

The Paris City Commission met in a regular session at 9:00 a.m. on Friday, December 28, 2018.

City Manager Daron Jordan, called the meeting to order and the Pledge of Allegiance was recited.

Human Resources Director, Erin Morton conducted roll call.

Present: Mayor, Michael Thornton, Commissioner, Matt Perraut, Commissioner, Wallis Brooks, Commissioner, Tim Gray, Commissioner, Michael Kendall.

Others in Attendance Assistant City Manager, Mike Withrow and City Attorney, Bryan Beaman.

Upon determining a quorum was present for the transaction of business, City Manager, Daron Jordan proceeded to conduct the meeting.

City Manager, Daron Jordan confirmed additional seating and audio was available in the hallway. Confirming there were no additional attendees seated in the hallway the meeting proceeded.

Old Business

City Attorney, Bryan Beaman read Municipal Order 2018-17 in its entirety. City Manager, Daron Jordan asked for comments or questions of the commission regarding the Order. With no questions or comments spoken by the commission the Order moved to a motion.

Motion by Gray, seconded by Thornton, approving Municipal Order 2018-17 authoring a real estate conveyance and development agreement for real property located along East Main Street. Motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut and Thornton voting Aye.

**CITY OF PARIS
ORDER NO. 2018-17**

**A MUNICIPAL ORDER AUTHORIZING A REAL ESTATE CONVEYANCE
AND DEVELOPMENT AGREEMENT FOR REAL PROPERTY LOCATED
ALONG EAST MAIN STREET**

WHEREAS, the City of Paris (the “City”) presently owns parcels of real property located along East Main Street whose addresses are commonly known as 4, 20 and 38 East Main Street;

WHEREAS, the City acquired the properties in October 2018 from Stoner Creek Partners, LLC and What Could Be Next, LLC. At the time of acquisition, the intended use was for the attraction and stimulus of economic development in the City;

WHEREAS, the City has received a proposal by a party interested in the acquisition of the real property for the purposes of development of a distillation operation of alcoholic spirits and for tourism attraction;

WHEREAS, the interested party intends to construct upon and develop the property to bring a mid-sized modern distillery to the City;

WHEREAS, the potential scope of the project would create numerous jobs for the area and the average annual job wage would be approximately \$75,000;

WHEREAS, the interested party plans for construction of a distillation operation, visitor center, merchandise store, restaurant, corporate and personal event center, warehousing of stored product, and golf course;

WHEREAS, the interested party expects revenues once all segments are completed and open to be approximately \$40,000,000 annually in gross revenue;

WHEREAS, this proposal meets numerous of the goals and objectives of the Bourbon County Joint Comprehensive Plan in the following ways:

1. The Comprehensive Plan charges the City of Paris with being a stimulant for economic growth (page 20) and has “the intent of opening up our community to new development (both infill and greenfield)”. (Page 5).
2. The Economic Resources element of the Comprehensive Plan includes the associated goal of assuring availability of infrastructure-ready land for industrial development and that economic development and job growth should be focused on areas that presently have the infrastructure capacity to accommodate this type of growth. This property is already supplied by the City utilities and that referenced infrastructure.
3. The Comprehensive Plan also calls for “enhancing existing resources and marketing them in a fashion that will appeal to segments of an economy that would otherwise not consider Bourbon County can broaden the economic

base.” (Page 32). Location of this proposal on site previously used as an old tobacco warehouse site and golf course while in close proximity to downtown and other historic areas enhances that opportunity.

4. The Comprehensive Plan calls for focusing on enhancement of heritage, history, and character of the county. The Comprehensive Plan provides some examples including: tourism based around agriculture; re-establishing bourbon distilleries; fostering growth of existing industries; re-use of tobacco warehouses. (Page 32). This project would meet each of those goals.

WHEREAS, transfer of this real property and its subsequent development will eliminate blight in the City;

WHEREAS, these parcels of real property are deemed property suitable for disposition by the City under KRS 82.083;

and

WHEREAS, it is now desirable and in the public interest for the City to transfer these parcels of real property without compensation for economic development purposes and for the elimination of blight as authorized by KRS 82.083(4)(b) and other applicable law.

NOW THEREFORE BE IT RESOLVED AND APPROVED by the Board of Commissioners of the City of Paris as follows:

1. The real estate conveyance and development agreement with LADC LLC, a Delaware limited liability company, d/b/a LADC Kentucky LLC attached to this Order is approved and accepted.
2. The Mayor is authorized and directed to execute that agreement.
3. As required by that agreement, the Mayor is authorized and directed to execute any necessary deed(s) to complete the conveyance of the real estate or other documents necessary to effectuate this transfer.
4. The real property to be transferred are the parcels of property located at 4, 20 and 38 East Main Street which are more specifically described in the Real Estate Conveyance and Development Agreement;
5. The intended use of the real estate at the time of acquisition was for economic development;
6. It is in the public interest to transfer the real estate for the purpose of the proposed economic development and to eliminate blight;
7. The method of disposing of the real property will be by transfer without compensation for economic development purposes and for the elimination of blight in accordance with KRS 82.083(4)(b);
8. The parcels of real estate shall be transferred as set forth in the Real Estate Conveyance and Development Agreement and subject to the terms, conditions, and restrictions of that agreement.

Adopted and approved this 28th day of December 2018.

Adjourn

Motion by Kendall, seconded by Brooks, to adjourn the meeting at 9:18 a.m. Motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut and Thornton voting Aye.

Mayor, Johnny Plummer

Attest:
City Clerk/Treasurer, Stephanie Settles