

**City of Hopkinsville
Request for Proposals for the
9th Street and Main Street Redevelopment Project**



RFP Issue Date: April 2, 2026

Proposal Due Date: Wednesday, July 1, 2026, at 3:00 PM CT

Introduction:

The City of Hopkinsville, by and through the Christian County/Hopkinsville Development Corporation (LDC) is seeking a Developer or Development Team to submit proposals for the acquisition and redevelopment of property along 9th and Main Streets in Hopkinsville, Kentucky. The Developer should have the capacity and creativity to transform the parcel included in this RFP.

The City is interested in receiving proposals that show market-responsive uses of the building, with a preference for the development of a two to four story building consisting of commercial space on the ground floor and residential units on the upper stories, however the City is open to entertaining other concepts for this property. Additionally, the City is interested in quality architectural designs that complement the surrounding architecture. The proposal that is submitted **must** include a purchase price for the property along with a development plan for the property and an estimated cost of construction of the proposed development.

While the City has not predetermined a specific site development plan, certain qualities of a preferred approach are outlined in this proposal, and submitters are encouraged to consider them. With that goal in mind, this RFP sets out the development objectives, while remaining open to proposals that suggest exceptions or deviations in order to achieve the best balance that is sensitive to the needs of the city and the prospective purchaser.

Site Information:

The property is currently vacant land that once contained multiple buildings. In 2023, the City had a structural engineer examine several buildings downtown that were in disrepair. The report from the structural engineer stated that all three buildings located at the corner of 9th and Main Streets had severe structural issues and should be demolished. Hopkinsville's City Council concurred with the structural engineer's findings on Lee's Game Room, located at 806 South Main Street and the Holland Opera House located at 808 and 810 South Main Street. Demolition of the buildings was completed in March 2023. The Phoenix Building, located at 814 and 816 South Main Street, was demolished by the property owner in November 2023. The City purchased the Blue Streak Printers building at 116 East 9th Street, along with the former Holland Opera House and Phoenix building properties from the owner in June 2025 and owns all properties with a clear title, including Lee's Game Room. In October 2025 after two structural inspections, the Hopkinsville City Council voted to demolish the Blue Streak Printers building. Demolition was completed on this property in November 2025. The demolition of these properties has left a large vacant area in the heart of Downtown Hopkinsville at its most visible intersection.

The City plans to consolidate the Lee's Game Room, Holland Opera House, Phoenix Building, and Blue Streak Printers properties, with the exception of the parking areas as noted on the survey. The parking area will not be included in the purchase and redevelopment of the property and will be subdivided from the rest of the property and remain with the City. The City will be providing an easement through the parking area, so that the Developer will have access to the property for which a proposal is being sought.

Attached as Exhibit A is the current survey of the property with the approximate boundaries of the parcel to be transferred to the developer. The property to be transferred to the developer is outlined with a thick black border, while the parking area the City will retain is outlined in red. The dashed area on the survey is the approximate property line where the City's parking area will be subdivided from the remainder of the other parcels. The subdivision and consolidation of the properties will occur following the acceptance of a proposal and in conjunction with the execution of a development agreement.

The zoning for this property is designated as a B-3 Central Business District. The B-3 District forms the city's center for commercial, financial, professional, governmental and cultural activities. This district also provides for

complementary office and related uses, including upper story residential occupancies. The regulations within the Central Business District are intended to protect and upgrade the district for the performance of its primary functions. Pedestrian oriented uses are encouraged in this district. Zoning regulations for this property can be found in Chapter 158 of the Hopkinsville Code of Ordinances: (https://codelibrary.amlegal.com/codes/hopkinsville/latest/hopkinsville_ky/0-0-0-12366).

The Holland Opera House, the Phoenix, and the Blue Streak Printers buildings have had ASTM Phase I Environmental studies completed for the properties. These studies were completed in 2017. The Developer will be responsible for any site work necessary, including environmental remediation or geotechnical exploration needed to build on this site.

General Provisions:

Request for Proposal packets can be obtained via the City website (https://www.hopkinsvilleky.us/bid_posting/index.php), via email by contacting Stacy Cook at scook@comdev-services.com, or in person at 710 South Main Street, Hopkinsville, Kentucky, 42240.

Any questions must be emailed to Stacy Cook at scook@comdev-services.com. Questions will be taken until May 27, 2026, at 12:00 PM CT. Responses to all questions will be posted to the City’s website. Acknowledgment of any addenda will be required in the submission.

The City of Hopkinsville reserves the right to reject any and all submittals and to waive any informality in any submittal if that action is deemed to be in the best interest of the City of Hopkinsville.

The cost of the preparation of the RFP from any and all Developers does not bind or obligate the City or the Christian County/Hopkinsville Development Corporation (LDC) to award a contract or to reimburse any of the costs associated with the preparation or submission of the material.

Following the selection of a Developer, a formal contractual development agreement will be negotiated, which will include project details, timelines, and expectations. If an agreement cannot be reached, negotiations will then begin with the next highest rated Developer and so on until an agreement can be reached. The City reserves the right to cease negotiations with any and all Developers and rebid the project if necessary. The development agreement and property transfer, including all agreed stipulations, will be subject to the approval of the Hopkinsville City Council.

Proposal Requirements:

The requirements are designed to establish the Developer’s overall capacity to complete this project and meet the requirements and obligations associated with the purchase of the land.

1. Cover Letter

- a. The cover letter should explain your interest in the opportunity, outline the main elements of your development concept, and identify the primary contact person for this project (name, address, phone number, and email address).

2. Development Team

- a. Identify the development entity’s legal name and contact information and provide the legal form of the organization (i.e. corporation, LLC, partnership, joint venture, etc.)
- b. Development team must include a list of the individuals who will be working on this project, including any proposed engineers, architects, and contractors. If you anticipate using

subcontractors for any portion of the project, list the firm(s) and the members of that firm who will be involved with the project. The listing should include the qualifications and experience of each individual who will be participating directly in the design and construction management and an organizational chart showing the line and staff relationship for those individuals.

- c. The proposal should summarize the experience and capacity of the Developer and the development team, both individually and collectively, particularly with projects similar in nature and scale. Describe relevant experience specific to the areas of project development, designing mixed use spaces, permitting, construction, securing funding and financing, renting, and property management.
- d. Proposals must include background information on their development experience and financial stability.
- e. The Developer must disclose all legal issues to which your company is/was a party to for the last five (5) calendar years. Disclosure includes the results of all litigation, disputes, judgments and matters of binding contract arbitration in which the performance of the company was at issue. The City of Hopkinsville, acting by and through the Christian County/Hopkinsville Development Corporation (LDC), reserves the right to exercise due diligence in the review of these matters. Failure to make full disclosure may result in disqualification from the selection process.
- f. List any potential conflicts of interest, including any relationship to any City official or staff member or any member of the Christian County/Hopkinsville Development Corporation (LDC) or Community and Development Services support staff.

3. Project Narrative & Initial Design

- a. Description of development plan for the described parcel and use of parcel.
- b. Prospective development timeline, including major milestones (no more than three (3) years for development completion).
- c. Discussion of how the project meets the municipal regulatory requirements, including, but not limited to zoning and site plan regulations. This could include required parking, variances that will be necessary, etc.
- d. Include any conceptual site plans, building elevations, floor plans, or renderings of the proposed development, including proposed square footage.

4. Financial Capacity

- a. A detailed project cost estimate should be included.
- b. A detailed description of ability to finance the costs associated with this project, including a financial spreadsheet, should be included.
- c. A development budget.
- d. Funding needed from the City, if any. Downtown incentive information is located on the City's website (https://www.hopkinsvilleky.us/visitors/historic_hopkinsville/downtown_renaissance_documents_and_forms.php#outer-291).
- e. The proposed purchase price of the land from the City of Hopkinsville.

Developers should submit seven (7) hard copies of their proposal for review to:

Stacy Cook, Community Development Planner II
Community and Development Services
710 South Main Street
Hopkinsville, KY 42240

The proposal should be submitted in an envelope clearly marked and labeled as “9th & Main Street Redevelopment Project”.

All responses must be received by July 1, 2026, at 3:00 PM CT for consideration. Late responses will not be reviewed or considered.

Selection Criteria:

The City has identified the following criteria to evaluate responses to this RFP. The criteria are not assigned specific point values.

1. Land use and impact on the downtown area and the city overall.
2. Developer’s track record for similar projects.
3. Financial ability to complete the project.
4. Construction schedule.
5. Need for City financial assistance (including Downtown Incentives).
6. Conformance with design guidelines.
7. Proposed property acquisition price.

