF Consultant Services KEDFA 2-2021
2. TIF Admin Fee Invoice - Paducah Downtown Riverfront Redevelopment Project
3. KEDFA MOA

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER AUTHORIZING PAYMENT TO THE KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY FOR TAX INCREMENT FINANCING (TIF) CONSULTANT SERVICES, IN AN AMOUNT OF \$50,000 AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS RELATED TO SAME

WHEREAS, the City of Paducah adopted Ordinance No. 2019-4-8569 on April 9, 2019, which authorized the execution of a Memorandum of Agreement between the City of Paducah and the Kentucky Economic Development Finance Authority (KEDFA); and

WHEREAS, the City and KEDFA entered into a Memorandum of Agreement to establish the TIF District and undertake an independent analysis by a third-party consultant prior to receiving final approval; and

WHEREAS, said Memorandum of Agreement includes the stipulation that an administrative fee of \$50,000 or an amount equal to a quarter of one percent (0.25%) of the total approved costs of the Project, whichever is less, be paid to KEDFA prior to receiving final approval; and

WHEREAS, the City of Paducah now desires to approve the expenditure of \$50,000 for said Administrative Fee.

NOW THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the City of Paducah hereby authorizes the Finance Director to make payment to the Kentucky Economic Development Finance Authority, in an amount of \$50,000 for the Kentucky Economic Development Finance Authority's Administrative Fee and authorizes the Mayor to execute all documents related to same.

SECTION 2. That the City hereby authorizes the transfer of \$50,000 from the Administrative Contingency Account No. 10000106 524500 to the TIF/Opportunity Zone Project Account No. DT0044. The expenditure shall be charged to the TIF/Opportunity Zone Project Account.

SECTION 3. This order shall be in full force and effect from and after the date of its adoption.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, _____

Recorded by Lindsay Parish, City Clerk, _____

\\mo\ TIF Consultant Services KEDFA 2-2021

EXHIBIT A

MEMORANDUM OF AGREEMENT

TAX INCREMENT FINANCING PROJECT

This Memorandum of Agreement (the "Memorandum of Agreement") is made by and between the KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY (the "Authority"), a public body, corporate and politic, created under Chapter 154 of the Kentucky Revised Statutes, and the CITY OF PADUCAH, FINANCE DEPARTMENT, a department of the City of Paducah that the city has designated to manage the Downtown Riverfront Development Area (the "Agency").

WITNESSETH:

WHEREAS, the Authority has been created and established as a public body, corporate and politic, under KRS Section 154.20-010 and has all the powers, duties and responsibilities delegated to it by law and is empowered by KRS 154.30-030 to review and approve applications for the Commonwealth's participation in tax increment financing programs and to pledge all, or a portion of, the incremental state tax revenues attributable to Mixed-Use Tax Increment Financing projects that are approved pursuant to KRS 154.30-060; and

WHEREAS, the Board of Commissioners for the City of Paducah (the "City") adopted Ordinance No. 2019-4-8569 on April 9, 2019, which established the Downtown Riverfront Development Area pursuant to KRS 65.7049, KRS 65.7051 and KRS 65.7053 (the "Development Area"); and

WHEREAS, the City has designated the Agency as the entity responsible for managing the Development Area on the City's behalf; and

WHEREAS, the Agency has submitted an application to the Authority pursuant to KRS

154.30-030 seeking state participation in the development of the Paducah Downtown Riverfront Development Project, a Mixed-Use Redevelopment in Blighted Urban Areas Tax Increment Financing project, within the Development Area (the "Application"), and

WHEREAS, the project described in the Application proposes the redevelopment of 317.01-acres of Paducah's downtown riverfront to attract new tourism, recreation and economic development opportunities, which includes approximately 200-acres of city-owned, underwater property needed to develop waterfront improvements and approximately 115-acres of upland mixed-use redevelopment which will involve the construction of the following: i) a 100-room limited service hotel (approximately 80,000 square feet), ii) 47 boutique hotel rooms (approximately 28,215 square feet), iii) 204 residential units (approximately 266,540 square feet), iv) restaurant/entertainment space (approximately 77,653 square feet), v) retail space (approximately 34,075 square feet), vi) manufacturing space (approximately 130,000 square feet), vii) public buildings (approximately 42,540 square feet), viii) public infrastructure improvements, and ix) a surface parking lot (the "Project"); and

WHEREAS, the Authority is authorized by KRS 154.20-033 to enter into agreements to carry out and effectuate the purposes and provisions of the Commonwealth's Tax Increment Financing ("TIF") program, KRS 154 Subchapter 30, in order to encourage increased property values, increased employment opportunities, and increased economic activity in urban areas; and

WHEREAS, the Agency's Application requesting the Commonwealth's participation in the Project represents that:

- (i) the Project will include "qualified use(s)" that conform to the requirements of KRS 154.30-060(3)(a); and
- (ii) the Development Area has three or more of the conditions listed in KRS 65.7049(3)(a);

and

(iii) the Development Area is not reasonably expected to be developed without public assistance and that the public benefits of the Project justify the public costs proposed; and

(iv) the Project represents new economic activity within the Commonwealth; and

(v) the Project will result in capital investment of between Twenty Million Dollars (\$20,000,000) and Two Hundred Million Dollars (\$200,000,000); and

(vi) the Project will not include any retail establishment that exceeds 20,000 square feet of finished square footage; and

(vii) the Project will include pedestrian amenities and public space; and

(viii) the Project will result in a net positive economic impact to the Commonwealth, taking into consideration any substantial adverse impact on existing Commonwealth businesses; and

WHEREAS, the proposed Project will require Fifty-Six Million Four Hundred Fifty-One Thousand Five Hundred Fifty and 00/100 Dollars (\$56,451,550) of estimated public infrastructure costs; and

WHEREAS, on August 29, 2019, and in reliance upon the information provided in the Application, the Authority adopted Resolution No. TIF-I-19-02 (the "Preliminary Resolution") which: (i) acknowledges the submission of the Agency's Application, (ii) directs the Authority's staff to conduct a review of the Application to determine if all statutory and regulatory requirements for a Mixed-Use Tax Increment Financing project have been satisfied; and (iii) authorizes the engagement of a qualified independent outside consultant or financial advisor to analyze data related to the Project and the Development Area and evaluate the net positive economic impact of the Project, and to prepare the report required by KRS 154.30-030, (iv) authorizes the execution and delivery of this Memorandum of Agreement, and (v) authorizes, at the appropriate time, the

execution and delivery of a Tax Incentive Agreement with the Agency that contains such terms and conditions as the Authority may deem advisable to permit the Agency to receive state tax increments for the support of public infrastructure costs (as defined by KRS 154.30-010(3)).

NOW THEREFORE, in consideration of these premises and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. Ratification of Representations and Undertakings in the Application. The Agency ratifies and confirms each of the representations set forth in the Application. The Agency hereby commits that should any material representation set forth in the Application change as the development of the Project proceeds, the Agency will promptly notify the Authority in writing, which describes the changes, and will consult with the Authority concerning whether the changes affect the Authority's evaluation of the Application. Material changes include, but are not limited to: (i) the nature of the expected development within the Development Area; (ii) the amount of projected capital investment in the Project, (iii) any change in the data required to evaluate the net positive economic impact of the proposed Project to the Commonwealth.

