



TO: Mayor Linda Gorton  
Honorable Members, Urban County Council

FROM:   
Chris Ford, Commissioner of General Services

DATE: January 27, 2023

SUBJECT: Authorization for Declaration of Surplus Property and Disposition by Deed Transfer  
Sale of 400 East Fifth Street to United Way of the Bluegrass

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**Request:**

Request Council authorization to declare LFUCG property located at 400 East Fifth Street as surplus property, and to convey ownership of the property to United Way of the Bluegrass.

**Purpose:**

United Way of Bluegrass was competitively awarded RFP 27-2021, to serve as redevelopment partner for renovation and adaptive reuse of the Palmer Building. United Way of the Bluegrass will repurpose the building as a neighborhood-based hub (also referred to as WayPoint Center) for health and human services programming to benefit families of the surrounding neighborhood. LFUCG acquired the property in 2016. The property is currently vacant, and no provision of municipal governmental services are rendered from the facility.

LFUCG has recently invested approximately \$300,000 for environmental remediation and roof replacement at the facility. Also, United Way has secured grant awards for capital improvements from local funding partners including the Marksbury Family Foundation, the Blue Grass Trust for Historic Preservation, and LFUCG’s ARPA-funded Nonprofit Capital Grant program.

**Budgetary Implication:**

LFUCG agrees to transfer ownership of the property to United Way of the Bluegrass at no cost. The property’s current fair market value is \$190,000. For a period not less than 10 years, United Way will adhere to deed restrictions related to sustainable community benefit; maintaining the property in good condition; and preservation of historical significance and architectural integrity.

**File Number:** 0118-23

**Commissioner:** Chris Ford

