

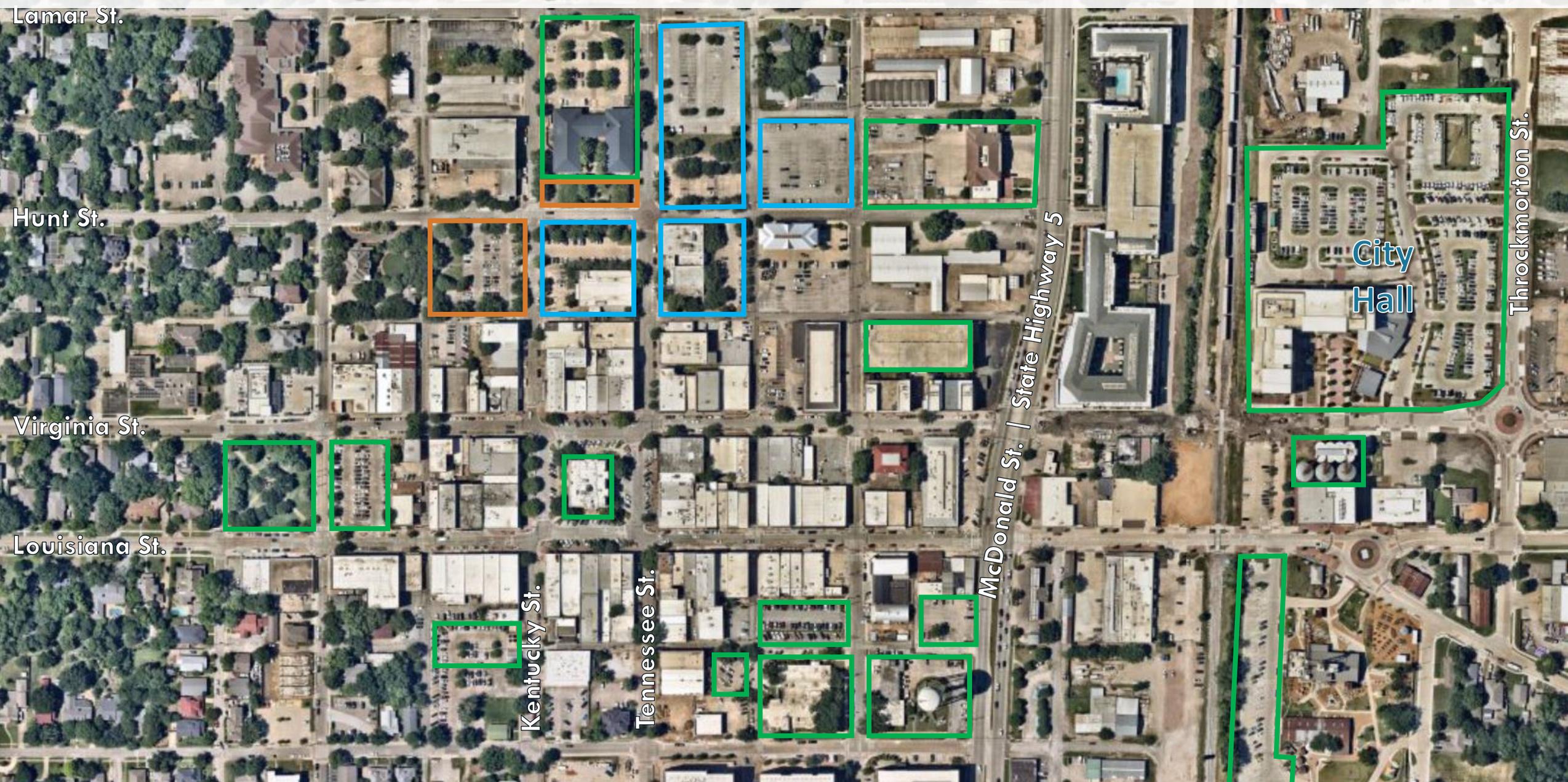


# City-Owned Property Redevelopment Update

City Council Work Session | March 24, 2026



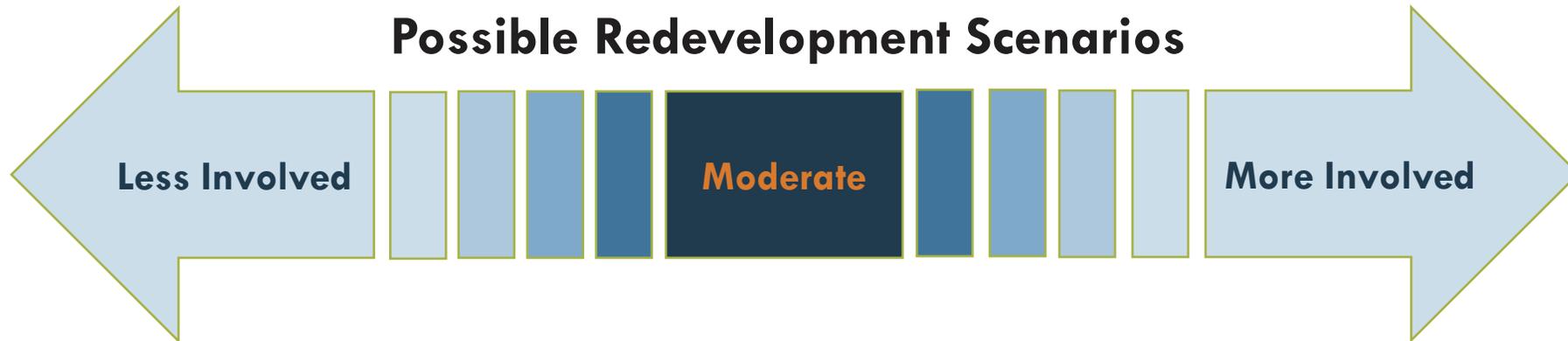
