

RESOLUTION NO. _____, SERIES 2026

A RESOLUTION DETERMINING REAL PROPERTIES LOCATED AT 503 FRANKLIN STREET (PARCEL ID NO. 18D-0001-0000), UNADDRESSED E. WITHERSPOON STREET (PARCEL ID NO. 18D-0025-0000), 501-504 FRANKLIN STREET (PARCEL ID NO. 18E-0022-0000), UNADDRESSED FRANKLIN STREET (PARCEL ID NO. 18E-0064-0000), UNADDRESSED JACKSON STREET (PARCEL ID NO. 18E-0063-0000), 501 E. MAIN STREET (PARCEL ID NO. 18E-0051-0000), 304 JACKSON STREET (PARCEL ID NO. 18E-0053-0000), 302 JACKSON STREET (PARCEL ID NO. 18E-0055-0000), 100 N. HANCOCK STREET (PARCEL ID NO. 18E-0050-0000), 300 JACKSON STREET (PARCEL ID NO. 18E-0054-0000), UNADDRESSED FRANKLIN STREET (PARCEL ID NO. 18E-0020-0000) AND UNADDRESSED FRANKLIN JACKSON STREET (PARCEL ID NO. 18E-0016-0000) AS SURPLUS AND NOT NEEDED FOR THE GOVERNMENTAL PURPOSES OF METRO GOVERNMENT AND AUTHORIZING THEIR TRANSFER (AS AMENDED).

SPONSORED BY: COUNCIL MEMBER HERNDON

WHEREAS, pursuant to KRS § 67C.101, Louisville/Jefferson County Metro Government (“Metro Government”) may sell or transfer any real property belonging to Metro Government;

WHEREAS, Section 1(A) of Executive Order No. 2, Series 2011 of the Mayor, which adopts Section 2(C) of Executive Order No. 3, Series 2007, provides that the Metro Government may sell and convey surplus real estate upon declaration by the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) that such property is no longer needed for the governmental purposes of Metro Government;

WHEREAS, Metro Government owns properties at 503 Franklin Street (Parcel ID No. 18D-0001-0000), Unaddressed E. Witherspoon Street (Parcel ID No. 18D-0025-0000), 501-504 Franklin Street (Parcel ID No. 18E-0022-0000), Unaddressed Franklin Street (Parcel ID No. 18E-0064-0000), Unaddressed Jackson Street (Parcel ID No. 18E-0063-0000), 501 E. Main Street (Parcel ID No. 18E-0051-0000), 304 Jackson Street

(Parcel ID No. 18E-0053-0000), 302 Jackson Street (Parcel ID No. 18E-0055-0000), 100 N. Hancock Street (Parcel ID No. 18E-0050-0000), 300 Jackson Street (Parcel ID No. 18E-0054-0000), Unaddressed Franklin Street (Parcel ID No. 18E-0020-0000) and Unaddressed ~~Franklin~~Jackson Street (Parcel ID No. 18E-0016-0000), as more particularly described in Exhibit A to this Resolution (collectively, the “Property”);

WHEREAS, the Property is currently subject to a lease with the Louisville, Bats, LLC (“Team”), effective December 28, 2018, as amended on September 3, 2020 (the “Lease”);

WHEREAS, the Lease includes both the Property, which comprise the surface parking lot, and other Metro-owned parcels, which comprise the baseball stadium and is not part of this Resolution;

WHEREAS, the Lease is not set to expire until December 31, 2039, subject to the right of the Team to enter into a five (5) year extension;

WHEREAS, MGI Louisville, LLC, a Texas limited liability company (“Developer”) has proposed to redevelop the Property as a mixed use development;

WHEREAS, Metro Government has entered into a development agreement with the Developer, dated May 28, 2026 (the “Development Agreement”);

WHEREAS, the Development Agreement, a copy of which is attached as Exhibit B to this Resolution, contemplates the sale of the Property for \$1, in addition to Developer developing the Parcel as more particularly set forth in the Development Agreement;

