

Proposed building could change MW corridor

STEPHEN THOMAS
THE PIONEER NEWS

MOUNT WASHINGTON — Still in extremely early stages, the city of Mount Washington is looking at placing a major cornerstone along its downtown corridor.

Mayor Stuart Owen shared initial concepts of a proposed \$20-\$25 million, three-story building at the northeast corner of the Highway 44 East/N. Bardstown Rd. intersection, primarily on the site of the former Central Garage.

Owen reminded that city officials have considered such an idea since first purchasing the property two years prior.

"That is what many of the residents in the community consider to be the cornerstone of the community, and I agree with that," he said. "We want to make sure whatever goes in there is really nice."

According to Owen, the city twice released a request of proposal, with a company submitting a proposal upon the second offering. Owen said he did not yet want to announce the company's name, but said he and council member Layne Abell have met several times with a developer and builder.

"They're looking to potentially transform the City of Mount Washington, in my opinion," Owen said.

The mayor shared a rendering of the potential new building during a city council meeting provided by the developer/builder, offering a concept of what they would like to see placed at the property.

"They're looking to make a very substantial investment in the community," Owen said. "It's not a done deal, it's preliminary."

Owen added that the developer/builder submitted the proposal



An image of a proposed three-story building shared during a recent Mount Washington City Council meeting

with "a lot of time, work and effort, a lot of money, into this."

The mayor reiterated that the city's team spoke several times with the developer/builder, discussing a mixed-use development.

"The revitalization of Bardstown Road... the big thing is bringing life back to that area," he said. "This, I think, would transform the community."

With an estimated price tag over \$20 million, Owen reminded that the city would not pay its entirety, with an option to not pay for anything.

"This is not something that would require the city to put money in, at least in one proposal," he said. "In one, they would start tomorrow, if the city wanted to put money into it."

According to Owen, the other option involved finding an anchor tenant for the building.

"If we find an anchor tenant, then the city would not have to contribute, our part's done," he said.

Owen referred to the potential building as "a commitment" to the city.

"It's an investment in our community," he added. "People are looking at

investing in Mount Washington. Someone wants to come in at this scale, this magnitude, drop \$20-25 million. I think 10 years ago this would be unheard of."

The mayor discussed the mixed use development possibilities, looking into retail, office or restaurant space.

"Whatever it may be on that first floor," he said. "The second floor plan may be mixed, maybe offices or apartments. The third floor would be residential."

Owen reiterated that no contract had been signed, but mentioned the city was actively working with a realtor to locate an anchor tenant.

"Hopefully we can make this happen," he said. "I

don't know that it gets any nicer than that. Right now we're not seeking a nickel from the city."

Council member Bruce Gooden asked about the deal's structure. Owen said the city would be lot leasing and subject to negotiation.

Gooden also addressed concerns about the building in regards to potential future Highway 44 widening. Owen said future state plans for road expansion were already factored into the building's design.

He added that public parking would be available in the rear of the building at West Street and Snapp Street.

Council member Greg Gentry advised officials to be cautious regarding lease terms, with Owen adding that the lease would likely include many years.

"It's still early on," said Owen. "We'll eventually put signs up on the lot, so we wanted announce the plans."

Owen said the building, as a city cornerstone, could bring a level of "connectivity" to the city.

"We're pretty excited about that," he said.

The next Mount Washington City Council meeting is scheduled for Monday, July 13, 6:30 pm, at Fick Hall. The public is invited to attend.



These patriots came to take part in the city's celebration

MW

FROM PAGE A1

It was 250 years ago that five individuals drafted the Declaration of Independence. It would be on June 1, 1792, that the Commonwealth of Kentucky would be formed as the 15th state.

Five years later Bullitt County would be formed. Locally, the city was

born in 1822 as Mount Vernon. Abell said the only problem was that Kentucky already had a city of that name so Mount Washington was incorporated in 1833.

He said the Liberty tree would continue to grow and its branches will reach out into the future.

McFarland-Troutman-Proffitt Funeral Home donated a capsule which was buried in front of the monument and the tree.