Evaluation of the proposals will be based upon the criteria listed within the RFP. Reviewers anticipate selecting a shortlist of Developers based on the submissions. The RFP selection process may include input from others, and if selected, Developers on the shortlist may be asked to present their proposed plans as part of the process. If your project is selected as a finalist, more information will be provided as to the presentation. Alternatively, the City may opt to proceed without interviews if a clear candidate is determined from the written proposals.

Following the selection process, a preferred Developer will be recommended to the City Council by the Christian County/Hopkinsville Development Corporation (LDC) based on the overall quality of the proposed project. The evaluation of the Developer’s qualifications, experience, and capacity will be based upon information in the proposal submitted, interviews, investigation of projects completed by the Developer, assessment of performance in previous projects, and other pertinent factors. This project will require significant design review and construction oversight.

All proposals received will become the property of the City and after the selection process will be a part of the public record.

Timeline for Developer Selection:

The selection process will include the following steps:

RFP Issue Date:	April 2, 2026
Site Tour (Optional):	April 30, 2026, at 3:00 PM
Questions:	Until May 27, 2026, at 12:00 PM CT
RFP Proposal Due Date:	July 1, 2026, at 3:00 PM CT
Project Selection:	TBD

All submittals shall become the property of the City, and, after the selection process, will be a part of the public record.

Disposition Process:

The City will sell this property through a disposition process. During this process, the Developer must show that all funds needed for the fully realized project are available at the time of closing. Other requirements may be imposed by the City to ensure that the property will be developed, including verifying all costs associated with the construction of the project and confirming that the drawings depict a project which can be permitted as intended. Additionally, the Developer will need to receive all appropriate approvals for land development. The City will not close on the property until all terms of the disposition process are met.

Legal Information:

The City shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a prospective Developer to perform the obligations in the response to this RFP.

1. **Inspection of Parcel:** Developers shall be given an opportunity to inspect the property and the title to the property, including all other documents referenced by this RFP. If the Developer is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the parcel in "AS-IS, WHERE IS" condition, unless otherwise agreed to by the City at its discretion, in a development agreement.
2. **Building Permits, Zoning Variances and Financial Viability:** The sale of the property will not occur until the land development process is complete by the Developer. The sale of the property in no way guarantees or warrants grading permits, building permits, zoning variances, or financial viability. The City reserves the right to refuse to sell the property until the Developer is able to obtain all necessary financing and permits.
3. **Disclaimer of Liability:** The Developer acknowledges by submitting information and proposals to the City that the City does not undertake any obligations and shall have no liability with respect to the development program, this RFP, and responses thereto, nor with respect to any matters related to any submission by the Developer.
4. The Developer, for itself and its employees, contractors, and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.
5. The City shall be the sole judge as to which proposals best meet the selection criteria. Notwithstanding anything in this RFP to the contrary, the City reserves the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, and to waive any irregularities in any submitted proposal.
6. Upon receipt of written acceptance of the proposal by the City to the Developer, the Developer will, within thirty (30) days, submit a binding letter of intent to the City. The binding letter of intent shall be submitted with a non-refundable certified check for \$5,000.00. Also, the binding letter of intent will identify the buyer and detail that the sales agreement is not assignable to any other party. The binding letter of intent will

specify the total project cost and the amount to be paid to the City at the time of closing, as well as outline any and all contingencies the Developer requires to be incorporated into the development agreement.

7. Upon receipt and acceptance of the binding letter of intent, the City will provide a development agreement to the selected Developer within thirty (30) days. The development agreement will contain the following terms between the City and the Developer:

Specify that the property being sold is in an "AS-IS, WHERE-IS" condition with no representations and warranties.

Will detail a closing date within one hundred twenty (120) days of the execution by the City and buyer.

The deed to be conveyed will contain a right of reversion clause that the Developer must initiate the physical development of the property in accordance with the terms of its proposal within one (1) year of the transfer of the deed and complete agreed property improvements within three (3) years of transfer as evidenced by a final Certificate of Occupancy. If the Developer fails to develop the property in accordance with the development proposal accepted by the City, the City may exercise its right of reversion.

Closing will be held in **Hopkinsville, Kentucky**. Closing will be held within one hundred twenty (120) days. If closing is not completed by this date, either party will then have the right to declare time to be of the essence by giving notice to the other party. The notice will state that time is of the essence and will fix the time, date and place of closing. The date fixed may not be earlier than fifteen (15) days or later than thirty (30) days following the effective date of giving such notice.

If the development agreement is acceptable to the Developer, the Developer and the City will both execute said development agreement, and at which time the Developer will tender to the City a certified check in the amount of 10% of the agreed upon purchase price.

Taxes. The Developer will address the real estate taxes and any transfer taxes associated with the Property. The Developer, and their successors-in-interest, agree that after closing, the real estate shall be subject to all real estate taxes, including city, county, school, etc. during which time the Developer owns the property.

Possession. Possession of the property will be delivered to the Developer on the date of closing and upon delivery of 100% of the purchase price (minus the 10% paid at time of the acceptance of the development agreement). Unless the Developer receives the City's written consent, the Developer, and their successors-in-interest agree not to sell, subdivide, or partition the real estate for five (5) years after the date of settlement. If Developer, or their successors-in-interest do sell, subdivide, or partition the real estate within five (5) years after the date of settlement, without the City's prior written consent, the real estate will revert to the City, or its successor-in-interest.

Risk of Loss; Insurance. No representations are being made. The City is transferring this property on an "AS-IS, WHERE-IS" basis and makes no representations as to the condition of the property. The Developer takes responsibility for any title defects.

Default.

- A. **By the Developer:** If the Developer defaults, the City may: 1) agree to retain the deposit money as liquidated damages, as the parties agree that the amount of the transaction fee is a reasonable settlement

of the City's damages and is not a penalty; 2) recover for out-of-pocket costs related to this Agreement; 3) recover for loss of bargain, which right is preserved by the City; or 4) make a claim against the Developer for specific performance.

- B. By the City:** If the City defaults, the Developer's remedy is limited to rescinding this Agreement, in which case the City will return the transaction fee to the Developer, and the Developer can make a claim for out-of-pocket costs, limited to title examination fees and inspection costs. The Developer specifically waives any claims for loss of bargain and specific performance, or any other damages known or unknown.

Zoning and other Ordinances. The City makes no representations as to whether the property is in compliance with the current zoning classification or whether there are notices of uncorrected violations.

Inspection of Property. The Developer acknowledges that they inspected the Property and have done all of their due diligence before closing on the property. The Developer is relying only on the inspection of the property made by the Developer and is not relying on any oral statements concerning the physical condition of the property made by City representatives or agents or any written statement concerning the physical condition of the property given to the Developer by the City except for written statements contained in this document. Said lot(s) are vacant as of the purchase time of the property.

Indemnification. The successful developer (and all team members) shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless the City of Hopkinsville, the Christian/County Hopkinsville Development Corporation (LDC), and Community and Development Services, their elected and appointed officials, officers, agents, and employees from and against any and all liabilities, losses, claims, suits, actions, demands, penalties, damages, costs, and expenses (including reasonable attorney's fees and expert witness fees) of any kind which may result from or arise out of: (a) any breach of the terms of this RFP or the development agreement by the developer; (b) any negligent or willful acts or omissions of the developer, its employees, subcontractors, or agents in connection with the project; or (c) any claims by third parties resulting from the City's execution of an agreement with the developer and the developer's performance of the work or development. This indemnification obligation shall survive the conclusion of the RFP process and be incorporated into any subsequent agreements. Submitting a proposal signifies the proposer's agreement to this indemnity clause. The City may require the selected developer to provide evidence of insurance covering general liability, workers compensation, etc., and naming the City as additional insured, in the development agreement.