WHEREAS, the sale of the Property would return the Property to the tax rolls and will provide more of a benefit, both in property taxes and capital investment, than Metro Government would receive if the Lease continued until its expiration;

WHEREAS, the Team is willing to consent to amend the Lease to carve out the Property and allow for its transfer to the Developer;

WHEREAS, Metro Government has never dedicated by virtue of use, deed, ordinance or any other manner the Property to a public or governmental purpose; and

WHEREAS, the Executive Director of the Cabinet of Economic Development has declared and certified to the Council that the Property is surplus to the needs of Metro Government, a copy of which certification is attached as Exhibit C to this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE "COUNCIL") AS FOLLOWS:

SECTION I: The Council hereby declares the Property described in Exhibit A hereto as "SURPLUS" and determines it is not needed to carry out the governmental functions of Metro Government.

SECTION II: The Mayor is hereby authorized to take all necessary actions to transfer the Property in the manner provided according to Section 2 of Executive Order No. 3, Series 2007, without further action by the Council.

SECTION III: This Resolution shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By _____

R-077-026 Resolution Determining Real Properties at 501-504 & 503 Franklin St, unaddressed E Witherspoon St (Parcel ID No. 18D-0025-0000), unaddressed Franklin St (Parcel ID No. 18E-0020-0000), unaddressed Franklin St (Parcel ID No. 18E-0064-0000), unaddressed Jackson St (Parcel ID No. 18E-0016-0000), unaddressed Jackson St (Parcel ID No. 18E-0063-0000), 501 E. Main St, 300-304 Jackson St, and 100 N. Hancock St as surplus 6-08-26 (lf)

EXHIBIT A

PROPERTY

Tract 1: 503 Franklin Street (Parcel ID 18D-0001-0000)

Beginning at the Northeast corner of Franklin and Jackson Streets; running thence Eastwardly along the North side of Franklin Street, 180 feet to the Southwest corner of the lot conveyed to John C. Morehead, by Deed dated April 23, 1953, of record in Deed Book 3007, Page 564, in the Office of the Clerk of Jefferson County, Kentucky, and extending back Northwardly of the same width to the South line of Water Street, or the South line of the Louisville and Nashville Railroad Company, if the South line of the Louisville and Nashville Railroad Company is South of the South line of Water Street, the Easterly line being coincident with the Westerly line of the lot conveyed to Morehead as aforesaid, and measuring 180 feet, more or less, the West line being coincident with the East line of Jackson Street.

Also included is the adjoining portions of Franklin and Jackson Streets closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 2: Unaddressed E. Witherspoon Street (Parcel ID 18D-0025-0000)

Being Lot 1, containing 12,448.2 square feet, as shown on a Plat attached to a Deed dated September 16, 1998, of record in Deed Book 7107, Page 737, and re-recorded in Deed Book 7132, Page 824, both in the Office aforesaid.

Also included is the adjoining portion of Franklin Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 3: 501-504 Franklin Street (Parcel ID 18E-0022-0000)

Beginning at a point on the South side of Franklin Street, 210 feet East of Jackson Street; thence Eastwardly with the South line of Franklin Street, 110 feet and extending back Southwardly of that width throughout, between lines parallel with Jackson Street, 232 feet.

Also included is the adjoining portion of Franklin Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

EXCLUDING THEREFROM so much as was conveyed to Commonwealth of Kentucky for the use and benefit of the Department of Highways, by Deed dated November 13, 1963, of record in Deed Book 3891, Page 75, in the Office of the Clerk of Jefferson County, Kentucky.

Tract 4: Unaddressed Franklin Street (Parcel ID 18E-0064-0000)

Beginning on the South side of Franklin Street, 105 feet East of Jackson Street; running

thence Eastwardly along the South side of Franklin Street, 105 feet and extending back Southwardly of the same width, between lines parallel with Jackson Street, 150 feet to an alley.