2. Undertakings of the Agency. The Agency hereby commits as a result of the Authority's adoption of the Preliminary Resolution:

a. That the Agency shall cooperate with the Authority's staff to provide all data, reports, information, or documentation required to evaluate the Agency's Application; and

b. That prior to the final approval of the Project and the submission of the executed Tax Incentive Agreement to the Authority, the Agency will provide such additional information, reports and lists that are described or required by the Tax Incentive Agreement; and

c. That the Agency will pay all costs associated with the independent consultant's or financial advisor's report at the time that the cost is incurred, as required by KRS 154.20-033;

and

d. That the Agency will pay all reasonable and customary professional fees, including reasonable interim and final fees and expenses of legal counsel for the Authority, related to the Application, this Memorandum of Agreement and the negotiation and preparation of all documentation relating to the Authority's consideration and approval of the Project, including a Tax Incentive Agreement for the Project, and the Authority's final approval of the Project so that the Authority will incur no liability whatsoever in respect of such services, as required by KRS 154.20-033(1). The Agency will pay such fees within thirty (30) days of the submission to the Agency of statements therefore; and

e. That the Agency shall diligently pursue the Authority's final approval of the Project and acknowledges that all commitments of the Authority and the Agency pursuant to this Memorandum of Agreement are subject to the condition that on or before August 29, 2022, the Authority and the Agency shall have agreed to mutually acceptable terms and conditions with respect to the Tax Increment Financing Agreement;

f. That prior to the final approval of the Project, the Agency will pay the Authority's administrative fee in an amount equal to a quarter of one percent (0.25%) of the total approved costs of the Project or \$50,000, whichever is less; and

g. That the Agency will take such further actions and adopt such further proceedings as may be reasonably required to implement the Agency's aforesaid undertakings as they and the Authority may deem appropriate in pursuance thereof or as may be required by law; and

h. That the Agency must be in compliance with all previous agreements between the Agency and the Authority as a condition to the Authority's authorization of the Tax Incentive

Agreement associated with this Project; and

3. Undertakings on the Part of the Authority. Subject to due compliance with all requirements of law, the obtaining of all necessary consents and approvals required by law, and the happening of all acts, conditions and things required precedent to the execution of a Tax Incentive Agreement, the Authority agrees that:

a. The Authority will, at the necessary time and provided that the Agency's Application is approved in accordance with KRS Chapter 154.30 and that it has otherwise complied with the terms of this Memorandum of Agreement, authorize the execution of a Tax Incentive Agreement pursuant to the terms of KRS 154.30-070 relating to the pledge of the incremental state tax revenues in an amount not to exceed the amount designated by the Authority for the support of approved public infrastructure costs and costs associated with land preparation, demolition and clearance; and

b. Provided that the Application complies with all statutory and regulatory requirements, the Authority shall hire a qualified independent outside consultant or financial advisor to analyze the economic impact of the proposed Project and the Development Area and to prepare the report required by KRS 154.30-030; and

c. The Authority will undertake such proceedings, take such actions and authorize the execution of such further documents as the Authority may deem necessary or acceptable to carry out the terms of the Tax Incentive Agreement with the Agency pursuant to KRS 154 Subchapter 30.

4. General Provisions.

a. In the event that the Project does not achieve final approval, the Agency agrees that, pursuant to KRS 154.20-033(1), the Agency shall, within thirty (30) days from the billing date,

pay the costs and expenses of all fiscal consultants, attorneys, appraisers, and other agents whom the Authority deems necessary or convenient for the preparation, execution, and delivery of this Memorandum of Agreement, the evaluation of the Agency's Application and the net positive economic impact of the Project, including, without limitation, all costs and expenses, if any, in connection with the enforcement of this Memorandum of Agreement. The fees for services provided by persons employed on behalf of the Authority shall be paid by the Agency directly to the person providing such consultation, advisory, legal, or other services.

b. Only capital investment that occurs after the date of preliminary approval shall be eligible for determining the minimum capital investment requirements for the Commonwealth's participation in the Project.

c. This Memorandum of Agreement and the Preliminary Resolution approving this Memorandum of Agreement constitute the present intent of the Authority to evaluate the Agency's Application and, if it is compliant with all statutory and regulatory requirements, to hire an independent outside consultant or financial advisor to evaluate the net positive economic impact of the Project to the Commonwealth.

d. If any term or provision of this Memorandum of Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this Memorandum of Agreement shall not be affected thereby, and the remaining provisions of this Memorandum of Agreement shall be valid and enforceable to the fullest extent permitted by applicable law.

e. The Commonwealth's pledge of incremental state tax revenues for the support of approved public infrastructure costs may be established, raised or reduced at the sole discretion of the Authority and in accordance with the consultant's estimate of the Project's net positive

economic impact to the Commonwealth.

f. The Authority's final approval of the Project must be granted within three years of its adoption of the Preliminary Resolution, which is on or before August 29, 2022. The final approval deadline shall not be extended without the Authority's express consent by resolution.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have entered into this Memorandum of Agreement by their duly authorized officers as of the 29th day of August, 2019.

KENTUCKY ECONOMIC DEVELOPMENT
FINANCE AUTHORITY

By: Katie Smet

Title: Commissioner

CITY OF PADUCAH, FINANCE DEPARTMENT

By: [Signature]

Title: mayor

Agenda Action Form

Paducah City Commission

Meeting Date: February 9, 2021

Short Title: Application for FY2020 Assistance to Firefighters Grant - **S KYLE**

Category: Municipal Order

Staff Work By: Matt Tinsley, Ty Wilson

Presentation By: Steve Kyle

Background Information: The Paducah Fire Department wishes to submit a grant application to the Department of Homeland Security, Federal Emergency Management Agency (FEMA). The Assistance to Firefighters Grant Program provides financial assistance directly to eligible fire departments, nonaffiliated emergency medical services (EMS) organizations, and State Fire Training Academies (SFTAs) for critical training and equipment. The objectives of the AFG Program are to provide critically needed resources that equip and train emergency personnel to recognize standards, enhance operational efficiencies, foster interoperability, and support community resilience.

The PFD wishes to purchase a mobile air supply system that would provide on scene air for firefighters breathing systems. It can be mounted on an existing apparatus.

The total project cost is estimated at, and not to exceed, \$30,000. A 10% match in the amount of \$3,000 is required, which will come from Fire Department account 1801-2307.

Does this Agenda Action Item align with a Strategic Plan Action Step? No

If yes, please list the Action Step Item Codes(s):

Funds Available: Account Name:
Account Number:

Staff Recommendation: Authorize and direct the Mayor to execute all required grant application documents.

Attachments:

1. MO - Fire- FY2020 Asst to Firefighters

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE A FY2020 ASSISTANCE TO FIREFIGHTERS MATCHING GRANT APPLICATION AND ALL DOCUMENTS NECESSARY THROUGH THE DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, IN THE AMOUNT OF \$27,000, TO BE USED FOR THE PADUCAH FIRE DEPARTMENT TO PURCHASE A MOBILE AIR SUPPLY SYSTEM THAT WOULD PROVIDE ON-SCENE AIR FOR BREATHING SYSTEMS.

BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. The Mayor is hereby authorized to execute a FY2020 Assistance to Firefighters Matching Grant Application and all documents necessary through the Department of Homeland Security, Federal Emergency Management Agency, in an amount of \$27,000, to purchase a mobile air supply system that would provide on-scene air for Breathing systems. It can be mounted on an existing apparatus. The total project cost is estimated at, and not to exceed, \$30,000, the City's cash match of 10%, \$3,000, will come from the Fire Department's account 1801-2307.

SECTION 2. This order shall be in full force and effect from and after the date of its adoption.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, February 9, 2021

Recorded by Lindsay Parish, City Clerk, February 9, 2021

\\mo\grants\fire-FY2020 Asst to Firefighters

Agenda Action Form

Paducah City Commission

Meeting Date: February 9, 2021

Short Title: Bid Award for 2021-2022 Concrete Program - **R MURPHY**

Category: Ordinance

Staff Work By: Brandy Topper-Curtiss

Presentation By: Rick Murphy

Background Information: On December 15, 2020, bids were opened and read aloud for the City of Paducah's 2021-2022 Concrete Program. This program consists of the completion of concrete work within the City such as sidewalks, curb & gutter, concrete entrances and storm inlets. Two bids were received, with Harper Construction, LLC, submitting the lowest evaluated bid. The concrete unit prices, along with excavation hourly rates will begin upon execution of the contract and end December 31, 2022. The contract has a one-year renewal option, ending December 31, 2023, upon the mutual agreement of both parties.

Does this Agenda Action Item align with a Strategic Plan Action Step? Yes

If yes, please list the Action Step Item Codes(s): I-6: Design and construct pedestrian safety improvements-crosswalks, sidewalks, flashing lights, etc.

Funds Available: Account Name: MAP Program

Account Number: 23002217

Staff Recommendation: To receive and file the bids submitted for the 2021-2022 Concrete Program and adopt an Ordinance authorizing the Mayor to enter into a contract with Harper Construction, LLC, for the concrete unit prices and excavation hourly rates listed on the attached bid tab for the 2021 and 2022 calendar years ending December 31, 2022; and to authorize the Mayor, subsequent to the recommendation of the City Engineer, the option to execute a "One-Year Renewal Agreement" extending the contract time period for the 2023 calendar year ending December 31, 2023, upon the mutual agreement of both parties.

Attachments:

1. ORD - Concrete program 2021-2022
2. 2021-2022 Concrete Agreement
3. Bid Tab for 2021-2022 Concrete Program
4. Paducah Sun Ad Placement

ORDINANCE NO. 2021-02-_____

AN ORDINANCE ACCEPTING THE BID OF HARPER CONSTRUCTION LLC, FOR THE CITY OF PADUCAH'S 2021-2022 CONCRETE PROGRAM, AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR SAME

BE IT ORDAINED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the City of Paducah accepts the bid of Harper Construction, LLC, for the calendar years 2021 and 2022 concrete program, with the option of a one-year extension, said bid being in substantial compliance with the bid specifications, and as contained in the bid of Harper Construction, LLC, of December 15, 2020, for the following unit prices and hourly rates:

Concrete Removal and Replacement Unit Prices

ITEM NO	DESCRIPTION	UNIT	UNIT BID PRICE
1	Curb & Gutter (Remove & Construct)	L.F.	\$ 23.00
2	Curb & Gutter (Adjacent to Roadside Edge)	L.F.	17.50
3	Curb & Gutter (New Construction)	L.F.	14.99
4	Concrete Sidewalk (Remove & Construct)	S.Y.	37.00
5	Concrete Sidewalk (New Construction)	S.Y.	30.00
6	Concrete Handicap Ramp	S.Y.	65.00
7	Concrete Entrance Pavement – 6" (Residential)	S.Y.	58.00
8	Concrete Entrance Pavement – 8" (Commercial)	S.Y.	64.00
9	Concrete Entrance Pavement – 6" M-Mix	S.Y.	65.00
10	Concrete Entrance Pavement – 8" M-Mix	S.Y.	71.00
11	Granite Curb Reset with new Concrete Gutter	L.F.	30.00
12	Gutter Replacement – Granite/Concrete Curb in Place	L.F.	20.00
13	Concrete Header Curb – 12"	L.F.	14.00
14	Concrete Header Curb – 18"	L.F.	15.00
15	Non-Reinforced Concrete 8"	S.Y.	52.00
16	Inlet Repair (Existing)	Each	600.00
17	Reinforced Concrete New Construction –Class A	C.Y.	700.00
18	Deep Saw Cut	L.F.	3.00
19	Perforated Pipe – 4"	L.F.	5.00

Excavation Rates:

ITEM NO	DESCRIPTION	UNIT	HOURLY RATE
1	Trackhoe	HR	\$100.00
2	Backhoe	HR	80.00
3	Compactor/Roller	HR	70.00
4	Dump Truck	HR	90.00
5	Backhoe with Breaker	HR	90.00
6	Small Dozer	HR	90.00
7	Laborer	HR	35.00

SECTION 2. The Mayor is hereby authorized to execute a contract with Harper Construction, LLC, for concrete work at the unit prices and hourly rates as accepted in Section 1 above, according to the specifications, bid proposal and contract documents heretofore approved and incorporated in the bid of December 15, 2020.

SECTION 3. The contract shall be binding upon the City and the Contractor, his partners, successors, assigns and legal representatives for 2021-2022 calendar years ending December 31, 2022. Neither the City nor the Contractor shall have the right to assign, transfer, or sublet their interests or obligations hereunder without consent of the other party. Further, the Mayor is hereby authorized, subsequent to the recommendation of the City Engineer-Public Works Director, to execute an additional One-Year Renewal Agreement extending the contract period for the 2023 calendar year ending December 31, 2023, upon the mutual agreement of both parties. If agreed, this renewal option shall be exercised by both parties executing and delivering the written One-Year Renewal Agreement. The City reserves the right to have concrete work completed at the quoted prices until the parties have executed the One-Year Renewal Agreement. However, in no case shall the Seller be bound to sell the contract material at these prices past December 31, 2022.

SECTION 4. Expenditures for the City's concrete program shall be charged to the MAP Program Account No. 2300 2217.

SECTION 5. This ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter 424.

Mayor

ATTEST:

Lindsay Parish, City Clerk

Introduced by the Board of Commissioners, February 9, 2021

Adopted by the Board of Commissioners, _____

Recorded by Lindsay Parish, City Clerk, _____

Published by The Paducah Sun, _____

\\ord\eng\concrete program 2021-2022

**CITY OF PADUCAH, KENTUCKY
ENGINEERING DEPARTMENT**

AGREEMENT FOR THE 2021-2022 CONCRETE PROGRAM

THIS AGREEMENT, made this _____ day of February, 2021 by and between the **CITY OF PADUCAH**, hereinafter called the **OWNER**, and **HARPER CONSTRUCTION, LLC**, hereinafter called the **CONTRACTOR**, for the consideration hereinafter named, agree as follows:

ARTICLE 1. SCOPE OF WORK

The Contractor agrees to furnish all the necessary labor, materials, equipment, tools and services necessary for the **2021-2022 CONCRETE PROGRAM**. All Work shall be in accordance with this Agreement, Specifications and any Addendum(s) issued.