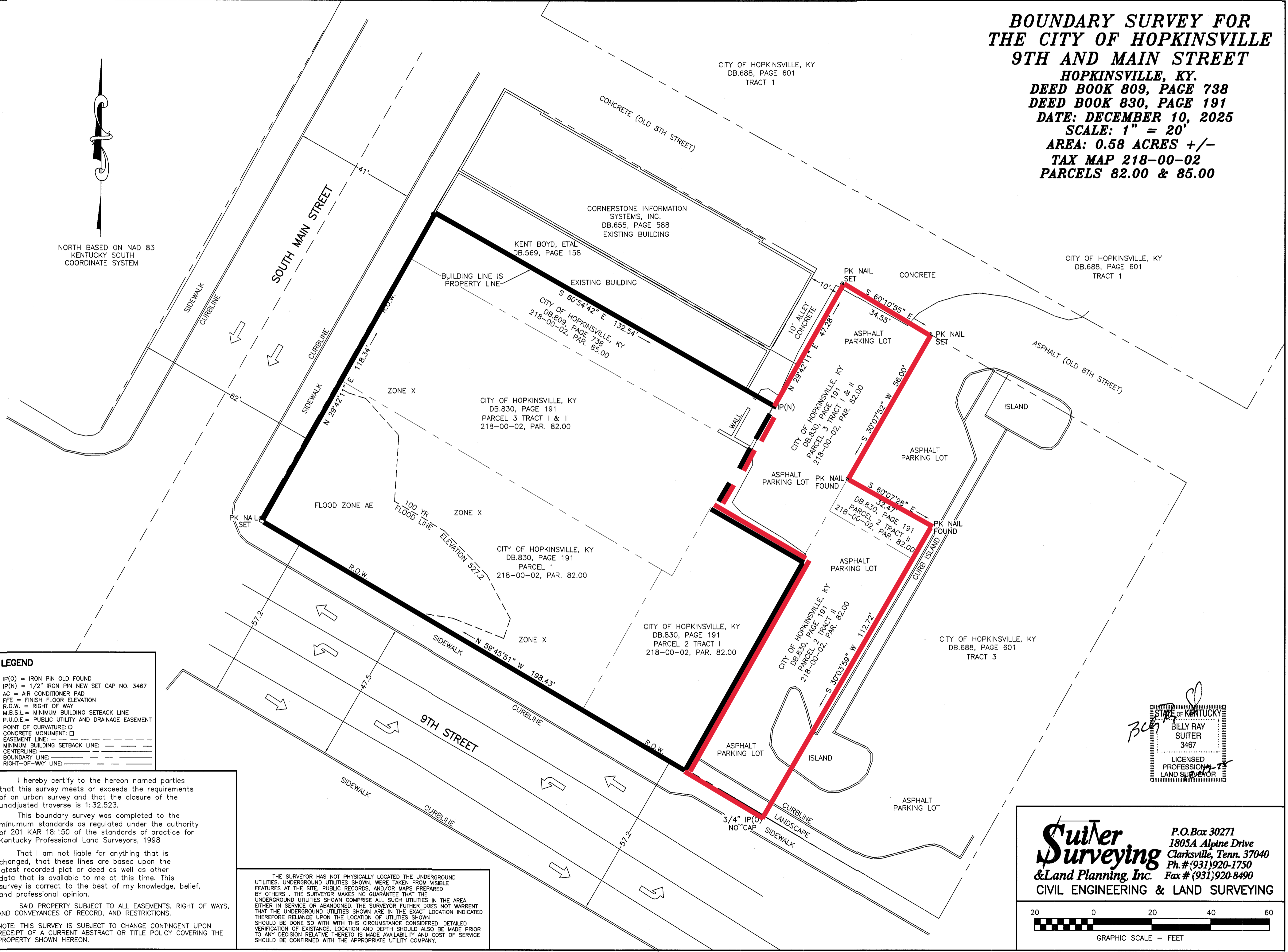
Attached Exhibits:

- Exhibit A: Site Survey
- Exhibit B: RFP Supplemental: Guidelines for New Construction Proposals
- Exhibit C: Deeds for Property

**BOUNDARY SURVEY FOR
THE CITY OF HOPKINSVILLE
9TH AND MAIN STREET**

**HOPKINSVILLE, KY.
DEED BOOK 809, PAGE 738
DEED BOOK 830, PAGE 191
DATE: DECEMBER 10, 2025
SCALE: 1" = 20'
AREA: 0.58 ACRES +/-
TAX MAP 218-00-02
PARCELS 82.00 & 85.00**

NORTH BASED ON NAD 83
KENTUCKY SOUTH
COORDINATE SYSTEM



LEGEND
 IP(O) = IRON PIN OLD FOUND
 IP(N) = 1/2" IRON PIN NEW SET CAP NO. 3467
 AC = AIR CONDITIONER PAD
 FFE = FINISH FLOOR ELEVATION
 R.O.W. = RIGHT OF WAY
 M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 POINT OF CURVATURE: O
 CONCRETE MONUMENT: □
 EASEMENT LINE: ————
 MINIMUM BUILDING SETBACK LINE: - - - - -
 CENTERLINE: ————
 BOUNDARY LINE: ————
 RIGHT-OF-WAY LINE: ————

I hereby certify to the hereon named parties that this survey meets or exceeds the requirements of an urban survey and that the closure of the unadjusted traverse is 1:32,523.
 This boundary survey was completed to the minimum standards as regulated under the authority of 201 KAR 18:150 of the standards of practice for Kentucky Professional Land Surveyors, 1998

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

SAID PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND CONVEYANCES OF RECORD, AND RESTRICTIONS.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN, WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

STATE OF KENTUCKY
 BILLY RAY
 SUITER
 3467
 LICENSED PROFESSIONAL
 LAND SURVEYOR

Suiter Surveying & Land Planning, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 P.O. Box 30271
 1805A Alpine Drive
 Clarksville, Tenn. 37040
 Ph. # (931) 920-1750
 Fax # (931) 920-8490

20 0 20 40 60
 GRAPHIC SCALE - FEET

Area outlined in black is the proposed property available for the development project, as listed in the RFP.

Area outlined in red is the parking area owned by the City, that will not be transferred as part of the development project.

**The dashed line is the approximate property line once the subdivision & consolidation process is completed.

**New Construction and Infill Development
Main Street and 9th Street**

RFP Supplemental – Guidelines for New Construction Proposals

All redevelopment proposals submitted under this Request for Proposals shall consider the following:

- Setback and Spacing
- Massing and Building Footprint
- Height and Width
- Scale and Orientation
- Fenestration
- Materials
- Architectural Details

Conformance with the design criteria contained herein is strongly encouraged. Any deviation from the design criteria provided herein shall be clearly stated in the proposal. The City reserves the right to reject any proposal not in conformance with the below listed standards:

General Design Standards

1. Newly constructed buildings should not overwhelm or disregard the adjacent context with regard to building location, scale, bulk, massing, material, color, texture and fenestration.
2. Compatible designs are encouraged instead of historic copies or reproductions.
3. Contemporary designs should respect the traditional character of their context and maintain the front setback established by neighboring buildings.
4. Spacing between buildings should be compatible with the spacing between existing buildings.
5. Signage, awnings, light fixtures and other applied elements should not cover architectural details and should be in scale with the building façade and its immediate context.
6. Materials used should be of high quality and durability and should complement existing contextual materials.
7. Consider the effect of small-scale details on visual appeal for pedestrians.
8. Consider the effect of overall forms, materials and colors on visual appeal for drivers.
9. Accommodate accessibility modifications at side or rear entrances if necessary to maintain façade integrity.
10. While specific colors are not addressed in this RFP, selected colors shall be appropriate to the historic building of that time, the district itself, and in context of the surrounding buildings.

Site and Building Layout

1. The main entrance(s) to all buildings should face the major street, with secondary entrance(s) from off-street parking areas or secondary street façades.
2. No setback (0'-0") is most appropriate while ensuring conformance with the requirements of Chapter 151 (Flood Damage Prevention) of the City of Hopkinsville, Code of Ordinances.
3. The "footprint" of any new structure should extend to the public right-of-way at all street-facing façades, with no setback up to at least the second floor for multiple-story structures.
4. Building entries should be inset up to six (6) feet from the street façade to allow for protection from the elements, at the first floor only. Upper-level balconies on street façades should also be set into the building, rather than projecting over the public right-of-way.

5. Outdoor dining or display areas should occur either adjacent to the right-of-way in front of buildings, subject to City approval, or beside or behind buildings. Outdoor dining or display areas shall not be included in the right-of-way.
6. All service entrances, dumpsters and loading facilities should be located at the rear of buildings. They should be screened from view with solid fencing, a masonry wall and/or landscaping so that they are not visible from public streets or parking areas.
7. Equipment (such as air conditioner units or exhaust fans) should be screened from view and be located either in the rear of the building or on the roof. No equipment should be mounted on street façade(s) or be visible from the street or customer parking areas.
8. Outdoor storage areas (including auto repair staging areas) should be located behind or beside buildings and be shielded from view of the street.

