

**CHRISTIAN COUNTY FISCAL COURT
RESOLUTION NO.: 2026-04**

A RESOLUTION AMENDING RESOLUTUION 2025-15 TO INCLUDE A COVENANT REGARDING A RIGHT OF FIRST REFUSAL AND AUTHORIZING CERTAIN DEED RESTRICTIONS AND DIRECTING THAT SAID RESTRICTIONS AND COVENANTS SHALL BE MADE PART OF ANY CONVEYANCE OF PROPERTY DECLARED SURPLUS KNOWN AS 521 WEBER STREET.

WHEREAS, the Christian County Fiscal Court has declared the real property located at 521 Weber Street as surplus property suitable for sale to the general public;

WHEREAS, said property is situated within the Christian County government campus and adjacent to active government operations and facilities;

WHEREAS, the Fiscal Court desires to ensure that any future use of said property remains compatible with government operations and maintains the dignity and character appropriate for the government campus setting;

WHEREAS, the Fiscal Court has determined that certain deed restrictions and covenants are necessary to protect the public interest and preserve the orderly operation of county government functions;

WHEREAS, the Fiscal Cour first adopted Resolution 2025-15 on October 14, 2025 and now wishes to amend said Resolution to add a covenant requiring a Right of First Refusal in favor of the Fiscal Court under certain conditions; and

WHEREAS, the Fiscal Court wishes to adopt this Resolution as an amended and consolidated Resolution with Resolution 2025-15.

NOW, THEREFORE, BE IT RESOLVED by the Christian Fiscal Court as follows:

1. **PERMITTED USES.** The property may be used for the following purposes only:
 - a) Office uses, including professional services such as law offices, accounting firms, design studios, consulting firms, and similar professional businesses
 - b) Light retail uses including bookstores, gift shops, boutiques, art galleries, and similar establishments
 - c) Restaurant uses
 - d) Cultural uses including museums, art centers, and community meeting spaces
 - e) Educational uses including classrooms and training facilities
 - f) Nonprofit organization offices
 - g) Residential uses, provided they comply with all other restrictions herein
 - h) Any other use specifically approved in writing by the Fiscal Court
 - i) The exterior facade and architectural character of the property must be maintained in its current condition and style and be compatible with existing buildings owned by the Christian County Fiscal Court. Any exterior alterations or

changes to the building facade, including but not limited to changes in materials, colors, signage, windows, doors, rooflines, or other architectural features, must receive prior written approval from the Christian County Fiscal Court.

2. PROHIBITED USES. The following uses are strictly prohibited:

- a) Adult entertainment businesses of any kind
- b) Smoke shops, vape shops, head shops, or CBD/marijuana dispensaries
- c) Liquor stores, bars, nightclubs, or taverns (restaurant alcohol service may be permitted subject to restrictions)
- d) Payday loan businesses, pawn shops, or check-cashing establishments
- e) Gambling establishments or gaming facilities
- f) Tattoo parlors, piercing studios, or body modification businesses
- g) Any sexually oriented business
- h) Storage, distribution, sale, or repair of firearms, ammunition, or weapons
- i) Any use deemed a public nuisance or incompatible with government operations
- j) Industrial or manufacturing uses
- k) Commercial storage or commercial self-storage uses

3. RIGHT OF FIRST REFUSAL UPON CONDEMNATION.

- a) In the event the property is condemned, declared uninhabitable, or otherwise deemed unfit for occupancy by any governmental authority or court of competent jurisdiction while owned by any party other than the Christian County Fiscal Court, the then-current owner shall provide written notice to the Christian County Fiscal Court within thirty (30) days of receiving notice of such condemnation or declaration.

- b) Upon receipt of such notice, the Christian County Fiscal Court shall have the exclusive right of first refusal to repurchase the property at a purchase price determined as follows:
 - i) If the then-current owner is the original grantee who purchased the property directly from the Christian County Fiscal Court, the purchase price shall be the amount paid by such original grantee to the Christian County Fiscal Court as recorded in the original deed of conveyance; or
 - ii) If the then-current owner is a subsequent purchaser who acquired the property from someone other than the Christian County Fiscal Court, the purchase price shall be the fair market value of the property in its condemned or uninhabitable condition, as determined by a licensed real estate appraiser mutually agreed upon by the parties.

- c) The Christian County Fiscal Court shall have ninety (90) days from receipt of the owner's notice to exercise this right of first refusal by providing written notice of its intent to repurchase to the property owner. If the Fiscal Court elects to exercise

this right, closing shall occur within sixty (60) days of such notice, or such other time as mutually agreed by the parties.

- d) This right of first refusal shall constitute a covenant running with the land, binding upon all successors and assigns, and shall be recorded in the deed to provide constructive notice to all future owners.

4. COVENANTS RUNNING WITH THE LAND.

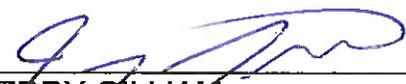
- a) The restrictions, covenants, and conditions set forth above are intended to be covenants running with the land and shall be binding upon the grantee, the grantee's heirs, successors, assigns, and all future owners of the property. These restrictions shall be recorded in the deed and shall constitute a continuing covenant and restriction on the use of the property in perpetuity, or until such time as they may be modified or released by written instrument executed by the Christian County Fiscal Court.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption.

ADOPTED by unanimous consent of the Christian Fiscal Court at a regular meeting held on Tuesday, February 24, 2026, a quorum being present and voting.

Christian Fiscal Court

BY: _____


JERRY GILLIAM
CHRISTIAN COUNTY JUDGE EXECUTIVE

ATTEST:



MELINDA HUMPHRIES,
CHRISTIAN COUNTY CLERK