Throughout the performance of this Contract, the Engineering-Public Works Department of the City of Paducah shall, in all respects, be acting as both Engineer and agent for the Owner, City of Paducah. All work done by the Contractor shall be completed under the general supervision of the Engineer.

ARTICLE 2. CONTRACT TIME

This Contract shall be binding upon the City and the Contractor, his partners, successors, assigns, and legal representatives for remaining portion of the 2021 calendar year and the 2022 calendar year ending December 31, 2022. Neither the City nor the Contractor shall have the right to assign, transfer, or sublet their interests or obligations hereunder without consent of the other party.

The term of the contract may be renewable for an additional one-year term, ending December 31, 2023, upon the mutual agreement of both parties. The City Engineer, acting as agent for the Owner, shall determine, in his sole discretion, the option to renewal. If agreed, this renewal option will be exercised by both parties executing and delivering the written One-Year Renewal Agreement. The City reserves the right to have said contract work completed at the quoted prices until the One-Year Renewal Agreement has been executed by the parties. However, in no case shall the Contractor be bound to complete the work at these prices past December 31, 2022.

ARTICLE 3. THE CONTRACT SUM

The Owner shall pay the Contractor for the performance of the Contract at the rates listed below for Concrete Removal and Replacement Work and Excavation Work as quoted in the Bid Proposal by the Contractor dated December 15th, 2020, which shall constitute full compensation for the work and services authorized herein. Contract prices are firm and will not be altered during the contract period. The Contractor agrees that no minimum amount of purchase shall be required.

Bid prices shall begin upon the execution of this Agreement. Bid prices are firm and will not be altered during the contract period. The Bidder agrees that no minimum amount of purchase shall be required. Bids shall include sales tax and all other applicable taxes and fees.

Concrete Removal and Replacement Unit Prices

ITEM NO	DESCRIPTION	UNIT	UNIT BID PRICE
1	Curb & Gutter (Remove & Construct)	L.F.	\$23.00
2	Curb & Gutter (Adjacent to Roadside Edge)	L.F.	\$17.50
3	Curb & Gutter (New Construction)	L.F.	\$14.99
4	Concrete Sidewalk (Remove & Construct)	S.Y.	\$37.00
5	Concrete Sidewalk (New Construction)	S.Y.	\$30.00
6	Concrete Handicap Ramp	S.Y.	\$65.00
7	Concrete Entrance Pavement – 6" (Residential)	S.Y.	\$58.00
8	Concrete Entrance Pavement – 8" (Commercial)	S.Y.	\$64.00
9	Concrete Entrance Pavement – 6" M-Mix	S.Y.	\$65.00
10	Concrete Entrance Pavement – 8" M-Mix	S.Y.	\$71.00
11	Granite Curb Reset with new Concrete Gutter	L.F.	\$30.00
12	Gutter Replacement – Granite/Concrete Curb in Place	L.F.	\$20.00
13	Concrete Header Curb – 12"	L.F.	\$14.00
14	Concrete Header Curb – 18"	L.F.	\$15.00
15	Non-Reinforced Concrete 8"	S.Y.	\$52.00
16	Inlet Repair (Existing)	Each	\$600.00
17	Reinforced Concrete New Construction –Class A	C.Y.	\$700.00
18	Deep Saw Cut	L.F.	\$3.00
19	Perforated Pipe – 4"	L.F.	\$5.00

Excavation Rates:

ITEM NO	DESCRIPTION	UNIT	HOURLY RATE
1	Trackhoe	HR	\$100.00
2	Backhoe	HR	\$80.00
3	Compactor/Roller	HR	\$70.00
4	Dump Truck	HR	\$90.00
5	Backhoe with Breaker	HR	\$90.00
6	Small Dozer	HR	\$90.00
7	Laborer	HR	\$35.00

ARTICLE 4. PROGRESS PAYMENTS

The Contractor may submit each month, and no more than once a month, a Request for Payment for Work completed in accordance with the Specifications. The Owner will make partial payments on or about thirty, **(30)** days after submission of a properly completed invoice and approval of the completed work. At the Engineer's discretion, a ten percent **(10%)** retainage may be held until final completion and acceptance of the work.

ARTICLE 5. ACCEPTANCE AND FINAL PAYMENT

Final payment shall be due sixty, **(60)** days after substantial completion of the work, provided the work will then be fully completed and the Contract fully performed in accordance with the specifications.

ARTICLE 6. THE CONTRACT DOCUMENTS

The Specifications and any addendum that may have been issued are fully a part of this Contract as if thereto attached or herein repeated.

IN WITNESS WHEREOF:

The parties hereto have executed this Agreement, the day and year first above written.