Building Massing and Scale

1. New buildings should respect the size and scale of existing structures. The height of the proposed building should be compatible with the height of other buildings on the block or street.
2. Buildings should meet the ground with a solid base treatment that creates a visual transition from sidewalk to building wall. Glass storefront wall systems that extend to the ground are not recommended.
3. Break up long expanses of blank wall with pilasters to suggest structural bays or vary massing and/or roofline to provide visual interest.
4. The first story of new buildings should be designed to reflect a pedestrian orientation, taking cues from existing traditional downtown buildings. Storefront windows with appealing displays should be provided, rather than large expanses of blank wall. Protected entries should be provided.
5. If new structures or new additions are taller than immediately adjacent older buildings, existing cornice heights should be reflected in the new design with an upper floor setback, façade material change or accent band.
6. New structures should be designed to utilize flat roof and parapet wall construction, similar to that of traditional older structures. Pitched roofs, mansard roofs, dormer windows and gable profiles are not recommended.
7. New structures shall conform to the requirements of Chapter 158 (Zoning Code) of the City of Hopkinsville, Kentucky Code of Ordinances.

Building Materials

1. The following materials and finishes are recommended for exterior use in new construction and renovations:
 - Brick
 - Cut or cast stone (smooth or rusticated finish)
 - Limestone
 - Painted or stained wood trim elements
 - Metal trim elements
 - Split-face (rough) concrete blocks, at rear façades only
2. The following materials and finishes are not recommended for exterior use in new construction and renovations:
 - Rustic-finished wood (such as rough cedar siding or cedar shingles)
 - Aluminum siding, trim or panel systems
 - Exposed aggregate (rough finish) concrete wall panels
 - Glass storefront wall systems that extend to the ground
 - Plastic trim elements
3. Colors should be muted and complementary, with no more than two or three colors used on each façade. Harsh shades, such as true white or black, should be avoided.
4. A natural, neutral color should be chosen for the primary exterior façade material in new construction. Contrasting trim colors should be used to highlight architectural elements, such as window and door surrounds.

5. Applied elements – such as railings, awnings, signage and light fixtures – should coordinate with, rather than overwhelm, the color scheme of the building.
6. Awnings and signage used at rear entrances should coordinate with the front façade design scheme to enhance building identity.
7. If equipment is mounted behind louvered panels for ventilation purposes, louvers should be oriented to conceal the equipment from view and finished to match the adjacent wall color (rather than a contrasting trim color).
8. Visible roof vents, and other roof elements and penetrations, should be finished to match the adjacent roof color.

Architectural Elements

Architectural details such as windows, arches, and cornices must complement that of adjacent historic structures.

Windows and Doors

1. Windows and doors should reflect the prevalent traditional types found in the immediate vicinity in scale, proportion and construction. Storefront windows and doors can utilize modern framing systems, but glazing should not extend to the ground.
2. Upper floor windows in new buildings should typically be individual openings in solid wall planes and smaller in size than first floor windows, reflecting the proportions of existing window openings found in the traditional core area. Bay windows on the second floor may also be considered.
3. The following window and door types are not recommended in the downtown:
 - Glass storefront wall systems that extend to the ground
 - Horizontal or vertical strip windows
 - Mirrored or reflective glazing
 - Fully glazed (frameless) doors

Awnings/Canopies

1. Awnings should reflect traditional prototypes in scale and placement, but can be contemporary in design.
2. Where applicable, awning configuration should coordinate with adjacent building awnings in height, width and profile.
3. Awnings should not cover architectural elements or span across structural bays.
4. Simple pitched awning profiles, either retractable or fixed, are recommended. Arched or rounded awning profiles are not recommended in the downtown core.
5. Weather-treated fabric awnings are recommended. Awnings with a shiny finish (vinyl) are not recommended.
6. Awning color should be muted and should complement, rather than overwhelm, the overall building color scheme.
7. Internally illuminated or backlit awnings are not recommended.

Signage

1. Building-mounted signage should be integrated with architectural façade elements and should never cover architectural details.
2. Signage should not project above the cornice line or be mounted on the roof of any building.
3. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street.
4. Individual back-lit letters and signs illuminated by wall-mounted fixtures are recommended.
5. Signage for upper floor business uses and at rear entrances should consist of building-mounted plaque signage next to the appropriate entrance to the building, and should be small and subdued in nature.
6. Projecting signs bracketed to building façades are recommended if small and subdued in nature.
7. Signage painted directly on storefront glass at the first floor, or applied to the narrow vertical face of awnings, is recommended.

8. Murals applied to building façades, walls or fences are to be coordinated with the building signage and color scheme, and are subject to review and approval. Business-related signage should not be included within the mural design.
9. Exposed neon signs should be mounted on the interior of storefront windows at the first floor only.
10. Primary signage should be located in the space above first floor windows and below second floor windows.
11. The following sign types are not recommended in the downtown:
 - Illuminated box signs, whether flat or projecting
 - Flashing signs
 - Moving signs, or signs with moving elements
 - Electronic or fixed letter reader boards (theater marquees excepted)
 - Free-standing signage (pole or monument style) is not recommended in the Heart of Downtown or Downtown Gateway District.
12. All signs and outdoor advertising displays are subject to the provisions established in Chapter 158 (Zoning) of the Hopkinsville Code of Ordinances.

Lighting

1. Lighting should serve only to illuminate entries, signage, displays, adjacent pedestrian and parking areas, or to highlight significant architectural elements.
2. Traditionally styled fixtures or appropriately scaled contemporary fixtures are recommended.
3. Free-standing fixtures should be coordinated in appearance with building-mounted light fixtures.
4. The following lighting types are not recommended in the downtown:
 1. Visible fluorescent bulbs
 2. Exposed neon lighting on building exterior
 3. Colored bulbs, except for temporary seasonal decoration
 4. Internally illuminated awnings
5. Exposed or painted metal finishes are recommended for light fixtures. Fixture colors should be muted and should coordinate with the overall color scheme.
6. Security lighting should be concealed from view to the extent possible or consist of traditional type fixtures.

Site Improvement and Landscaping

1. A landscape buffer should be provided between parking areas and building walls.
2. Buffer plantings and foundation plantings should consist of a continuous row of low evergreen and/or deciduous shrubs planted in conjunction with low-grading annual or perennial plants and groundcover. Large expanses of exposed mulch should be avoided.
3. Expanses of blank wall should be softened through the use of landscape treatments such as foundation plantings or trellises.
4. Flowering annuals in window boxes and/or planters are recommended, to add color and texture to the building façade and to highlight building entrances.
5. Trees in adjacent rights-of-way and within parking lots should be provided in accordance with the Zoning Ordinance.
6. Masonry or fence enclosures used to conceal equipment and/or dumpsters should be solid and of sufficient height to fully conceal and of design and construction compatible with the area.
7. Low wrought iron fencing and/or masonry walls are recommended at the perimeter of outdoor dining/display areas and parking lots, utilized in conjunction with landscaping. Landscaping should occur on the “street side” of the fence or wall at lot lines abutting public streets.
8. Wood fencing or vinyl fencing is acceptable if used to enclose equipment and dumpster holding areas behind buildings, and should be solid and either painted or stained. Masonry walls are preferred for this purpose where nearby buildings are masonry.
9. Chain link fencing is not recommended within the downtown area.

10. Artificial plants are not recommended in exterior planters in the downtown area, except as part of temporary holiday decorations.

Parking

1. New construction in the B-3 zoning district requires compliance with Chapter 158 of the Hopkinsville Code of Ordinances, including adequate parking facilities. Parking must be provided and is recommended to be located behind buildings. Adequate parking may also be achieved through shared parking agreements on off-street lots within 400' of the development. Applicants may petition the Board of Zoning Adjustment for a parking variance if necessary.
2. Access to off-street parking should be from a rear or side alley, or from a minor street. New off-street parking should not be accessed from major streets (Main Street or E. 9th Street), to minimize curb cuts and interruption of pedestrian traffic.
3. New off-street parking should not be prominent when viewed from Main Street – it should be located behind, between or within structures. No off-street parking should occur in front of a building.
4. Off-street parking should be shielded from view using either: 1) landscaping; or 2) wrought iron fencing and landscaping.
5. Structured parking – whether under a building, within a building or in a separate parking structure – should be screened from view from the street, architecturally and/or with landscaping. Sloped parking ramps should not be visible on any street-facing façades.
6. Parking lots or structures should be shared between businesses where feasible to allow for a more efficient lot layout and to minimize curb cuts.