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SAT, AUG. 1ST - 10 AM
OPEN HOUSE: JULY 26TH - 2-4PM
LOCATION: 390 & 394 KINDER LN, SHEPHERDSVILLE, KY
REASON FOR SALE: IN ORDER TO REDUCE THEIR REAL ESTATE HOLDINGS, THE TRUSTEES OF THE ELLIS A PAYNE JR IRREVOCABLE TRUST HAS COMMISSIONED BRAY AUCTION SERVICES, LLC OF BARDSTOWN, TO SELL THE FOLLOWING DESCRIBED REAL ESTATE AT ABSOLUTE AUCTION.
REAL ESTATE: SELLING 44-ACRE PROPERTY AVAILABLE IN TWO TRACTS, FEATURING TWO HOMES, MULTIPLE OUTBUILDINGS, PONDS, LUSH PASTURELAND, AND PICTURESQUE WOODLAND. WITH A NEW SURVEY UNDERWAY.
PERSONAL PROPERTY: 1996 TOYOTA TACOMA, 1998 FORD F150, 2021 HONDA RANCHER TRX420 4X4 ATV, EXMARK S. SERIES 60INCH MOWER, FARM EQUIPMENT, FIREARMS, GUN ACCESSORIES, BOWS, KNIVES, POWER TOOLS, OUTDOOR EQUIPMENT, TOOLS, MACHINERY, HOUSEHOLD APPLIANCES, FURNITURE, KITCHEN ITEMS, MOBILITY HEALTHCARE ITEMS, HOME GOODS, FISHING EQUIPMENT, OUTDOORSMAN EQUIPMENT, ELECTRONICS, TOYS, COLLECTIBLES, VINTAGE ITEMS, ANTIQUE ITEMS, AND MORE.
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PERSONAL PROPERTY: CASH OR CHECK, PAYABLE DAY OF SALE. A TEN PERCENT (10%) BUYER'S PREMIUM WILL BE ADDED TO FINAL BID TO DETERMINE THE FINAL SELLING PRICE.
TAXES: TAXES SHALL BE PRORATED TO DATE OF DEED.
OWNER(S): THE TRUSTEES OF THE ELLIS A PAYNE JR IRREVOCABLE TRUST

FOR COMPLETE DETAILS VISIT:

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BrayAuctions.com
253 GUTHRIE DR BARDSTOWN, KY 40004
OFFICE: (502)498-5233
CELL: (502)249-0345

TED BRAY AUCTIONEER / BROKER
DAVID BRAY PRINCIPAL AUCTIONEER

AUCTIONEERS: DAVID BRAY, TED BRAY, MIKE BRAY, TONY GIES, & TYLER SKALA. APP. AUCTIONEERS: NATHAN JONE.

BRAY AUCTION SERVICES, LLC
ABSOLUTE AUCTION
ATTENTION: *HOME BUYERS * INVESTORS
SAT, JULY 18TH - 10 AM
OPEN HOUSE: JULY 12TH - 2-4PM

LOCATION: 1303 CLARKTOWN RD, BARDSTOWN, KY 40004
REASON FOR SALE: IN ORDER TO REDUCE THEIR REAL ESTATE HOLDINGS, COURTNEY BALLARD HAS COMMISSIONED BRAY AUCTION SERVICES, LLC OF BARDSTOWN, TO SELL THE FOLLOWING DESCRIBED REAL ESTATE AT ABSOLUTE AUCTION.
REAL ESTATE: SELLING 936 SQUARE FEET HOME FEATURING TWO BEDROOMS AND ONE FULL BATHROOM, NESTLED ON A SPACIOUS 1.3 ACRES LOT WITH A LARGE OUTBUILDING. THE RESIDENCE HAS HARDWOOD FLOORING AND COMES COMPLETE WITH APPLIANCES. IMPROVEMENTS INCLUDE REPLACEMENT WINDOWS AND A RECENTLY UPDATED HVAC SYSTEM.
TERMS: REAL ESTATE: 20% DOWN ON DAY OF SALE - BALANCE ON OR BEFORE 30 DAYS WITH DELIVERY OF DEED. A TEN PERCENT (10%) BUYER'S PREMIUM WILL BE ADDED TO FINAL BID TO DETERMINE THE FINAL SELLING PRICE.
NOTE: THIS HOME WAS BUILT PRIOR TO 1978. ANYONE WISHING TO DO LEAD BASE PAINT TESTING MUST DO SO 10 DAYS PRIOR TO SALE DATE.
TAXES: TAXES SHALL BE PRORATED TO DATE OF DEED.
OWNER(S): COURTNEY BALLARD

FOR COMPLETE DETAILS VISIT:

BRAY AUCTION SERVICES, LLC
BrayAuctions.com
253 GUTHRIE DR BARDSTOWN, KY 40004
OFFICE: (502)498-5233
CELL: (502)249-0345

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