CONTRACTOR

BY _____

ADDRESS:
616 Northview St
Paducah, KY 42001

CITY OF PADUCAH, KENTUCKY

BY _____
George Bray, Mayor

ADDRESS:
Post Office Box 2267
Paducah, Kentucky 42002-2267

**CITY OF PADUCAH
ENGINEERING DEPARTMENT**

**2021-2022 Concrete Program
Bid Opening: Tuesday, December 15th, 2020 2:00 PM CST**

BIDDERS:				Recommend Acceptance			
				Harper Construction, LLC 616 Northview St. Paducah, KY 42001		Wilkins Construction Co., Inc. P.O. Box 3027 Paducah, KY 42002-3027	
CONCRETE REMOVAL AND REPLACEMENT							
ITEM NO	DESCRIPTION	UNIT	Avg 1 YR TOTAL	UNIT BID PRICE	AVG 1-YR TOTAL x UNIT BID PRICE	UNIT BID PRICE	AVG 1-YR TOTAL x UNIT BID PRICE
1	Curb & Gutter (Remove & Construct)	L.F.	2500	\$23.00	\$57,500.00	\$32.00	\$80,000.00
2	Curb & Gutter (Adjacent to Roadside Edge)	L.F.	1000	\$17.50	\$17,500.00	\$22.14	\$22,140.00
3	Curb & Gutter (New Construction)	L.F.	1500	\$14.99	\$22,485.00	\$17.24	\$25,860.00
4	Concrete Sidewalk	S.Y.	6000	\$37.00	\$222,000.00	\$44.50	\$267,000.00
5	Concrete Sidewalk (New Construction)	S.Y.	500	\$30.00	\$15,000.00	\$38.38	\$19,190.00
6	Concrete Handicap Ramp	S.Y.	250	\$65.00	\$16,250.00	\$51.06	\$12,765.00
7	Concrete Entrance Pavement - 6"	S.Y.	500	\$58.00	\$29,000.00	\$65.32	\$32,660.00
8	Concrete Entrance Pavement - 8"	S.Y.	800	\$64.00	\$51,200.00	\$70.24	\$56,192.00
9	Concrete Entrance Pavement - 6" M Mix	S.Y.	15	\$65.00	\$975.00	\$75.92	\$1,138.80
10	Concrete Entrance Pavement - 8" M-Mix	S.Y.	40	\$71.00	\$2,840.00	\$82.11	\$3,284.40
11	Granite Curb Reset with new Concrete Gutter	L.F.	1800	\$30.00	\$54,000.00	\$42.34	\$76,212.00
12	Gutter Replacement - Granite/Concrete Curb in Place	L.F.	100	\$20.00	\$2,000.00	\$30.08	\$3,008.00
13	Concrete Header Curb - 12"	L.F.	20	\$14.00	\$280.00	\$24.68	\$493.60
14	Concrete Header Curb - 18"	L.F.	50	\$15.00	\$750.00	\$25.83	\$1,291.50
15	Non-Reinforced Concrete 8"	S.Y.	250	\$52.00	\$13,000.00	\$60.00	\$15,000.00
16	Inlet Repair (Existing)	Each	20	\$600.00	\$12,000.00	\$725.00	\$14,500.00
17	Reinforced Concrete New Construction Class A	C.Y.	50	\$700.00	\$35,000.00	\$1,000.00	\$50,000.00
18	Deep Saw Cut	L.F.	1000	\$3.00	\$3,000.00	\$5.00	\$5,000.00
19	Perforated Pipe – 4"	L.F.	100	\$5.00	\$500.00	\$11.40	\$1,140.00
					\$555,280.00		\$686,875.30
EXCAVATION HOURLY RATES							
ITEM NO	DESCRIPTION	UNIT		HOURLY RATE		HOURLY RATE	
1	Trackhoe	Per Hour		\$100.00		\$120.00	
2	Backhoe	Per Hour		\$80.00		\$85.00	
3	Compactor/Roller	Per Hour		\$70.00		\$70.00	
4	Dump Truck	Per Hour		\$90.00		\$85.00	
5	Backhoe with Breaker	Per Hour		\$90.00		\$95.00	
6	Small Dozer	Per Hour		\$90.00		\$100.00	
7	Laborer	Per Hour		\$35.00		\$45.00	
Concrete Supplier			Federal Materials / Southern Concrete		Federal Materials / Kotter/ Southern Concrete		

PUBLIC NOTICE

The City of Paducah, Engineering Department will receive bids for the City of Paducah's 2021-2022 Concrete Program by 2:00 P.M., December 15th, 2020. All Bids received will be opened and read aloud, virtually via ZOOM. Digital Bid Documents may be obtained by calling the office of the Engineering Department at 270.444.8511. More information regarding this project may be found at the City of Paducah's website: www.paducahky.gov under Request for Bids.

EMPLOYMENT

0204

HOTFACTS
"hotjobs"

41%

of people took
a remote work
class at the past year.PUT YOUR NEW
RESUME TO WORK AT
paducahsun.com

0222

Now Hiring for a Up-
lifting Community
Manager. Offering
competitive pay, 401
k, and Health Bene-
fits. Send Resume at
johnson@tiagship-
communities.com.
270-331-6795

0264

NOTE TO PARENTS:
Kentucky State
Law requires
licensing for child
care facilities
providing care for 4
or more children
not related to the
licensee by blood,
marriage or
adoption.

0563

**MISC. ITEMS
FOR SALE**

**THIS NEWSPAPER
COULD BE YOURS
EVERY DAY!**
What better gift to
give yourself or a
friend.

Call The Paducah
Sun Customer
Service Dept for
details. 575-8800
or 1-800-598-1771.

0605

**REAL ESTATE FOR
RENT**

**REAL ESTATE
FOR RENT**

**HUD
OPPORTUNITY**

**PUBLISHER'S
NOTICE**
All real estate
advertised herein
is subject to the
Federal Fair
Housing Act which
makes it illegal to
advertise any
preferences,
limitations, or
discrimination
based on race,
color, religion, sex,
handicap, familial
status or national
origin, or intention
to make any such
preferences,
limitations or
discrimination.
State laws forbid
discrimination in
the sale, rental or
advertising of real
estate based on
factors in addition
to those protected
under federal law.
We will not
knowingly accept
any advertising for
real estate which is
in violation of the

0670

**BUSINESS
REALTY OFFICES**

**FAIRHURST BUILD-
ING**
131 Naim St.
Two suites available
296 & 1,050 sq. ft.
Fairhurst Realty
270-442-5474

0710

**REAL ESTATE FOR
SALE**

**SEEING is believ-
ing! Don't buy
property based on
pictures or repres-
entations. For free
information about
avoiding time-
share and real es-
tate scams, write
the Federal Trade
Commission at
Washington, DC
20580 or call the
National Fraud In-
formation Center,
1-800-376-7060.**

FINANCIAL

**GOVERNMENT
WILL-LIFE JOBS!**
Great Pay and
Benefits. No
Experience
Necessary. The
ticket to a dream
job might really be
a scam. To protect
yourself, call the
Federal Trade
Commission
1-877-FTC-HELP.
or visit www.ftc.gov

A public service
message from The
November

NOTICE TO CREDITORS
PUBLISHED IN KRS 424.340. The following executor/administrators/guardians have been approved.
November

0910

**BUSINESS
OPPORTUNITIES**

**SOME ads in this
classification are
not necessarily for
"help wanted" but
for employment in-
formation booklets.**

LEADS

**Ordinance No.
2020-16 amending
McCracken County
Ordinance No.
2020-08 by mak-
ing revisions to the
proposed Fiscal
Year 2020-2021
Operating Budget
by modification of
allocations pertain-
ing to general, jail,
federal, and Sher-
iff funds and ex-
penditure ac-
counts in strict
compliance with
the mandates of
the Kentucky Revised
Statutes Chapter
58, was adopted
by the McCracken
County Fiscal
Court on Novem-
ber 23, 2020.
A true, complete
and correct copy of
Ordinance No.
2020-16 shall be
made available for
inspection by the
McCracken County
Judge Executive's
Office. Any person
desiring to inspect
Ordinance No.
2020-16 shall con-
tact the McCrack-
en County Judge**

0955

PUBLIC NOTICE
The City of Paducah,
Engineering Depart-
ment will receive bids

0955

**Paducah Sun and
the FTC.**

**an County Judge
Executive's Office
via telephones at
270-444-4707 to
make arrange-
ments for the
transmission or de-
livery of same.**

LEADS

0955

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LEADS

**for the City of Padu-
cah's 2021-2022 Con-
crete Program by
2:00 P.M., December
15th, 2020. All bids
opened and read
aloud, virtually via
ZOOM. Digital Bid
Documents may be
obtained by calling
the office of the En-
gineering Depart-
ment at
270-444-9511. More
information regarding
this project may be
found at the City of
Paducah's website:
www.paducahky.gov
under Request for
Bids.**

LEADS

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LEADS

**Read the
CLASSIFIED
Daily**

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**Read the
CLASSIFIED
Daily**

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Brandy Topper

From: Brijit Stiles <bstiles@paducahsun.com>
Sent: Tuesday, November 24, 2020 8:33 AM
To: Brandy Topper
Subject: Public Notice Paducah Sun Ad
Attachments: 20327295_00000023.pdf; ATT00001.htm

Your ad is placed for Sunday Nov. 29th 2020. The price will be \$78.25. This will be placed in the legal section of our classifieds.