Use of Structure

1. It is recommended that the structure consists of a two to four story building with commercial space occupying the first floor and the upper stories consisting of residential units.

Floodplains

1. If construction is to take place in a floodplain, all federal, state, and local regulations must be adhered to when developing plans for construction.

Christian County Kentucky
Melinda A. Humphries, Clerk By: K. COLEMAN
BK 809 PG 738 - 743 (6)

DEED

THIS DEED OF CONVEYANCE, made and entered into this 13th day of December, 2023, by and between, CYNTHIA A. KEMP, a single person, 4569 Lake Forrest Drive, Owensboro, KY 42303, STEPHANIE HUMPHRIES and MIKE HUMPHRIES, her husband, 9521 Princeton Road, Cerulean, KY 42215, STACY JENNINGS and RICHARD JENNINGS, her husband, 220 Westminster Place, Hopkinsville, KY 42240, JARED KEMP, a single person, 10810 Tobacco Road, Apt. B, Gracey, KY 42232, hereinafter referred to as GRANTORS; CITY OF HOPKINSVILLE, KENTUCKY, 715 South Virginia Street, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEE; The in care of address for the property tax bill is 715 South Virginia Street, Hopkinsville, Kentucky 42240.

WITNESSETH:

THAT for and in consideration of the sum of ONE DOLLAR, (\$1.00), and the desire of the Grantees to make a donation to the City of Hopkinsville, the Grantors have this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantee, City of Hopkinsville, Kentucky, in fee simple, its successors and assigns forever, the following described real estate located at 806 South Main Street, Hopkinsville, Christian County, Kentucky, to-wit:

Lying on the East side of South Main Street, in said City, beginning at the Southeast corner of part of Lot #9, sold to Bradshaw at a point S. 21 W. 34 feet 8 inches from the Northwest corner of Lot #9; thence with Main Street S. 21 W. 17 feet, the corner of William Kay's barber shop; thence S. 69 E. 132 feet; thence N. 21 E. 17 feet; thence N. 69 W. 132 feet to the beginning.

BEING the same property conveyed to William E. Kemp by deed dated October 14, 2003 and recorded in Deed Book 600, Page 121, Christian County Clerk's Office. William E. Kemp died intestate on December 30, 2021 and pursuant to the Affidavit of Descent recorded in Deed Book 807,

Delivered to Cottloff & Willen

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Page 689, Christian County Clerk's Office, the Grantors, Cynthia A. Kemp, Stephanie Humphries, Stacy Jennings and Jared Kemp inherited the subject property.

The Fair Market value of this property is \$ 60,000.00.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, City of Hopkinsville, Kentucky, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that this is a gift deed, and there is no monetary consideration being paid or to be paid for the property transferred hereby. The Fair Market Value of this property is as stated above.

IN TESTIMONY WHEREOF, witness the hands of Grantors and Grantee hereto, this the day and date first above written.

GRANTOR:
Cynthia A. Kemp
CYNTHIA A. KEMP

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF DAVIESS)

The foregoing instrument was subscribed, sworn and acknowledged before me by Cynthia A. Kemp, a single person, this 29th day of November, 2023.

My Commission Expires: Sept. 28, 2024

Nico Bustamante Aguirre
Notary Public
Notary ID# KYNP1555



GRANTORS:

Stephanie Humphries

STEPHANIE HUMPHRIES

Mike Humphries

MIKE HUMPHRIES

COMMONWEALTH OF KENTUCKY

)

) SCT.

COUNTY OF CHRISTIAN

)

The foregoing instrument was subscribed, sworn and acknowledged before me by
Stephanie Humphries and Mike Humphries, her husband, this 15 day of
November, 2023.

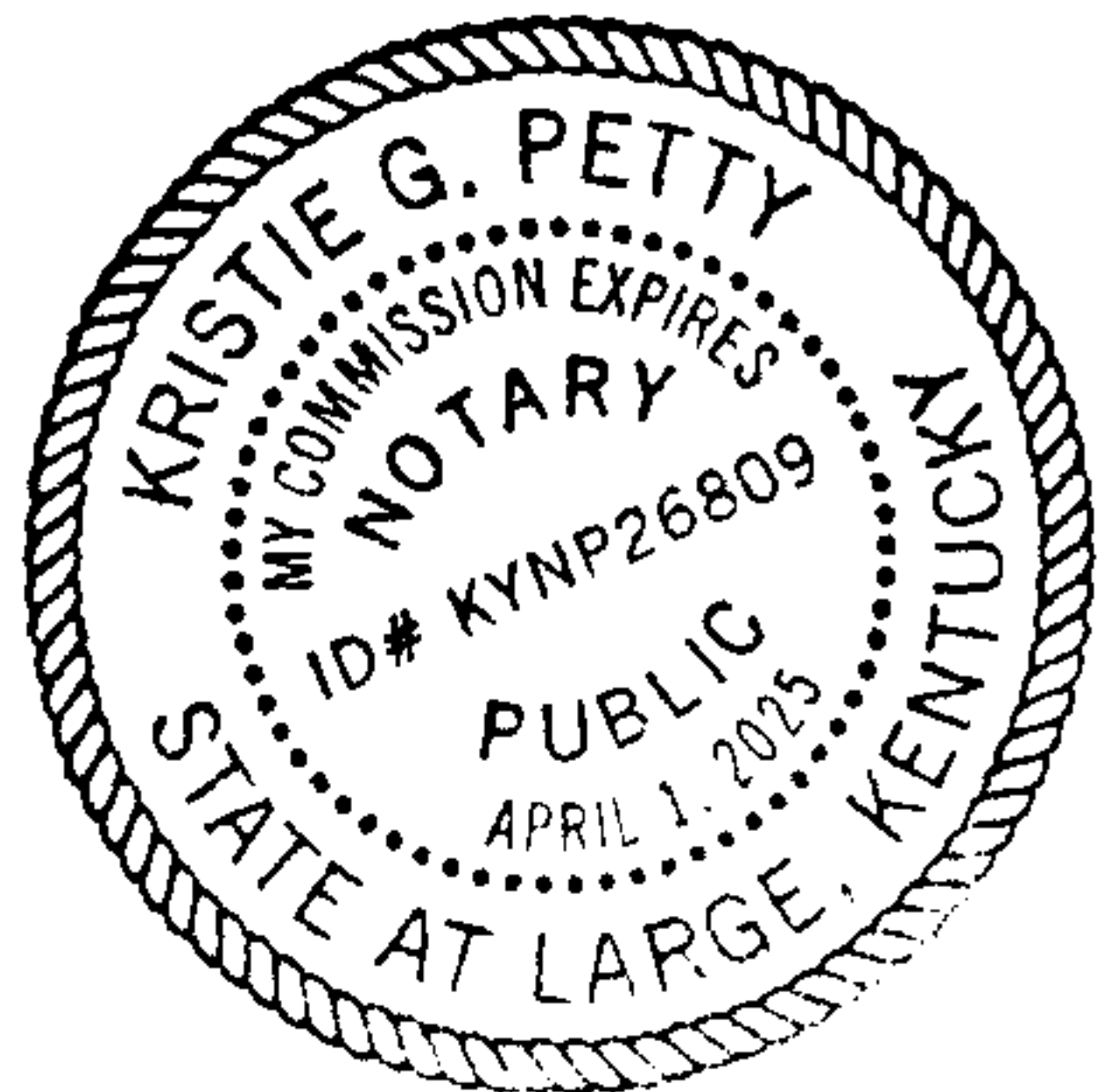
My Commission Expires:

4/1/25

Kristie M. Petty

Notary Public

Notary ID# KYNP 26809



GRANTORS:

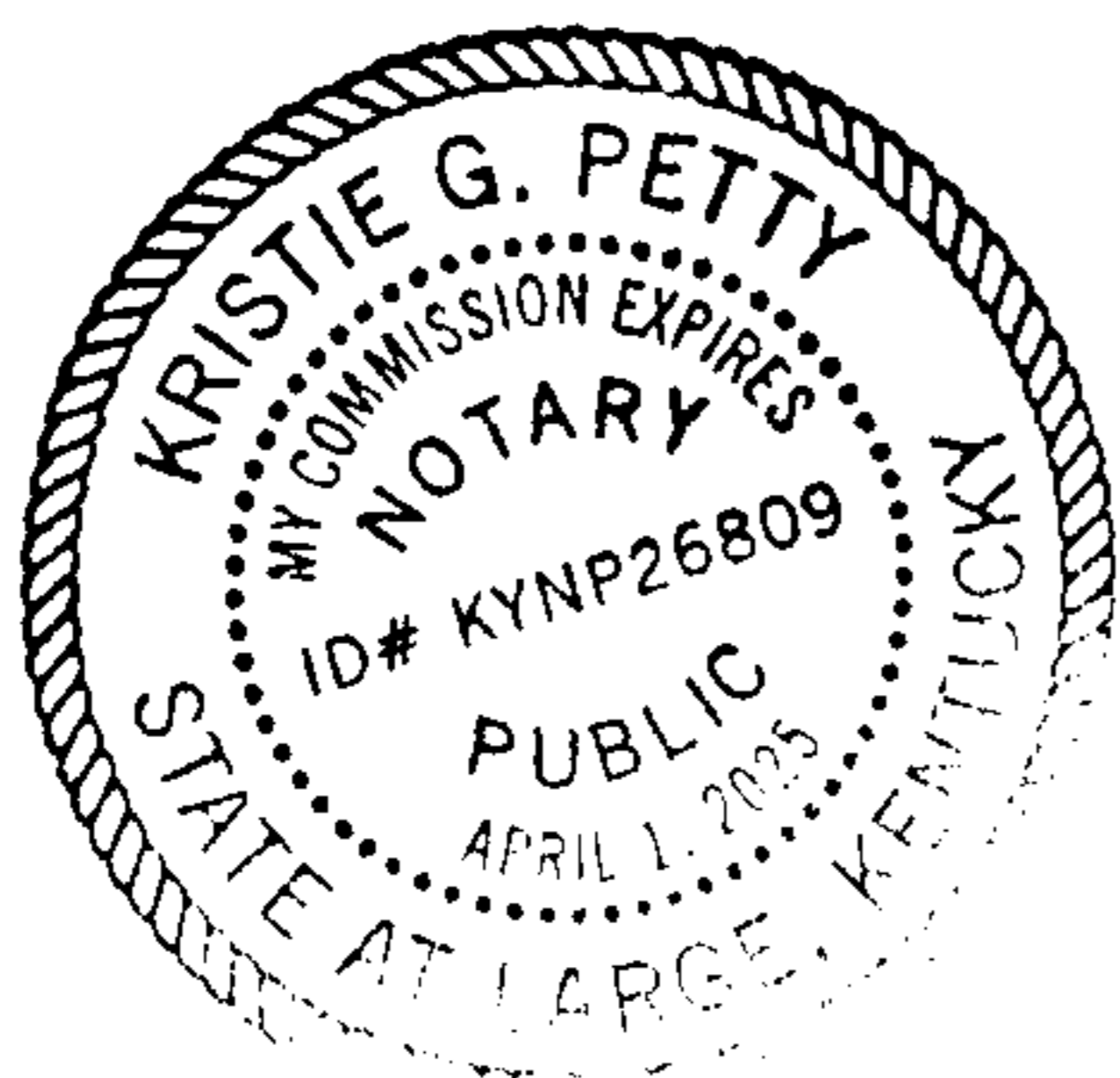
Stacy Jennings
STACY JENNINGS
Richard Jennings
RICHARD JENNINGS

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by Stacy Jennings and Richard Jennings, her husband, this 14 day of November, 2023.

My Commission Expires: 4/1/25

Kristie J. Petty
Notary Public
Notary ID# KYNP 26809



GRANTOR:

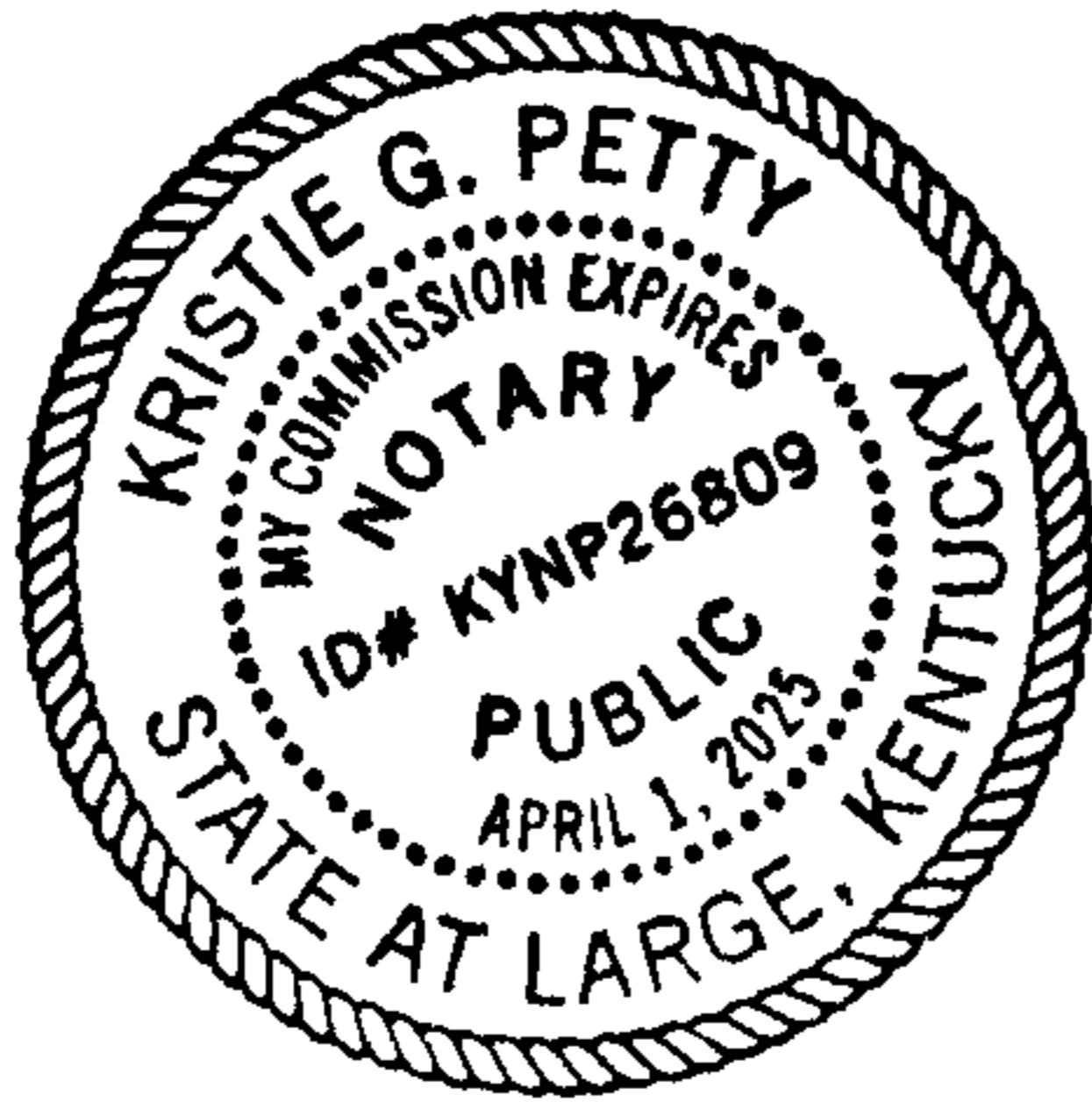
Jared Kemp
JARED KEMP

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by
Jared Kemp, a single person, this 15 day of November, 2023.

My Commission Expires: 4/1/25

Kristie J. Petty
Notary Public
Notary ID# KYNP26809



GRANTEE:

CITY OF HOPKINSVILLE, KENTUCKY

James R Knight Jr
JAMES R. KNIGHT, JR., MAYOR

COMMONWEALTH OF KENTUCKY

)

) SCT.

COUNTY OF CHRISTIAN

)

The foregoing instrument was subscribed, sworn and acknowledged before me by James R. Knight, Jr., Mayor, of City of Hopkinsville, Kentucky, for and on behalf of said City, this 13th day of December, 2023.

My Commission Expires:

January 25, 2025

H. Will

Notary Public

Notary ID# 22307

Prepared by.

