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**KENTUCKY DEPARTMENT OF EDUCATION**

300 Sower Boulevard • Frankfort, Kentucky 40601  
Phone: (502) 564-3141 • [www.education.ky.gov](http://www.education.ky.gov)

November 3, 2021

Mr. Christopher Bentzel, Superintendent  
Christian County Public Schools  
200 Glass Ave.  
Hopkinsville, KY 42240

**RE: CHRISTIAN CO.: Final Approval for:**  
**BG 22-103 – Site Acquisition for District Facility Plan (DFP) Priorities:**  
**DFP Priority 1a.1. New High School for 2,500 students 825, Grades 9-12 (A1)**  
**DFP Priority 1.a.2 New Career/Technical Education Academy (A2)**  
**Associated Ventures, LLC Property (87 Acres ±)**  
**US 41A, Hopkinsville, KY 42240**

VIA ELECTRONIC MAIL DELIVERY

Superintendent Bentzel:

Pursuant to **702 KAR 4:050 Building sites, inspection, approval**, the following information has been submitted to this office for final approval for the district to acquire the above referenced property:

1. Letter from attorney Benjamin R. Talley, Deatherage, Myers & Lackey, PLLC, indicating fee simple title may be obtained. The opinion was for a period of sixty (60) years.
2. Commitment for Title Insurance in the amount of \$6,000,000 was prepared by Old Republic National Title Insurance Company.
3. Plat indicating property boundaries, acreage, road access, easements, and certification that property is above the 100-year flood plain. Plat was prepared by Jim McGowan, PLS #3855.
4. Letter dated August 24, 2021, from Bell Engineering, Thomas F. (Rick) Harper, III, PE, providing assurance of adequate site utilities to include water, power, sewage treatment and natural gas.
5. Letter dated November 2, 2021 from Joshua Rogers, PE, KYTC Director of Maintenance, confirming road adequacy and funding commitment for any improvements in the right-of-way along US 41A (Fort Campbell Boulevard).
6. Letter dated October 28, 2021, from Hon. Wendell Lynch, City of Hopkinsville Mayor, confirming road adequacy and a funding commitment for any improvements anticipated in the right-of-way for Lovers Lane, Conference Drive and MSU Drive.
7. Letter dated August 24, 2021, from Bell Engineering, Thomas F. (Rick) Harper, III, PE, attesting to a review of the Phase I Environmental Site Assessment performed by L.E. Gregg Associates dated August 6, 2021,

indicating that the report states, “no evidence of Recognized Environmental Condition (REC) in association with the subject property. This assessment has revealed no CRECs, HRECs, or de minimus conditions associated with the subject site.”

8. Letter (same as noted in Items 4 and 7 above) dated August 24, 2021 from Bell Engineering, Thomas F. (Rick) Harper, III, PE, estimating site development costs as a total lump sum cost opinion of \$600,000.
9. The current, assessed value and classification by property valuation administrator was received September 28, 2021, from Christian County Schools. The Fair Farm Cash Value is listed at \$1,916,000.
10. Appraisal dated June 4, 2021 by Bolinger Appraisal, Ben R. Bolinger, certified general property appraiser KY License No. 4494 was commissioned by the Board’s attorney Jack Lackey, Jr. of Deatherage, Myers & Lackey, PLLC. The appraisal provided an “As-Is Market Value” of \$9,140,000.
11. The proposed purchase agreement received September 28, 2021, as prepared by Benjamin R. Talley of Deatherage, Myers & Lackey, PLLC, for a total purchase price of \$6,000,000.

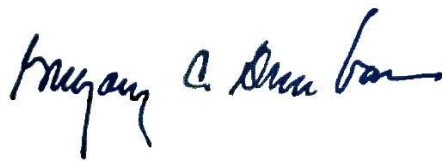
Receipt of the above demonstrates substantial compliance with the requirements of 702 KAR 4:050. Approval is hereby granted to the Christian County Board of Education to proceed with the acquisition of the above referenced property subject to the fulfilling of the conditions set forth in the agreement and the requirements for receiving title insurance.

Following this final approval, submit an Initial BG-1 Project Application Form (in FACPAC) approved by your Board which identifies the proposed fund source(s).

After the acquisition has been executed, 702 KAR 4:050 requires that the district provide a notarized copy of the executed deed and title insurance certificate within thirty (30) days after closing of the property purchase to KDE. Submit this information through the FACPAC process with your board-approved BG-5 at the close of the property acquisition project.

If you have any questions about any of the above, please call us at (502) 564-4326.

Sincerely,



Gregory C. Dunbar, AIA, MBA, Manager  
Division of District Support  
District Facilities Branch

GCD/jcg

cc: Josh Hunt, Jessica Darnell  
Jack N. Lackey Jr., Attorney  
Keith Sharpe, AIA  
Ricky Sizemore, P.E., Kyle B. Willard, P.E.  
Chay Ritter, John C. Gilbert, AIA  
KDE/DFB

Christian County Schools  
Deatherage, Myers & Lackey, PLLC  
JKS Architects  
KYTC  
KDE District Facilities Branch  
District Correspondence Files