Agenda Action Form

Paducah City Commission

Meeting Date: February 9, 2021

Short Title: Approve an Agreement with Commonwealth Economics for Professional Services related to the Tax Increment Financing District - **J ARNDT**

Category: Ordinance

Staff Work By: Katie Axt

Presentation By: James Arndt

Background Information: Since 2016, the City of Paducah has been working with Commonwealth Economics (CE) to research, analyze, and develop a TIF district. To that end, the City has successfully established a TIF district that has been given preliminary approval by the Kentucky Economic Development Finance Authority (KEDFA) with CE assistance. KEDFA is expected to grant Final Approval in February.

As the City prepares for final approval by KEDFA and setting up the administration of the TIF accounts and reports, the consulting and compliance services of CE are sought. CE has unique qualifications and experience in this area. They frequently advise local governments on Tax Increment Financing and have been engaged for its consulting and compliance services in Lexington, Louisville, Owensboro, Bowling Green, and a number of other cities across the Commonwealth.

Does this Agenda Action Item align with a Strategic Plan Action Step? Yes

If yes, please list the Action Step Item Codes(s): E-3 Promote occupancy in all downtown buildings

E-4 Continue developing the riverfront from the Carson Center to the Convention Center

E-5 Maintain all of our commercial corridors I-1 Connect main commercial corridors by bike paths and/or bike lanes I-9 Downsize the City's ownership in real estate N-2 Encourage, incentivize, and/or support more housing options throughout the City

N-5 Evaluate, plan, partner, and create pedestrian access to parks from residential areas

Funds Available: Account Name: TIF/Opportunity Zone

Account Number: DT0044

Staff Recommendation: Approve

Attachments:

1. ORD - TIF Consultant Commonwealth Economics 2-2021
2. Paducah_TIF Consulting Proposal_Updated 2021_Revised

ORDINANCE 2021-_____-_____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH COMMONWEALTH ECONOMICS PARTNERS, LLC FOR CONSULTING SERVICES RELATED TO THE TAX INCREMENT FINANCING (TIF) PROGRAM FOR THE PADUCAH RIVERFRONT DEVELOPMENT PROJECT

WHEREAS, in June of 2018 the Board of Commissioners approved Municipal Order No. 2111 authorizing a professional services agreement with Commonwealth Economics in an amount not to exceed \$78,000 for consulting services related to the Tax Increment Financing Program; and

WHEREAS, in December of 2019 the Board of Commissioners approved Ordinance No. 2019-12-8607 authorizing a professional services agreement with Commonwealth Economics in an amount of \$43,824.80 plus direct expenses in an amount not to exceed \$4,000 for consulting services related to the Tax Increment Financing (TIF) Program; and

WHEREAS, the City Manager executed a contract with Commonwealth in August 2020, authorizing professional services in an amount not to exceed \$30,000 for consultant services related to finalizing the TIF Program; and

WHEREAS, the City of Paducah is now preparing for the final approval by the Kentucky Economic Development Finance Authority of the Tax Increment Financing Program; and

WHEREAS, it is now necessary to update the contract with Commonwealth Economics for additional consulting services; and

WHEREAS, a written determination has been made by the City Manager that this constitutes a professional services purchase and will be a noncompetitive negotiation purchase, pursuant to KRS 45A.380(3).

NOW, THEREFORE, BE IT ORDAINED BY BOARD OF COMMISSIONERS OF THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Mayor is hereby authorized to execute a professional services agreement with Commonwealth Economics Partners, LLC, for the Tax Increment Financing (TIF) Program in substantially the form attached hereto and made part hereof (Exhibit

A). This agreement supersedes and replaces the previous agreements with Commonwealth Economics.

SECTION 2. This expenditure shall be charged to the TIF/Opportunity Zone Project No. DT0044.

SECTION 3. This ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter 424.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Introduced by the Board of Commissioners, _____

Adopted by the Board of Commissioners, _____

Recorded Lindsay Parish, City Clerk, _____

Published by The Paducah Sun, _____

\\ord\plan\TIF Consultant Commonwealth Economics 2-2021

EXHIBIT A



**Paducah Downtown Riverfront Redevelopment
Mixed-Use TIF Project
Consulting Services**

Submitted To:
City of Paducah

Submitted By:
Commonwealth Economics Partners, LLC

February 2021

Dear Mayor Bray:

Commonwealth Economics Partners, LLC (“Commonwealth Economics” or “CE”) is pleased to provide the City of Paducah (“City” or “Paducah”) with a proposal for consulting services regarding its Downtown Riverfront Mixed-Use Tax Increment Financing (“TIF”) Project (“Project”). CE frequently advises local governments throughout the TIF approval process and provides comprehensive guidance related to TIF compliance for approximately 15 different development projects, taking a lead role throughout the reimbursement process toward recovery of over \$1 billion in awarded incentives.

Commonwealth Economics is a registered Municipal Advisor with the Securities and Exchange Commission (“SEC”) and the Municipal Securities Rulemaking Board (“MSRB”).

I. PROPOSED SERVICES

Commonwealth Economics agrees to provide the following consulting services:

- A. State TIF Approval Process Services:** Commonwealth Economics will continue to assist the Project team throughout the required meetings and discussions with the Cabinet for Economic Development (“CED”), Kentucky Economic Development Finance Authority (“KEDFA”), and the state’s third-party TIF consultant regarding the economic and fiscal impacts of the Project, and will continue to work with Project team members to negotiate and finalize the TIF incentive agreement with KEDFA.
- B. TIF Compliance Services:** Commonwealth Economics will use reasonable efforts to assist the City and Project team members with ongoing guidance, support, training, and representation during the term of the contract. Our services will be targeted to the tasks which are critical for the Project to remain in compliance with the TIF agreements in place with KEDFA. These services include:
 - Working with the City and state agencies to accurately set the tax baseline for the TIF Project. Getting the tax baseline set accurately from the beginning is a vital step, as the state Department of Revenue (“DOR”) and KEDFA will not amend their tax baseline once annual

increment payments have begun. Commonwealth Economics will take the lead role and assist the City and Project team members, including:

- ✓ Documenting the businesses operating within the footprint during the baseline year and obtaining and compiling TIF business questionnaires from such businesses. These questionnaires are required by the state DOR as a condition of the Tax Incentive Agreement (“TIA”) with KEDFA.
 - ✓ Developing an internal estimate of the tax baseline based on the information collected and other available information.
 - ✓ Completing and submit the required Old Revenues form, with related TIF questionnaires and tax estimates for each business, to KEDFA and working with them and DOR to ensure their list of businesses included in the baseline calculation match the City’s, and that the state tax baseline calculated by DOR is reasonable based on the internal estimate.
 - ✓ CE will serve as a point of contact with DOR throughout the process, or as the City requests.
- Working with the City and Project construction managers to accurately report the capital investment related to the Project. Semi-Annual reporting of the capital investment is required by KEDFA through minimum capital investment and then once annually until the completion of the Project and is subject to an independent audit at up to three different milestones. The amount available for reimbursement to the Project will be dependent upon the extent to which the required investment threshold is met. This process entails:
 - ✓ Working with construction contractors to educate them on the information required and establishing a periodic submission schedule.
 - ✓ Collecting and compiling detailed capital investment (including public infrastructure) information at periodic intervals from the Project’s construction manager(s).