David L. Cotthoff

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street
P. O. Box 537
Hopkinsville, Kentucky 42241



Documentary Tax Paid: \$500.00

Doc No: 10067447 DocType: DEED
Recorded: 08/28/2025 03:16:24 PM

Christian County Kentucky
Melinda A. Humphries, Clerk By: BRYONNA PIPPIN
BK 830 PG 191 - 198 (8)

DEED

THIS DEED OF CONVEYANCE, made and entered into this 28 day of August, 2025, by and between ALFRED G. CRAVENS, unmarried, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ALFRED P. CRAVENS, and BLUE STREAK PRINTERS, INC., a Kentucky corporation, 171 Jesselin Drive, Lexington, Kentucky 40503, hereinafter referred to as GRANTORS; and CITY OF HOPKINSVILLE, KENTUCKY, 715 South Virginia Street, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEE; The in care of address for the real property tax bill is 715 South Virginia Street, Hopkinsville, Kentucky 42240.

WITNESSETH:

THAT for and in consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantors have this day bargained, sold, aliened and conveyed, and do by these presents hereby bargain, sell, transfer and convey unto Grantee, City of Hopkinsville, Kentucky, in fee simple, its successors and assigns forever, the following described real estate located in Hopkinsville, Christian County, Kentucky, to-wit:

PARCEL ONE: 814 & 816 South Main Street (Phoenix Building)

BEGINNING on the East edge of Main Street at the Southwest corner of Holland's Opera House Building, thence with the South edge of Holland's Opera House Building in an Easterly direction 127 feet, more or less, to the West wall of the Rex Theatre Building, thence in a Southerly direction and with the West wall of the Rex Theatre Building 54 feet, more or less, to the North edge of Ninth

Delivered to DAVID COHNDA

Street, thence Westwardly with the North edge of Ninth Street, 127 feet, more or less, to the East edge of Main Street, thence, in a Northern direction with the East edge of Main Street, 54 feet to the BEGINNING.

BEING the same property conveyed to Alfred P. Cravens by deed dated November 29, 1979 and recorded in Deed Book 409, Page 555, Christian County Clerk's Office. Upon the death of Alfred P. Cravens, and pursuant to his Will recorded in Will Book 82, Page 522, Christian County Clerk's Office, Alfred G. Cravens was appointed as Executor of the Estate of Alfred P. Cravens, and the subject property was inherited by his son, Alfred G. Cravens.

PARCEL TWO: 116 & 118 East 9th Street

TRACT I:

Beginning on the East edge of Main Street at the Southwest corner of Holland's Opera House building and running thence with the South edge of Holland's Opera House Building 131 feet to a stake, thence in a Northern direction and with Holland's Opera House lot 32-1/2 feet, to a stake, thence in an Eastern direction with Holland's line of the lot sold to him by said Grissam, 35-1/2 feet to a stake on the West edge of a narrow alley, thence in a Southern direction and with the West edge of said alley about 80-1/2 feet to the North edge of Ninth Street; thence with the North edge of Ninth Street 167 feet to the East edge of Main Street, thence with East edge of Main Street 54 feet to the beginning.

There is excepted from this conveyance and description herein, the following described lot on which is situated the Phoenix Building (formerly Phoenix Hotel).

BEGINNING on the East edge of Main Street at the Southwest corner of Holland's Opera House Building, thence with the South edge of Holland's Opera House Building in an Easterly direction 127 feet, more or less, to the West wall of the Rex Theatre Building, thence in a southerly direction and with the West wall of the Rex Theatre Building 54 feet, more or less, to the North edge of Ninth Street, thence Westwardly with the North edge of Ninth Street, 127 feet, more or less to the East edge of Main Street, thence, in a Northern direction with the East edge of Main Street 54 feet to the beginning. (See Deed Book 130, Page 475, dated January 16, 1913-Cooper to Bell-Phoenix Building).

The property herein conveyed is known as No. 116 East Ninth Street, in the City of Hopkinsville, Kentucky, and is also known as the old Rex Theatre Building and the ground covered by said building.

TRACT II:

The first of said lots or parcels fronts on the north side of Ninth Street, and is described by metes and bounds as follows:

BEGINNING at a point on the north edge of Ninth Street at the southeast corner of the Phoenix Hotel lot and the southwest corner of the Hord Building; thence with the north edge of Ninth Street, westwardly in the direction of Main Street, 32 feet and 6 inches to a point; thence northwardly, on a line parallel with Main Street 100 feet to a point; thence eastwardly, on a line parallel with Ninth Street, 32 feet and 6 inches to a point; and from thence on a line parallel with Main Street, 100 feet to the beginning.

ALSO another lot or parcel of land fronting 6-1/2 inches on Ninth Street and taken off the west side of the lot belonging to S.N. Gray on which there is a building known as the "Hord Block", and adjoining on the lot hereinabove just described and running back from Ninth Street, North 22-1/2 East, of the same width and with the center of a brick wall on the west side of the Hord Block, 56 feet to the northeast corner of said lot; thence same width and same course continued, 29 feet, with the line of W.P. Winfree's lot, to a stake in said Winfree's line.

Also another certain lot or parcel of ground with is described as follows:

BEGINNING at a point about 56 feet south of Eighth Street, which is the southeast corner of a lot owned by R.F. West and Katie West and others and which said point is the center of the southern wall on said property, which is two stories high, and belonging to R.F. West and others; thence south about 10 feet, more or less, to the Meacham and Wilgus line; thence West 32-1/2 feet to a stake; thence North 10 feet, more or less, to the center of said wall; thence East 32-1/2 feet to the beginning.

BEING the same property conveyed to Alfred P. Cravens by deed dated December 29, 1988 and recorded in Deed Book 463, Page

559, Christian County Clerk's Office. Upon the death of Alfred P. Cravens, and pursuant to his Will recorded in Will Book 82, Page 522, Christian County Clerk's Office, Alfred G. Cravens was appointed as Executor of the Estate of Alfred P. Cravens, and the subject property was inherited by his son, Alfred G. Cravens.

PARCEL THREE: 808 & 810 South Main Street

TRACT I:

BEGINNING at a point in the East side of Main Street at the intersection of a six foot alley; thence in a Northerly direction with the East edge of Main Street 48 feet 10 inches to a point on Main Street, the center of the North wall of the Holland Building, and the south wall of building formerly owned by Long, Bell, now owned by C.K. wood and occupied as a dress shop; thence with the center of said wall, and the property line of said Wood, S 65-1/2 E 132 feet, more or less, to a stake the southeast corner of said Wood property; thence with a line thereof, passing the Wood corner at 17 feet, and the J.K. Hooser corner at 34 feet; and thence running with the East edge of a ten foot alley, in all 61-1/2 feet, more or less, to a stake on Eighth Street, formerly Northeast corner of Hooser property, now owned by Trice Estates, thence with the south edge of Eighth Street S 65-1/4 E 35 feet 6 inches, more or less, to a stake, the Northwest corner of lot sold by R.H. Holland to Blumenstiel; thence with a line thereof S 24-3/4 W passing Blumenstiel corner at 66 feet, in all 86 feet 7 inches, more or less, to a stake in the line of a lot sold by R.H. Holland to Meacham, now owned by Franklin; also corner to the Old Phoenix Hotel lot; thence with a line thereof N 65-1/4 W 36 feet 6 inches, more or less, to a stake, another corner of said Phoenix Hotel lot; thence with a line thereof S 24-3/4 W 25 feet, more or less, to a stake, corner to a six foot alley; thence with line thereof N 65-1/4 W 130 feet more or less, to the point of beginning.

TRACT II:

Also all of the right, title and interest owned by R.H. Holland at the time of his death in the and to the following described tract, or parcel of ground, lying and being between the Phoenix Building, and the lot of ground just hereinbefore described, which begins at a point on Main Street, the corner of the Phoenix Office Building; running thence with a line of said building S 65-1/4 E 125 feet to a point, corner of a small tract of ground sold by Holland to Cooper; thence with a line thereof N 24-3/4 degrees E 6 feet to a stake, corner to the

lot formerly owned by Holland; thence with a line thereof N 65-1/4 W 125 feet to a corner of said lot on Main Street; thence with the East edge of Main Street 6 feet to the point of beginning. The interest of the said R.H. Holland in and to the 6 foot alleyway was acquired by the following deeds: M.W. Grissom and wife, October 15, 1981, Deed Book 61, Page 43; M.W. Grissom, Deed Book 61, Page 484; W.T. Cooper, Deed Book 106, Page 202; W.T. Cooper, Deed Book 126, Page 205.

BEING the same property conveyed to Blue Streak Printers, Inc., a Kentucky corporation, by deed dated June 8, 1983 and recorded in Deed Book 427, Page 375, Christian County Clerk's Office. Alfred G. Cravens is President of Blue Streak Printers, Inc. and is authorized to sell the subject property.

