



# City Commission Meeting Highlights

Tuesday, January 24, 2017 at 5:30 p.m. at City Hall

*Note: Mayor Brandi Harless was unable to attend this meeting.*

## **Next Neighborhood Revitalization Report**

Planning Director Steve Ervin made a presentation to the Paducah Board of Commissioners of the work since last August by the Planning Department and the Urban Renewal & Community Development Agency (URCDA) regarding the study of the next neighborhood for revitalization. Since 2007, the City has been focused on a comprehensive revitalization of the Fountain Avenue Neighborhood which has been a very successful project. Over the last few months, the Planning Department and URCDA worked to select criteria in which to score five potential neighborhoods for revitalization. Ervin says, "The criteria were designed to put less weight on the deficiencies of a neighborhood and attempt to focus more on the available assets of a neighborhood and its potential for sustained growth and development." The eight scoring criteria used are

1. Number of neighborhood and/or adjacent neighborhood assets;
2. Ability to attract private reinvestment;
3. Ability to obtain high sales comps;
4. Governmental capacity to attack neighborhood problems such as crime, code enforcement, and infrastructure;
5. Proximity to schools, shopping centers, social services, recreation, and pharmacies;
6. Achievable rehabilitation costs;
7. Positive spillover-effect from adjacent neighborhoods; and
8. Obstacles to proceed.

The five neighborhoods under consideration are Terrell Addition, Frenchtown, Glendale, Guthrie, and Kolb (see boundary details below). Planning staff researched and compiled data for each neighborhood including total land acres, number and type of parcels (residential, commercial, vacant, industrial, institutional, park, parking, conservancy), average residential sales price, a code enforcement score, median household income, housing stock rating, and percent renter versus owner-occupied.

URCDA scored the neighborhoods using the eight criteria at its meeting in January. URCDA unanimously gave Terrell Addition the lowest score which means it would have the highest chance of being a successful project. This is the neighborhood just west of the current Fountain Avenue Neighborhood Project. Valerie Pollard with URCDA says the board members looked at each neighborhood's positives and deficiencies and the ability to attract private investment. Pollard says, "The Board members were pretty consistent in their neighborhood ratings."

Ervin says, "There are many neighborhoods within the City limits that could benefit from redevelopment efforts. Therefore, it is important that the selection process not only includes an assessment of a neighborhood's current conditions but that it also includes a comprehensive evaluation of the neighborhood's potential to have a sustainable and positive impact on the community at large." City Manager Jeff Pederson says, "This is a limited role for the City to play. But ultimately the large majority of investment would occur privately over time."

The Paducah Board of Commissioners will review the information presented to them at this meeting and the recommendation by URCDA. Once the Commission makes a decision, the next steps in the process would include neighborhood meetings, the preparation and approval of a revitalization plan, and public hearings. Then, the Planning Department would be in charge of implementing the plan over the next several years in a process similar to the Fountain Avenue Neighborhood Revitalization Project.

Neighborhoods:

- Terrell Addition – Boundaries include Park Avenue, North 21<sup>st</sup> Street, Monroe Street and just west of Fountain Avenue.
- Frenchtown – Boundaries include Martin Luther King Jr. Drive, North 9<sup>th</sup> Street, Jefferson Street, and North 13<sup>th</sup> Street.



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- Glendale – Boundaries include Mildred Street, the western boundary of Oak Grove Cemetery, Park Avenue, and H.C. Mathis Drive.
- Guthrie – Boundaries include Kentucky Avenue, South 21<sup>st</sup> Street, Mayfield Road, and South 16<sup>th</sup> Street.
- Kolb – Boundaries include Island Creek, South 4<sup>th</sup> Street, Husbands Street, South 7<sup>th</sup> Street, and Bridge Street.

**Abolish Paducah Riverfront Development Authority Board & Create Paducah Riverfront Development Advisory Board**

The Paducah Board of Commissioners approved an ordinance to abolish the Paducah Riverfront Development Authority (PRDA) and create the five-member Paducah Riverfront Advisory Board. This is a reorganization of Chapter 2, Article VI, Division 16 of the Paducah Code of Ordinances. The change places the functions and programming of the former PRDA within the Planning Department rather than as a stand-alone department. The Advisory Board will

- Assist with the development of a tax increment financing district;
- Assist with the implementation of strategies outline in the Renaissance Area Master Plan (RAMP);
- Assist with the review of development proposals for City-owned properties along the riverfront; and
- Select its chairperson and secretary and meet not less than quarterly. The Paducah Board of Commissioners may designate one of its members as ex-officio to the Advisory Board.

**Quick Highlights:**

- Mayor Pro Tem Sandra Wilson presented a proclamation to representatives of the St. Mary School System proclaiming January 29 through February 4 as Catholic Schools Week.
- Municipal order approved to apply for the Kentucky Transportation Cabinet’s Highway Safety Program grant. The City is requesting \$37,288 which if awarded, would be used by the Paducah Police Department for overtime work involved in traffic safety and for the purchase of radar units. No local cash match is required for this grant.
- Municipal order approved to approve the one-year lease agreement beginning April 1 between the City and Paducah Chiefs, Inc. for the lease of Brooks Stadium. The lease payment is \$1 to the City. This lease agreement will allow Paducah Chiefs, Inc. to apply for an ABC license for the selling of beer.
- Ordinance approved for the intent to annex properties located at 2901 and 2905 Lone Oak Road and 2825 Maryland Street. Last November, the City received a request for annexation from Tri-State Construction Company. This is the property just south of Banks Market.
- City Engineer & Public Works Director Rick Murphy showed pictures of the roof of the City-owned building at 111 Kentucky Avenue that is leased to Seaman’s Church Institute. Recent wind has caused the 17-year-old membrane roof to pull away from the layer below it. Murphy has received quotes from local roofing companies. This project will need to be completed as soon as possible. The cost will be around \$100,000.

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