# Resetting the Stage: City-Owned\* Properties in Downtown



\* Does not include MEDC or MCDC-owned properties



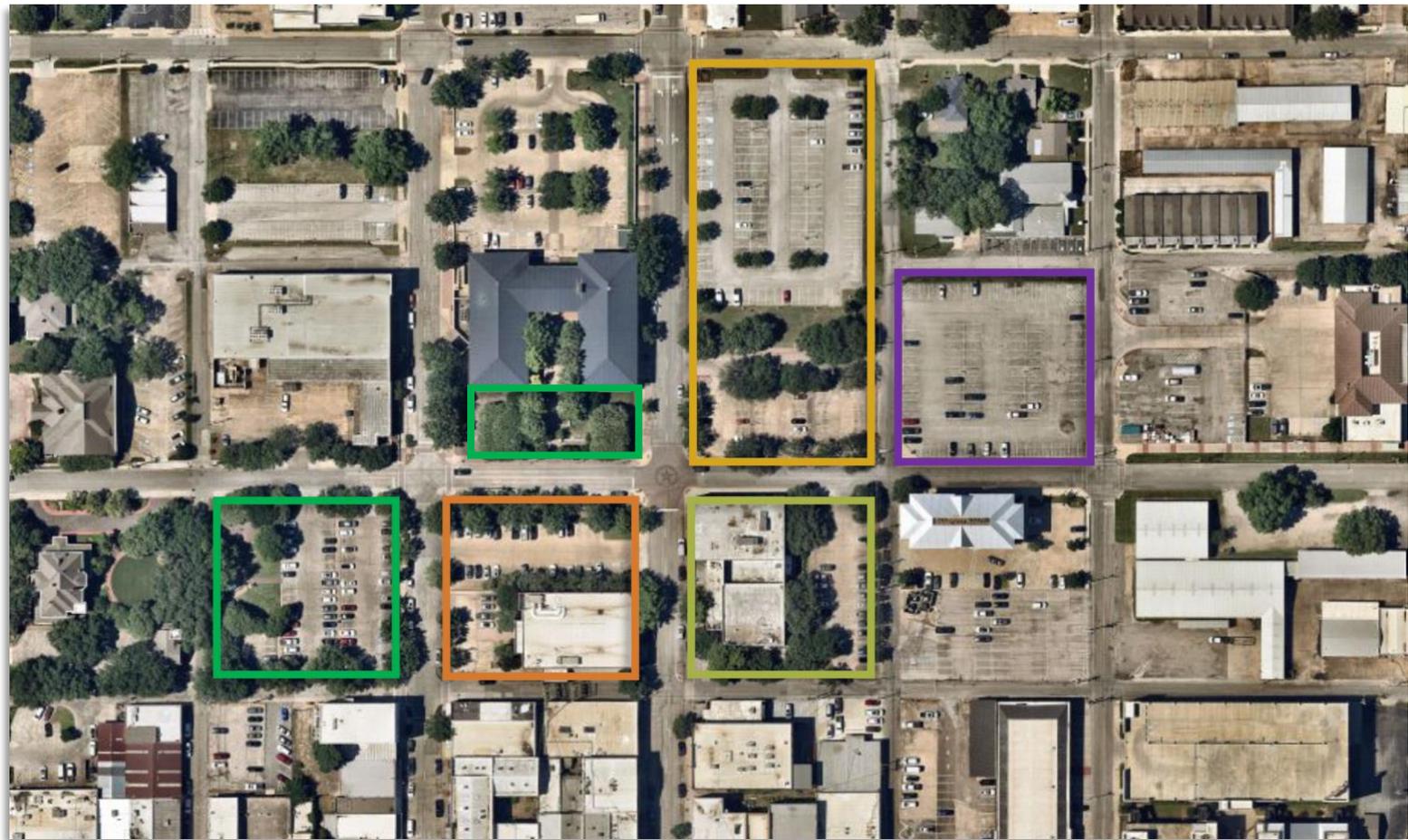
# Resetting the Stage: City Council Direction (September 2025)