It is the intent of this Deed to convey any and all property owned by the Grantors at the corner of Main Street and East Ninth Street, Hopkinsville, Christian County, Kentucky.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, City of Hopkinsville, Kentucky, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantors and Grantee hereto, this the day and date first above written.

GRANTORS:

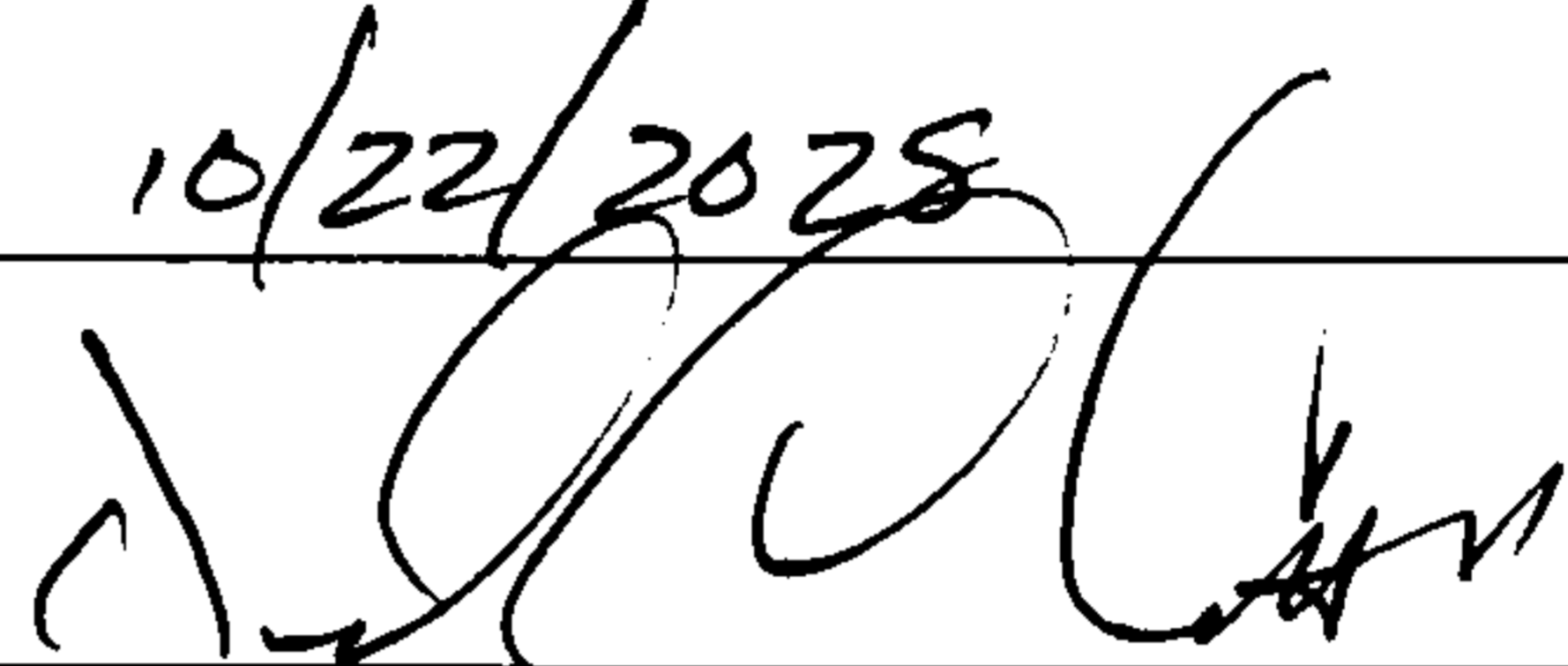

ALFRED G. CRAVENS

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED to before me by Alfred G. Cravens, President of the Blue Streak Printers, Inc., a Kentucky corporation, this the 28 day of August, 2025.

My commission expires 10/22/2028.

DAVID L. COTTHOFF
NOTARY PUBLIC
ID NO. KYNP 15712
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES: 10-22-2028



NOTARY PUBLIC
NOTARY ID# KYNP 15712

GRANTEE:

CITY OF HOPKINSVILLE, KENTUCKY

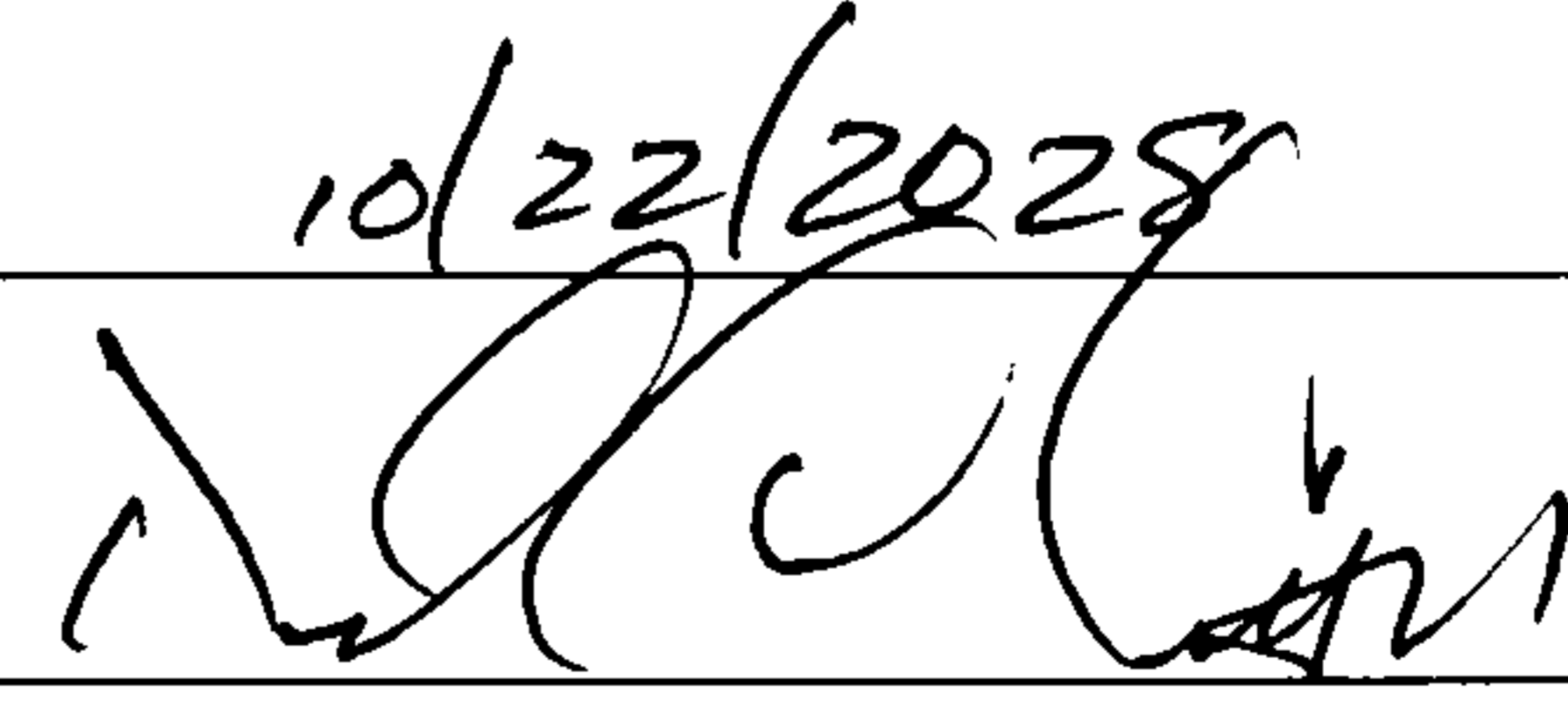
BY: James R Knight Jr Mayor
JAMES R. KNIGHT, JR., MAYOR

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED to before me by James R. Knight, Jr., Mayor, City of Hopkinsville, Kentucky, for and on behalf of said City, this the 28 day of August, 2025.

My commission expires 10/22/2028.

DAVID L. COTTHOFF
NOTARY PUBLIC
ID NO. KYNP 15712
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES: 10-22-2028



NOTARY PUBLIC
NOTARY ID# KYNP 15712

Prepared by:

A handwritten signature in black ink, appearing to read 'D. Cotthoff', written over a horizontal line.

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street
P. O. Box 536
Hopkinsville, Kentucky 42241