

**APPROVAL OF SECOND AMENDMENT TO CONTRACT
TO ACQUIRE 2160 VERSAILLES ROAD**

BACKGROUND AND RATIONALE: Fayette County Public Schools (“FCPS”) has previously entered into a contract with Donald Webb, Jr, Trustee (“Seller”) to purchase 2160 Versailles Road (the “Property”) for \$10,100,000. This contract was amended by First Amendment thereto dated July 25, 2022. The contract as amended provided that FCPS would purchase at least 35.063 acres of the Property with the remaining 0.81 acres being dedicated by Seller to the Lexington-Fayette Urban County Government (“LFUCG”) in order to make right-of-way improvements to Mason-Headley Road necessitated by the development of the Property for school purposes. LFUCG has now informed FCPS and Seller that it now needs 0.886 acres to be dedicated for right-of-way purposes leaving 34.987 acres for conveyance to FCPS. FCPS’ appraisal of the Property values this unimproved 0.886 acres at \$137,330.00 (\$155,000.00 per acre) The loss of this 0.886 acres still leaves the purchase price for the Property of \$10,100,00 below its adjusted appraised value of \$10,163,670 (\$10,300,000-\$137,330). An amendment of the contract reflecting the change in acreage being purchased is needed to keep moving this transaction forward. This amendment has no impact on the previously received approval to purchase from the Kentucky Department of Education as the purchase price for the Property is still below its adjusted appraisal value. As stated before, Seller’s independent appraisal of the Property valued it at \$12,560,700.

<u>Item</u>	<u>Amount</u>	<u>Funding Source</u>	<u>Recurring/ Nonrecurring</u>	<u>Measurable Expected Impact and Timeline</u>
Amendment to contract to purchase 2160 Versailles Road	None	Construction Bond Funds Org 360 Obj 5110	Non-recurring	Approval will allow purchase of 2160 Versailles Road to move forward.

STAFF CONTACT: Myron Q. Thompson, Chief Operating Officer, 859.381.4165

POLICY REFERENCE: 702 KAR 4:050

RECOMMENDATION: A motion in order to:

“Authorize the Superintendent to negotiate and the Chairperson to execute a second amendment to the contract to purchase 2160 Versailles Road, Lexington, Kentucky 40504.”

On motion by _____, seconded by _____, the Board authorized the Superintendent to negotiate and the Chairperson to execute a second amendment to the contract to purchase of 2160 Versailles Road, Lexington, Kentucky 40504.

Mr. Tyler Murphy, Board Chair

Dr. Demetrus Liggins, Superintendent