



Recently the City of Paris elected to enter into a purchase agreement for property that is located on Main Street, at the edge of the downtown Central Business District, and includes the parcel formerly known as Stoner Creek Country Club. The authorization to make this purchase was made by the City Commission in open session and during a regular meeting of the Commission.

The Commission was made aware that the current owner of the golf course was seeking to sell the property as the golf course had ceased to be a viable business enterprise and was not collecting enough revenue to keep the facility operational beyond the end of the season. Being made aware of this fact, and as part of the due diligence on behalf of the Commission, the City Commission authorized the Mayor and City Manager to have conversations with the property owner about the potential purchase of the property.

The Mayor and City Manager met with the property owner to discuss if there was an interest in selling the property and to discern what would be the asking price. The property owner relayed that they would be willing to sell and that the price would be \$650,000 total, or the PVA book valuation of the property to be sold. This information was relayed to the Commission who then authorized the Mayor and City Manager to enter into competitive negotiations with the property owner to see if an agreement in principle could be reached for the City to acquire the property.

A purchase contract was drafted by the City Attorney, and voted on by the City Commission, in open session, that provided for the purchase of the property for the sum of \$650,000 with the condition that if the City could not market the property within 24 months that the seller would re-purchase the property at the same cost of purchase plus any associated fees that the City might incur.

The City Commission made this decision to purchase the property based on its due diligence and several factors some of which include:

- The property had a perceived value to be marketed as an industrial development location based on its proximity to similarly zoned property and being located at the edge of the downtown commercial district
- The property could be marketed with the State Economic Development Cabinet to help with identification of potential developers
- The property met the intent of the Comprehensive Plan by seeking to complete infill redevelopment
- The property had a higher potential for a Return on Investment (ROI) as the city would be the provider of the primary utilities (electric, water, sewer) at the location

- The property rezoned as Industrial 1 (I 1) would have a higher ROI for not only the City but also for other local taxing districts (i.e. Paris Independent Schools, Health Department, Bourbon County Fiscal Court, etc.)
- As owner of the property, the City retained the ability to have enhanced oversight of how the property would be marketed and the ability to ensure that any potential developer understood the City's desire to not have a development that would impact the City's ability to provide water service to existing, or future, customers.

As this process has advanced, the City Manager sought interested parties that might have an interest in developing the property for community economic development benefit. These discussions have resulted in inquiries of representatives of multiple industries that would meet the City Commissions intent to enhance the community's economic viability. However, to date the City Manager, nor any elected or appointed official representing the City of Paris has drafted, or signed, any agreement for site development.

*The City of Paris*