



# Fayette County Public Schools

## Executive Summary Fayette County Public Schools Board Meeting Agenda Item

**MEETING:** Regular

**Date:** July 14, 2025

**TOPIC:** Approval of Real Estate Exchange Agreement with the Lexington-Fayette Urban County Government (LFUCG) Concerning Approximately 4.467 Acres of the Winburn Middle School Site

**PREPARED BY:** Myron Thompson, Chief Operating Officer @ 422-0383

**Recommended Action on:** 7/28/25  
Consent Item

**Superintendent Prior Approval:** No

**Recommendation/Motion:** Approval of the Real Estate Exchange Agreement with the Lexington-Fayette Urban County Government (LFUCG) concerning the Winburn Middle School site as described below.

**Background/Rationale:** LFUCG is planning the expansion of Citation Boulevard, which requires the transfer of 4.467 acres (Winburn Middle School site) from the Board of Education to the LFUCG, along with permanent drainage and temporary construction easements. In exchange for said transfer, the LFUCG will transfer to the Board of Education 4.0 acres located immediately to the rear of the Winburn Middle School site, which is currently part of Martin Luther King, Jr. Park. In addition, LFUCG will pay to the Board of Education at closing the sum of \$122,265.00 as the difference between the appraised values of the properties. Also, LFUCG will reimburse to the Board at closing a sum not to exceed \$294,946.00 (if bid in 2025) for the construction of a new bus access lane with the final estimated cost of construction to be based upon negotiations between the parties, and if that fails, mediation. The terms and conditions of this transfer are set out more fully in the attached Real Estate Exchange Agreement.

**Strategic Priority:**

- ☒ Student Achievement    ☐ Unity, Belonging & Student Efficacy
- ☐ Highly Effective & Culturally Responsive Workforce
- ☐ Outreach & Engagement    ☒ Organizational Health & Efficiency

**Data Considerations:** District Facility Plan

**Policy:** 01.11 - Powers and Duties of the Board  
702 KAR 4:090

**Fiscal Impact:** None

**Attachments(s):** Real Estate Exchange Agreement