Also included is the 12 foot alley closed in Action No. 312231, Jefferson Circuit Court on January 14, 1949.

Also included is the adjoining portion of Franklin Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 5: Unaddressed Jackson Street (ID 18E-0063-0000)

Beginning at a point 60 feet, more or less, North of Washington Street, as measured on a line parallel with Jackson Street and 105 feet East of Jackson Street, as measured on a line parallel with Washington Street; said point also being in the Northern line of the lot conveyed by Louisville Gas Company to J.C. Davis, Trustee, by Deed dated July 20, 1901, and recorded in Deed Book 558, Page 152, in the Office of the Clerk of Jefferson County, Kentucky; thence Eastwardly with the Northern line of said Lot, 105 feet and extending back Northwardly of that width, between lines parallel with Jackson Street, 90 feet, more or less, to an alley.

Also included is the 12 foot alley closed in Action No. 312231, Jefferson Circuit Court on January 14, 1949.

Tract 6: 501 E. Main Street (ID 18E-0051-0000)

Beginning at the intersection of the East line of Jackson Street with the North line of Washington Street; thence with the North line of Washington Street, South 82 degrees 10 minutes 30 seconds East 383.17 feet to the intersection of same with the West right-of-way line of Interstate 65 (Commonwealth of Kentucky); thence with same North 7 degrees 55 minutes 50 seconds East 85 feet; thence North 82 degrees 10 minutes 30 seconds West 63.23 feet; thence South 7 degrees 53 minutes 41 seconds West 5.0 feet; thence North 82 degrees 10 minutes 30 seconds West 110 feet; thence South 7 degrees 53 minutes 41 seconds West 20 feet; thence North 82 degrees 10 minutes 30 seconds West to a point in the above mentioned East line of Jackson Street; thence with said line of Jackson Street, South 7 degrees 53 minutes 41 seconds West 60 feet to the point of beginning, Washington Street subsequently closed and North half (30 feet wide) added.

Also included is the adjoining portion of Jackson Street closed June 17, 2025 pursuant to Ordinance 7, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 7: 304 Jackson Street (Parcel ID 18E-053-0000)

Beginning at the Southeasterly corner of Jackson and Washington Streets; thence with the South line of Washington Street, South 82 degrees 10 minutes 30 seconds East 383.13 feet to the West line of Tract 87-C conveyed to Commonwealth of Kentucky, by Deed of record in Deed Book 3819, Page 66, in the Office off the Clerk of Jefferson County,

Kentucky; thence with the West line of same, South 7 degrees 55 minutes 50 seconds West 24 feet to a point which is 180 feet North of the North line of Main Street; thence North 82 degrees 09 minutes 43 seconds West and parallel with Main Street 383.11 feet to the East line of Jackson Street; thence with the East line of same, North 7 degrees 53 minutes 41 seconds East 23.91 feet to the beginning.

Also included is the adjoining portion of Jackson Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 8: 302 Jackson Street (Parcel ID 18E-0055-0000)

Beginning at a point in the East line of Jackson Street, said point being 180.00 feet North of the North line of Main Street; thence with a line parallel to Main Street, South 82 degrees 09 minutes 43 seconds East 383.11 feet to the West line of I-65; thence with said West line, South 7 degrees 55 minutes 50 seconds West 9.75 feet to a point in the North line of property conveyed to Louisville Scrap Material Co., Inc., of record in Deed Book 4891, Page 587, in the Office of the Clerk of Jefferson County, Kentucky; thence with said North line, North 82 degrees 07 minutes 41 seconds West 383.11 feet to the East line of Jackson Street; thence with said East line, North 7 degrees 53 minutes 41 seconds East 9.52 feet to the point of beginning.

Also included is the adjoining portion of Jackson Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 9: 100 N. Hancock Street (Parcel ID 18E-0050-0000)

Being Tract 1, as shown on the plat approved by the Louisville and Jefferson County Planning Commission, attached to and made a part of Deed dated July 29, 1983, of record in Deed Book 5366, Page 167, in the Office of the Clerk of Jefferson County, Kentucky.