- **Infrastructure Construction**
- **Demolish City Hall & Dev Svcs Bldg.**  
*(keep parking, if possible)*
- **Build New City Parking Garage**
- **Build New Central Park**
- **MEDC Develops Lot 2 (old City Hall)**
- **Reserve Lots:**
  - **1: Development Services**
  - **3 & 4: Parking Lots north of old City Hall**

# City-Owned Property Redevelopment: Pending Projects (AKA: To Do List)

- Public Infrastructure
- Building Demo
- MEDC Partnership
- Parking Garage
- Public Parks



# Pending Projects Update: Public Infrastructure (Engineering)

Public Infrastructure:

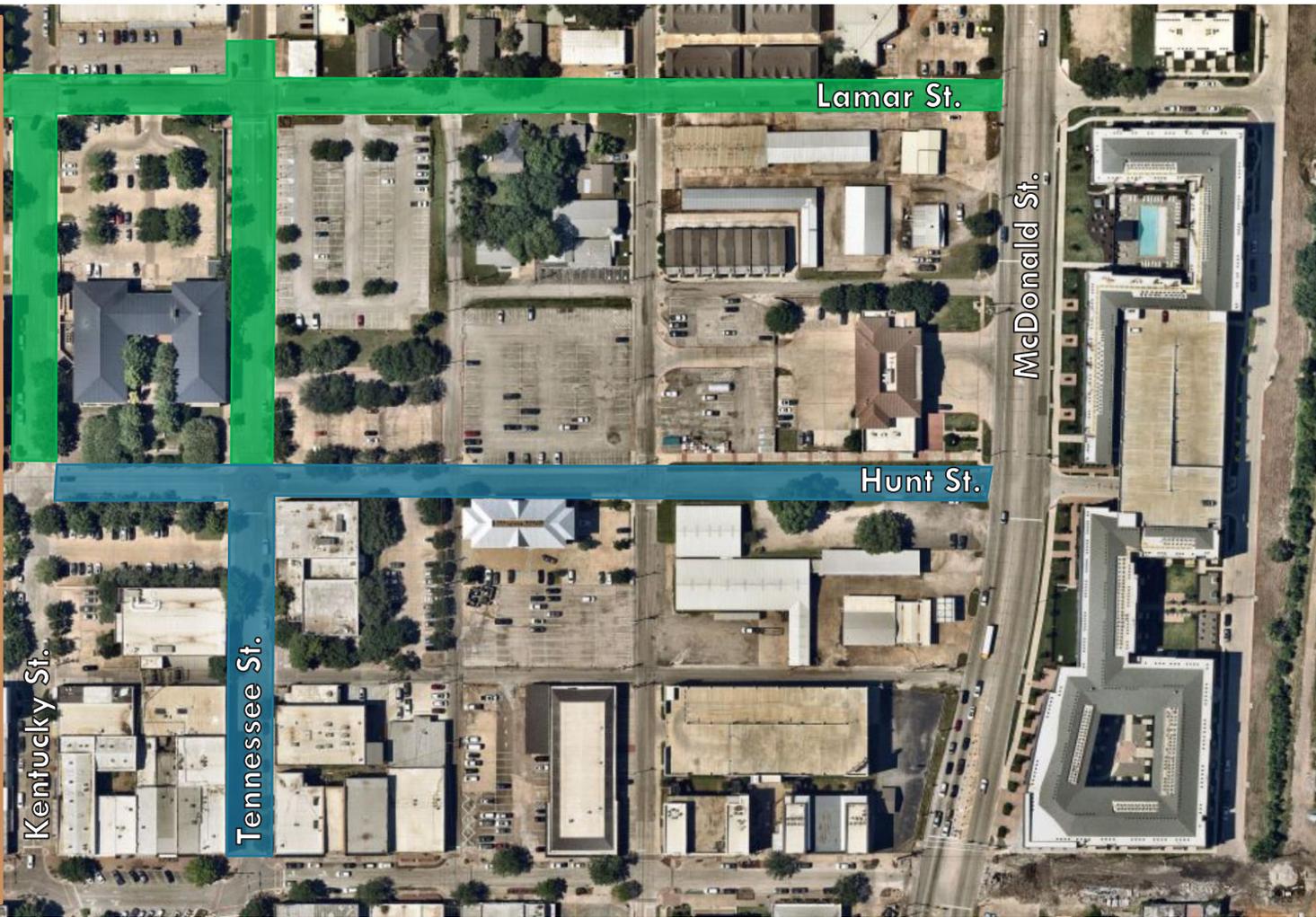
Building Demo

MEDC Partnership

Parking Garage

Central Park

- **Project in design**
- **Phase 1 construction anticipated June 2026 through June 2027**
- **Phase 2 construction anticipated October 2026 through November 2027**



Phase 1 Construction

Phase 2 Construction

# Pending Projects Update: Building Demolition (Public Works)

Public Infrastructure

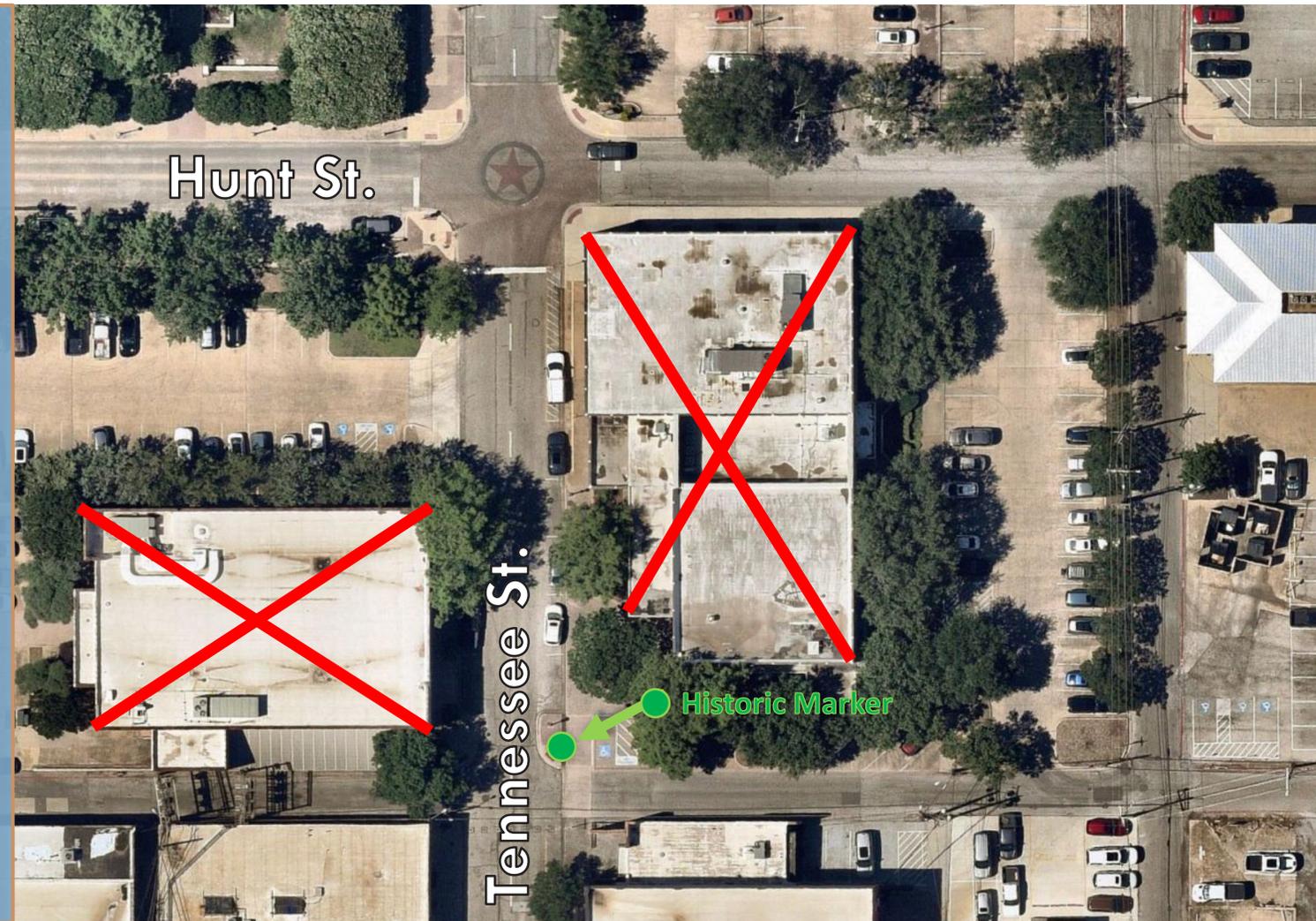
Building Demo:

MEDC Partnership

Parking Garage

Public Parks

- **Historic survey completed**
- **Demo contract awarded March 17**
- **Demo begins April 2026**
- **Anticipated 120-day timeline**
- **No on site parking available during demo**



# Pending Projects Update: MEDC Partnership (MEDC)

Public Infrastructure

Building Demo

MEDC Partnership:

Parking Garage

Public Parks

- MEDC monitoring market and entertaining discussions
- No formal advertisements have been made

Multi-Story  
Office / Mixed-Use  
Building

Historic Marker

Hunt St.

Tennessee St.

# Pending Projects Update: Parking Garage (Facilities Construction Mgr.)

Public Infrastructure

Building Demo

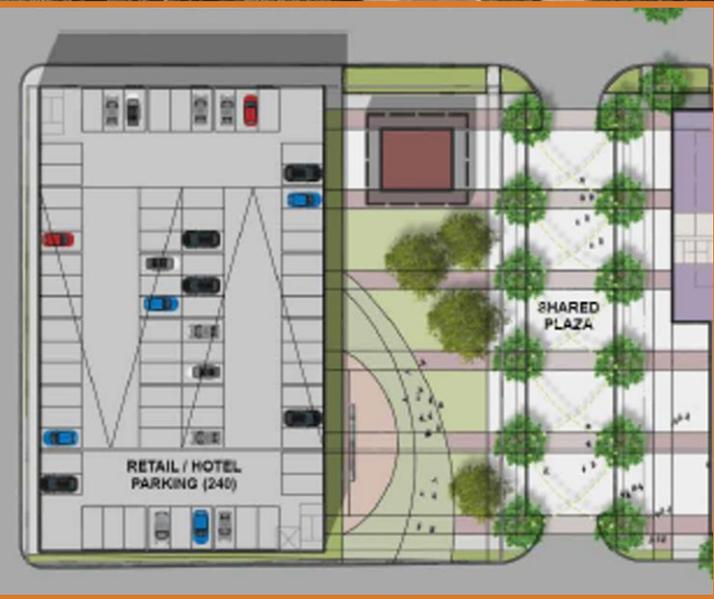
MEDC Partnership

Parking Garage:

Public Parks

- Schematic design contract awarded March 3
- Fishbeck of Dallas
- Estimated construction costs: \$17-20M

Multi-Level  
Structured  
Public  
Parking  
Facility



Maximize No. of Parking Spaces (targeting 300 – 600 spaces) | Supportive of up to 5 stories

