



City of Paducah

Property Available for Reinvestment

Request for Proposals

The City of Paducah, Kentucky is requesting sealed proposals for the purchase and transfer of available real property for **the construction of site built, conventionally framed owner-occupied single-family homes**. Commercial Development will also be considered, under the same construction guidelines. Developers wishing to purchase a lot on which to build single-family homes must enter into a developer agreement with the City of Paducah. Developers will be required to market the home to an owner-occupied buyer. **City/Urban Renewal Community Development owned property will not be sold for the construction of single-family rental units.** Duplexes will only be considered on lots that are 8,000 square feet or larger and multi-family requires a minimum lot size of 9,000 square feet.

Property will only be sold if immediate development is proposed and the probability of such activity is high.

All property is sold “**as is**” and with no implied warranty of clear title. The buyer is responsible for ensuring clear title prior to purchase. If the purchaser decides to purchase without the benefit of a title exam a quitclaim deed will be granted.

To be considered for these properties, bidders must be current on City taxes and have no existing nuisance liens on any property currently owned in the City of Paducah.

The address, lot dimensions, zoning information, and an aerial map of each property is available on the City’s website at <http://www.paducahky.gov/city-surplus-property>.

Proposals must include at a minimum the following information:

- **Completed Bid form** indicating the intended use and bid offer. Minimum bid for the property is \$1 unless otherwise noted on the property page. Upon acceptance you will be responsible for paying the cost of deed preparation and recording. (Approximately \$250) Should you request a title exam you will be responsible for paying that cost as well.
- **Detailed description** of the proposed improvements and how the property will be used.
- **Detailed construction plans.** All changes and improvements necessary both to meet code requirements as well as to provide for the intended use must be specified and detailed. As an incentive to purchase the lot, the city has several single-family home plans that may be used at no cost to the buyer. **The plans are to be used one time only on the lot for which they are approved.** Any modifications to the plans will be at the buyer’s expense. An artist rendering of a front façade and floor plans can be found on the surplus property page.

- Detailed description of **landscape improvements**. (Landscape Plan drawings may be required for commercial development)
- **Project timeline** improvements must be completed within 1 year, unless an extension is requested and granted in writing. A request for an extension must be submitted prior to the 1-year deadline, and justification for the request must be included with pictures showing progress. **Extension requests for projects that have not started construction within the first year will only be considered if extenuating circumstances can be documented.** (Maximum extension 1 additional year)
- **Cost Estimate** of improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor Projects should be broken down by cost centers.
- **Proof of financial ability** to complete the project in an amount matching the estimated costs. Proof must be in the form of a letter of credit, loan commitment, proof of cash on hand, or some other proof of financial ability acceptable to the City. Grants or special financing must be listed, however cannot count toward financial ability unless a copy of the award notice or other acceptable guarantee is provided.
- **For Southside Development Area Properties Only**-If you plan to apply for the Southside Grant Funds for this project, the application for the grant must accompany the bid package.

See Attachment #1 for the scoring criteria to be used in evaluating proposals.

All bids must be submitted in a sealed envelope clearly marked “Sealed Bid” with the address of the property and the bidders name and contact information on the outside of your bid package. People interested in submitting a proposal for more than one property must submit a separate written offer for each property. Proposals may be submitted in person or mailed to:

**Planning Department
300 South 5th Street
Paducah, KY 42003**

For additional information call 270-444-8690. All sealed bids must be received in The Planning Department prior to 4:00 PM CST on **Wednesday, February 18, 2026**. All proposals will be opened on **Thursday February 19, 2026**, at 9 AM CST in the City of Paducah Commission Chambers.

Attachment #1:

Scoring Criteria

All bids will be evaluated by a point system as outlined below. Any bid scoring less than 100 total points will be considered incomplete. Incomplete bids will be rejected and returned to the bidder. If multiple bids for the same property receive identical scores, the property will be awarded to the bidder who submitted their bid first.

For Acceptance of Submittals	Possible Points
Property Developed for Residential Use	
First-time Property Buyer/Homeowner Occupied	40
Owner Occupied (not first-time owner)	30
Development for Resale to owner occupied buyer.	20
Property Developed for Non-Residential Uses	
Development will create new jobs paying above minimum wage	30
Development creates new jobs paying only minimum wage	20
Development will not create new jobs.	10
Timeline to Complete the Project	
Within one year	30
Between 1 to 2 years	20
Landscape improvements including at least 1 new tree	20
Cost Estimates	
Detailed 3 rd party estimates/bid	30
Bidder estimated cost with no 3 rd party backup	20
Proof of Financial Ability/Letter from Financial Institution	30
Drawings of Plans	
Detailed plans including elevations, floor plans, facades	30
Sketches of plans to be developed	20
Detailed description with no drawings	10
If the property contains a structure	
Complete rehab of the structure	20
Address major issues, minimal rehab	10
Comprehensive Plan Compliance	20
Total Project Score (minimum score 100)	

The City of Paducah reserves the right to reject any or all proposals submitted.