Tract 10: 300 Jackson Street (Parcel ID 18E-0054-0000)

Beginning at a point marked by an iron pin in the Northerly line of Main Street (90 feet wide) at its intersection with the Easterly line of Jackson Street (60 feet wide); thence along the Easterly line of Jackson Street, N 7 degrees 53 minutes 41 seconds East 170.48 feet to a stake; thence leaving said Easterly line of Jackson Street South 82 degrees 07 minutes 41 seconds East 94.50 feet to a stake; thence South 7 degrees 53 minutes 41 seconds West 170.42 feet to an iron pin in the Northerly line of Main Street; thence along the Northerly line of Main Street, North 82 degrees 09 minutes 43 seconds West, 94.50 feet to the point of beginning, and being Tract No. 2 as shown on the minor subdivision plat, approved by the Louisville and Jefferson County Planning Commission, attached to and made a part of the Quitclaim Deed dated July 29, 1983 and recorded in Deed Book 5366, Page 167, in the Office of the Clerk of Jefferson County, Kentucky.

Also included is the adjoining portion of Jackson Street closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 11: Unaddressed Franklin Street (Parcel ID 18E-0020-0000)

Beginning at the Southeast corner of Franklin and Jackson Streets; running thence Eastwardly along the South side of Franklin Street, 105 feet, and extending back southwardly of the same width; the West line binding on the East line of Jackson Street, 150 feet to an alley.

Also included with said parcel is the 12 foot alley closed in Action No. 312231, Jefferson Circuit Court on January 14, 1949.

Also included is the adjoining portions of Franklin and Jackson Streets closed June 17, 2025 pursuant to Ordinance 73, Series 2025, of record in Deed Book 13101, Page 846, in the Office aforesaid.

Tract 12: Unaddressed Jackson Street (Parcel ID 18E-0016-0000)

Beginning on the East side of Jackson Street, 60 feet, more or less, North of Washington Street, said point begin also the Northwest corner of a lot conveyed by the Louisville Gas Company to J.C. Davie, Trustee, by Deed dated July 20 1901, and recorded in Deed Book 558, Page 152, in the Office of the Clerk of Jefferson County, Kentucky; thence Eastwardly with the Northerly line of said lot 105 feet; thence Northwardly, in a line parallel with Jackson Street, 90 feet, more or less, to the beginning.

Also included is the 12 foot alley closed in Action No. 312231, Jefferson Circuit Court on January 14, 1949.

EXHIBIT B

DEVELOPMENT AGREEMENT

EXHIBIT C

CERTIFICATION OF SURPLUS PROPERTY

The Executive Director for the Cabinet of Economic Development has carefully reviewed Louisville Metro's need for 503 Franklin Street (Parcel ID No. 18D-0001-0000), Unaddressed E. Witherspoon Street (Parcel ID No. 18D-0025-0000), 501-504 Franklin Street (Parcel ID No. 18E-0022-0000), Unaddressed Franklin Street (Parcel ID No. 18E-0064-0000), Unaddressed Jackson Street (Parcel ID No. 18E-0063-0000), 501 E. Main Street (Parcel ID No. 18E-051-0000), 304 Jackson Street (Parcel ID No. 18E-0053-0000), 302 Jackson Street (Parcel ID No. 18E-0055-0000), 100 N. Hancock Street (Parcel ID No. 18E-0050-0000), 300 Jackson Street (Parcel ID No. 18E-0054-0000), Unaddressed Franklin Street (Parcel ID No. 18E-0020-0000) and Unaddressed Franklin Street (Parcel ID No. 18E-0016-0000) (collectively, the "Property") in the administration of Louisville Metro, and has determined that the Property is not needed or suitable for any specific municipal use:

Jeff O'Brien
Executive Director, Cabinet of Economic Development