- ✓ Completing and submitting the required capital investment form the Project to KEDFA by January 30th and July 31st each year as may be required until the Project is completed.
- ✓ Working with the City to answer questions during the independent CPA audits of the Project's capital investment and public infrastructure reporting.
- Working with the City and Project construction managers to collect and compile wage withholdings on construction workers within the footprint, as may be applicable. Once the Project's TIF has been activated, the wage withholdings on construction workers are eligible to be recovered as part of the annual increment. This process entails:
 - ✓ Working with construction contractors to educate them on the information required and establishing a periodic submission schedule.
 - ✓ Obtaining and compiling TIF business questionnaires from each contractor and sub-contractor working on the Project within the footprint.
 - ✓ Collecting and compiling periodic payroll reports or other detailed payroll information containing wage withholding information.
 - ✓ Incorporating collected information into the annual request for increment reimbursement.
- Working with the City to compile, review, and complete the annual Request for Disbursement. This process entails:
 - ✓ Documenting the businesses operating within the footprint during the applicable calendar year.
 - ✓ Obtaining and compiling TIF business questionnaires from new businesses operating within the footprint (for which TIF questionnaires have not previously been received).
 - ✓ Developing an internal estimate of the tax revenues for the applicable year based on the information collected and other available information.

- ✓ Completing and submitting the required Request for Disbursement form to KEDFA and DOR by April 30th of the following year.
- ✓ Working with DOR to ensure their list of businesses included in the annual increment calculation matches the City's, and the increment calculation by DOR is reasonable based on the internal estimate.
- ✓ CE will serve as a point of contact with DOR throughout the process, or as the City requests.
- CE will also provide instructional training and advice to City staff assigned to work on TIF related matters throughout each of these processes. CE recommends that each of the processes discussed above be completed as a joint effort between CE and City staff to use each as a hands-on training opportunity for City staff during the term of this contract.

C. TIF Project Scope Analysis: CE will be available to work with the City to review any changes to the Project scope or Project timing that represents a significant deviation from the Application and discuss how such changes might impact the Project's qualifications. This analysis and discussion would be limited to such evaluation that would not but utilized to determine funding of certain components or estimation of tax revenues that would be used to support any debt instruments. The advice provided under this section would be limited to general TIF Project advice and would not be deemed to be advice that would be considered financial advisory practices. Any such advice would need to be qualified under a separate contract pursuant to a specific issuance of debt or evaluation of the same.

II. FEES AND COMPENSATION

Compensation payable to Commonwealth Economics for all services rendered pursuant to this Agreement shall be as follows:

A. Section I (A):

Any unpaid balance for services provided under the previous agreement executed on August 25, 2020 and made effective from July 1, 2020 through February 1, 2021 will be due upon execution of this Agreement. A flat fee of \$4,000.00 per month will be billed and due each month for services described under Section I (A).

Section I (B) and (C):

Following final approval at completion of Section I(A), a flat fee of \$1,750.00 per month will be billed and due each month until such time as the portion of the Project known as the "City Block" phase begins construction. At that time, the flat fee will increase to \$3,500.00 per month, which will be billed and due each month for services described under Sections I (B) and (C).

- B.** Commonwealth Economics will provide a travel allowance of two trips per year to Paducah, KY which may be needed in order to conduct perioding canvassing of the Development Area or meet with and present to City officials as may be necessary. CE is also willing to convene via phone or other means of electronic communication with City officials and area businesses as may be required.
- C.** Payment shall be due within 15 days pursuant to an invoice presented upon reaching project milestones or monthly as expenses may occur, and such invoice shall indicate a description of any out of pocket and third-party expenses incurred over the prior month.

III. DURATION

- A.** This Agreement shall be considered a professional service contract, which shall commence on February 1, 2021, and shall continue until notified of cancellation by either party, as provided in the following section.
- B.** Either party may terminate this Agreement by submitting at least thirty (30) days written notice to the non-terminating party of such intent to terminate. In the event of termination, payment for services rendered up to and

including the date of termination shall be based upon the work completed at the rates and conditions identified in this Agreement.

- C. Upon notice of intent to terminate, Commonwealth Economics shall immediately discontinue performance of the service to the extent specified in the notice.
- D. Execution of this Agreement shall constitute written notice to proceed.

IV. EMPLOYER/EMPLOYEE RELATIONSHIP

It is expressly understood that this Agreement creates NO employer/employee relationship, nor does it cause Commonwealth Economics to be an officer or official of the City. Commonwealth Economics shall at all times be acting as an independent contractor in all matters related to this Agreement and shall have no authority to act as agent of the City and shall not hold itself out as such. By executing this Agreement, the parties hereto certify that its performance will not constitute or establish a violation of any statutory or common law principle pertaining to conflict of interest, nor will it cause the unlawful benefit or gain to be derived by either party.

V. CONFIDENTIALITY

Any reports, information, data, etc., provided to, prepared, or assembled by Commonwealth Economics shall be kept confidential and shall not be made available by Commonwealth Economics to any individual or organization without the prior written approval of the City. All documents, including but not limited to; studies, surveys, reports, date notes, computer files, and files and other documents prepared, developed, or discovered in connection with providing any services under this Agreement, shall become the property of the City. The provisions of this section shall survive any termination of this Agreement.

VI. LIMITATIONS & DISCLAIMER

It is expressly acknowledged that Commonwealth Economics cannot guarantee the performance or success of any proposed project, bond issue, loan, grant, or the ability to obtain funding from any source. Furthermore, Commonwealth Economics cannot guarantee the availability of funds or a specified rate of return on any investment; the market value of any security; the future value of any investment or real property; the performance of any investment manager, advisor, municipal

advisor, custodial firm or any other third-party consultant.

The services provided by Commonwealth Economics are based upon certain projections, judgments, and assumptions, in certain cases provided by third parties, for which Commonwealth Economics cannot guarantee. Circumstances may occur over the life of the contract and Project that are counter to the assumptions, projections, and judgments and may affect the realized value from the Project. Further, projections made and used are for multi-year periods; the results for individual years may vary significantly from forecasted values, and there is no assurance that the actual impacts and revenues received will be sufficient to justify the proposed Project or to repay any obligations.

The parties acknowledge that Commonwealth Economics is not acting as a Municipal Advisor as defined by Section 15B of the Securities and Exchange Commission Act of 1934 to the City of Paducah or McCracken County. Additionally, Commonwealth Economics is not providing advice or a recommendation with respect to any municipal financial product or the issuance of municipal securities, including with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues to the City of Paducah or McCracken County.