# Pending Projects Update: Central Park & Hall Library Park (Parks)

Public Infrastructure

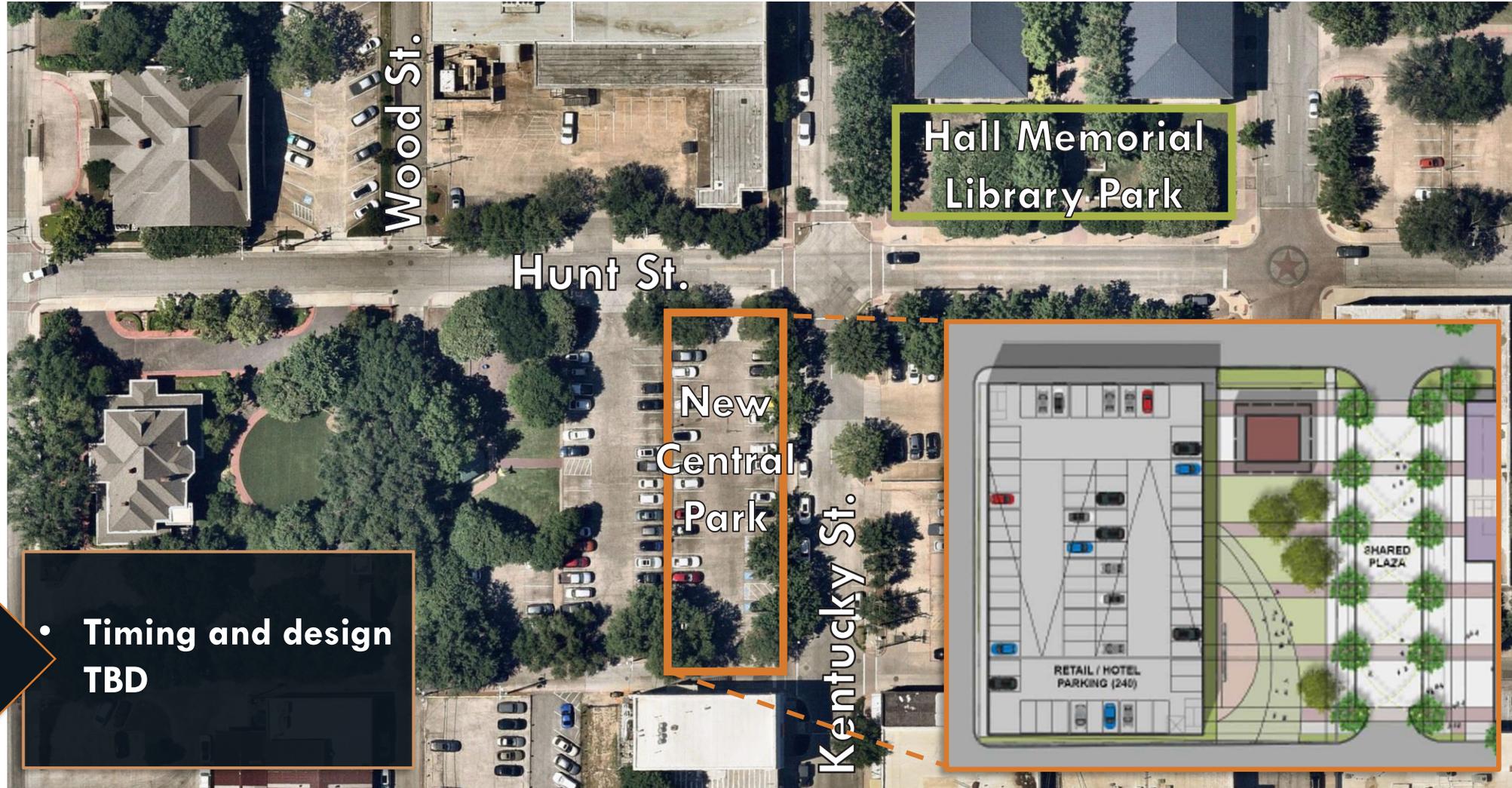
Building Demo

MEDC Partnership

Parking Garage

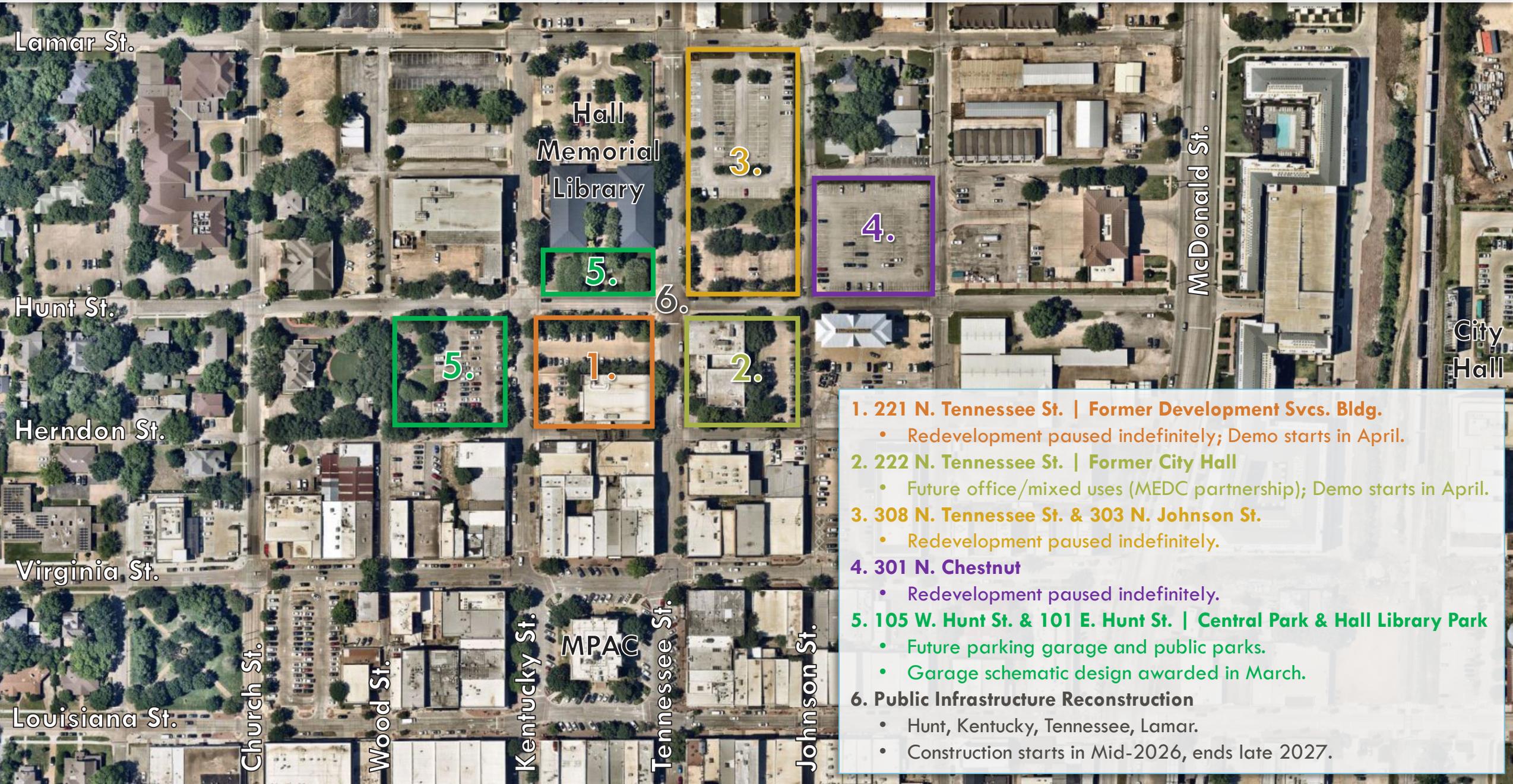
Public Parks:

- Timing and design TBD



Desired Construction: As soon as possible | New Central Park must be as large or larger than current Central Park

# Downtown City-Owned Property Initiative: Update Summary



- 1. 221 N. Tennessee St. | Former Development Svcs. Bldg.**
  - Redevelopment paused indefinitely; Demo starts in April.
- 2. 222 N. Tennessee St. | Former City Hall**
  - Future office/mixed uses (MEDC partnership); Demo starts in April.
- 3. 308 N. Tennessee St. & 303 N. Johnson St.**
  - Redevelopment paused indefinitely.
- 4. 301 N. Chestnut**
  - Redevelopment paused indefinitely.
- 5. 105 W. Hunt St. & 101 E. Hunt St. | Central Park & Hall Library Park**
  - Future parking garage and public parks.
  - Garage schematic design awarded in March.
- 6. Public Infrastructure Reconstruction**
  - Hunt, Kentucky, Tennessee, Lamar.
  - Construction starts in Mid-2026, ends late 2027.



**Questions?**

