

MUNICIPAL ORDER 20-2025

A MUNICIPAL ORDER AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT FOR THE ACQUISITION OF PROPERTY LOCATED AT 3001 HIGHWAY 54; DECLARING THE PROPERTY AS SURPLUS; AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE A DEED TRANSFERRING THE PROPERTY IN ACCORDANCE WITH KRS 82.083 TO 54 GRAND LLC.

WHEREAS, the Commonwealth of Kentucky has agreed to sell property located at 3001 Highway 54 in Owensboro, Daviess County, Kentucky to the City of Owensboro; and

WHEREAS, the structures located on the property at 3001 Highway 54 are dilapidated and the property is in need of redevelopment; and

WHEREAS, the City of Owensboro seeks to acquire said property so that it can ensure that the structures located on the property will be timely demolished and the property will be redeveloped; and

WHEREAS, the City desires to declare the property as surplus property so that it can be transferred in accordance with KRS 82.083.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF OWENSBORO, KENTUCKY, AS FOLLOWS:

Section 1. The Board of Commissioners hereby authorizes and directs the Mayor and other appropriate city officials to execute a real estate purchase agreement which sets forth the terms and conditions for the City's acquisition of the property located at 3001 Highway 54, said property is more particularly described in Exhibit "A" and incorporated herein by reference.

Section 2. In accordance with KRS 82.083(3), the Board of Commissioners makes the following determination:

- (1) The surplus real property owned by the City of Owensboro is located at 3001 Highway 54.
- (2) The intended use for the property at the time of acquisition is economic development and the elimination of blight.
- (3) It is in the public interest to dispose of the property listed above in order that interested parties can purchase and develop the property in a positive manner for the benefit of the community.
- (4) The property listed in Section 1 above shall be conveyed to 54 Grand LLC for economic development purposes, including the elimination of blight.

Section 3. By and through the Board of Commissioners, the property listed in Section 1 is hereby declared surplus property which may be transferred, sold, or otherwise conveyed for economic development purposes in accordance with the provisions of KRS 82.083(4)(b).

Section 4. The Board of Commissioners hereby authorizes the Mayor, City Manager, Assistant City Manager, City Attorney, City Engineer, and other appropriate city officials to execute the leases, deeds, consolidation plats, agreements and all other documents which are deemed necessary to meet the requirements of this order including the payment of funds and other actions as required under the Agreement as approved herein.

INTRODUCED, PUBLICLY READ AND FINALLY APPROVED ON ONE READING, this the 16th day of September, 2025.

Thomas H. Watson, Mayor

ATTEST:

Beth Davis, City Clerk

EXHIBIT "A"

Beginning at an iron pin in the north margin of Ky. Hwy. 54 and corner to John W. Kennedy; thence with the North margin of said Ky. Hwy. 54 North 69 degrees 27 Minutes 02 Seconds West 422.61 feet to an iron pipe corner to Daviess County Fiscal Court property; thence with line of Daviess County Fiscal Court property North 16 Degrees 38 Minutes 00 Seconds East 1235.81 feet to an iron pipe in Field's line; thence with Field's line South 76 Degrees 21 Minutes 09 Seconds East 490.29 feet; South 13 Degrees 05 Minutes 59 Seconds West 1012.92 feet to an iron pin corner to John W. Kennedy; thence with John W. Kennedy's line North 68 Degrees 10 Minutes 35 Seconds West 115.01 feet; South 19 Degrees 44 Minutes 16 Seconds West 290.05 feet to the point of beginning and containing 14.54 acres, more or less.

See plat of record in Deed Book 448, page 516, Office of the Daviess County Clerk.

LESS and EXCEPT the following tract conveyed by the Commonwealth of Kentucky, by and through the Finance and Administration Cabinet, for the use and benefit of the Department of Juvenile Justice, to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, by deed dated June 24, 2020, of record in Deed Book 1036, page 183, Office of the Daviess County Clerk :

Being a tract of land lying in Daviess County along KY 54 east of the intersection of Hayden Road and KY 54 near Owensboro, KY, and more particularly described as follows:

Beginning at a point in the Proposed Right of Way Line 55.57 feet left of Hayden Road at Station 48+75.00; thence with the Proposed Right of Way Line South 60°41'44" East a distance of 14.43 feet to a point in the Proposed Right of Way Line 70.00 feet left of Hayden Road at Station 48+75.00; thence with the Proposed Right of Way Line South 21°34'00" West a distance of 35.78 feet to a point in the Proposed Right of Way Line 84.00 feet left of KY 54 at Station 1183+35.00; thence with the Proposed Right of Way Line South 66°22'31" East a distance of 325.68 feet to a point in the Proposed Right of Way Line 100.00 feet left of KY 54 at Station 1186+60.00; thence with the Proposed Right of Way Line South 55°17'51" East a distance of 46.69 feet to a point in the Existing Property Line 92.92 feet left of KY 54 at Station 1187+06.60; thence with the Existing Property Line South 25°08'32" West a distance of 38.37 feet to a point in the Existing Right of Way Line 54.56 feet left of KY 54 at Station 1187+07.07; thence with the Existing Right of Way Line North 64°04'53" West a distance of 383.26 feet to a point in the Existing Right of Way Line 51.56 feet left of KY 54 at Station 1183+23.84; thence with the Existing Right of Way Line North 21°00'00" East a distance of 69.24 feet to a point in the Proposed Right of Way Line 55.57 feet left of Hayden Road at Station 48+75.00 and the POINT OF BEGINNING.

The above described parcel contains 0.357 acres (15547 sq. ft.).

AND BEING part of the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Department for Human Resources from the Daviess County, Kentucky, Fiscal Court by deed dated July 24, 1975, of record in Deed Book 448, page 514, Office of the Daviess County Clerk.