The parties further acknowledge that Commonwealth Economics has not agreed with the City or County, in this Agreement or any other agreement, verbal or written, to offer or sell any security, act as an underwriter, placement agent, broker-dealer or market-maker in any security. The compensation paid to Commonwealth Economics herein is not, and shall not be construed as, compensation for the offer or sale of any security or for the purpose of underwriting, making a market or acting as a broker-dealer or placement agent in any security, or the submission of an application to make a market in any security.

If this proposal meets your approval, please indicate by signing in the appropriate space below. Should you have any questions, please feel free to contact me at (859) 246-3060.

Sincerely,

A handwritten signature in blue ink that reads "J R Farris".

John R. Farris

Client Signature: _____

Title: _____

Date: _____

CE Signature: _____

Title: _____

Date: _____

Commonwealth Economics Partners, LLC

John R. Farris

John Farris founded Commonwealth Economics in 2007 and is President and Managing Partner of the company. He served as an economist at the Center for Economics Research at the Research Triangle Institute, as well as a senior economics consultant with both the World Bank and the International Finance Corporation. From 2006 to 2007, Mr. Farris served as Secretary of the Finance and Administration Cabinet for the Commonwealth of Kentucky. Mr. Farris currently serves on the Board of Directors of Green Brick Partners (NASDAQ: GRBK) and Kentucky Technology Inc.

Mr. Farris received a full-tuition fellowship to study economics and finance at the Woodrow Wilson School at Princeton University, where he was awarded a Master's Degree. Before attending Princeton, Mr. Farris studied economics and philosophy at Centre College, from which he graduated Phi Beta Kappa. Mr. Farris holds the FINRA/MSRB Series 50 and 54 designations as Commonwealth Economics Principal Municipal Advisor.

F. Thomas Howard

F. Thomas (Tom) Howard joined Commonwealth Economics in 2013 as a Partner. He retired from the Commonwealth of Kentucky's Office of Financial Management ("OFM") in the Finance and Administration Cabinet where he served as the Executive Director since 2005 and previously as the Deputy Executive Director. In that capacity he oversaw the Commonwealth's \$12 billion investment and appropriation-supported debt programs.

Mr. Howard has a background in banking and investment management. Before joining the Commonwealth in 1989 as a portfolio manager, Mr. Howard held various positions with First Security Bank & Trust Company and Eclipse Capital Management, Inc. In addition, Mr. Howard served three years as a public member and issuer representative of the Municipal Securities Rulemaking Board, which regulates the activities of banks and broker-dealers under the direction of the Securities and Exchange Commission. He is also a past chair of the State Debt Management Network, an affiliate of the National Association of State Treasurers.

During his tenure, Mr. Howard assisted the Commonwealth's legal team with the Department of Revenue v. Davis Case, which worked its way through the state court system before being heard by the United States Supreme Court. The question before the court was for providing an income tax exemption for interest on bonds issued by the state, while denying the exemption to interest on bonds issued by other states. The Supreme Court ultimately ruled in favor of the Commonwealth. Additionally, Mr. Howard was very active in planning and financing many of the state's highest profile projects, such as the Louisville Yum Center Project, the Louisville Southern Indiana Ohio River Bridges Project, the University of Kentucky Hospital, Louisville Metro Center City (Omni) Project, the new Lexington Convention Center and Rupp Arena renovations, the University of Kentucky Winslow Public Private Partnership and most recently funding of the settlement agreement for the Kentucky Communication Network Authority and the Kentucky Wired broadband project.

Mr. Howard received his Bachelor's of Business Administration with a concentration in finance from the University of Kentucky and holds the FINRA/MSRB Series 50 and 54 designations as Commonwealth Economics Principal Municipal Advisor.

Brett L. Antle, CPA

Brett Antle is a Partner at Commonwealth Economics. Mr. Antle has over 25 years of experience in financial consulting, government finance and accounting. Since joining Commonwealth Economics in 2013, Mr. Antle has provided quantitative and financial analysis on several types of projects, including sports arenas, infrastructure, and a variety of mixed-use commercial developments.

Before retiring from the Commonwealth of Kentucky's Finance and Administration Cabinet in 2012, Mr. Antle served in various roles within the Office of State Controller where he managed the implementation of several financial, reporting and eCommerce systems. He served the last several years of his career with the Commonwealth as the Deputy Executive Director of the Office of Financial Management where he managed the Commonwealth's appropriation-supported debt program and participated in the structuring and issuance of several billion dollars of taxable and tax-exempt bonds. Mr. Antle has also worked as an independent consultant on a number of financial system implementations.

Mr. Antle received his Bachelor of Science degree in Accounting from the University of Kentucky. Mr. Antle is a licensed Certified Public Accountant in Kentucky and holds the FINRA/MSRB Series 50 Municipal Advisor designation.

Casey R. Bolton

Casey Bolton is a Partner at Commonwealth Economics. Mr. Bolton has specialized in various forms of economic analysis, including managing a number of feasibility analyses and economic and fiscal impact studies since joining CE in 2009. Mr. Bolton has conducted feasibility analyses and impact studies for a wide variety of businesses and development projects and has guided several of them through the approval process towards receiving millions of dollars in funding. Mr. Bolton has experience in dealing with various forms of economic incentive programs at both the State and Federal level, especially Tax Increment Financing, and has been involved in the analysis and structuring of a variety of public-private partnership project delivery models throughout the region. Mr. Bolton also has experience working with early stage companies to develop business plans, scenario-based financial models, pitch books, and offering documents in order to raise capital.

Mr. Bolton received his Bachelor of Science degree in Financial Economics with a minor in Political Economy from Centre College in Danville, Kentucky and holds the FINRA/MSRB Series 50 Municipal Advisor designation.

Austin M. Arnold

Austin Arnold is a Senior Associate at Commonwealth Economics. Mr. Arnold has experience helping projects in the early stages of development assess market feasibility, identify possible tax incentive programs, and quantify the economic and fiscal impacts of their project. Mr. Arnold has also worked on multiple incentive program applications across multiple states that have received successful approval for millions of dollars in funding. Additionally, Mr. Arnold has been involved in a number of specialized reports for private and public clients in need of unique solutions for complex projects.

Before joining Commonwealth Economics, Mr. Arnold served the Centre College Athletic Administration where he assisted the implementation of a new financial

database. Additionally, Mr. Arnold has experience analyzing quantitative and financial data in his role as a Financial Counselor for 21st Mortgage Corporation.

Mr. Arnold received his Bachelor of Science degree in Economics and Finance from Centre College in Danville, Kentucky.

Haddon V. Alford

Haddon Alford joined Commonwealth Economics in 2019 as an Associate. Mr. Alford is responsible for assisting projects with compliance with Local, State and Federal level economic incentive programs. Mr. Alford also provides various support to projects with regard to their analysis and structured debt financing.

Before joining Commonwealth Economics, Mr. Alford worked briefly in congressional politics and, prior to that, assisted in product and financial feasibility analysis in the steel manufacturing industry.

Mr. Alford earned a Bachelor of Science degree in Finance and a Bachelor of Science degree in Marketing from the Darla Moore School of Business at the University of South Carolina with a minor in Political Science.