

MEMORANDUM

TO: Members, Henderson Co. Board of Education
CC: Dr. Bob Lawson, Robin Newton
FROM: Elizabeth Bird
DATE: September 8, 2025
RE: Julia Street Property

In 2014, the Henderson Water Utility conveyed a lot located on Julia Street for the Henderson County High School Construction Program to construct a home to be occupied by low-to-moderate income person or persons. The deed to the Board included a reversion clause that stated *“should the Henderson County Board of Education fail to construct a dwelling on the property for occupancy by low-to-moderate income persons within two (2) years from the date of this deed, then in that event, the property shall revert to the City of Henderson, and the Henderson County Board of Education shall immediately convey the property back to the City, without consideration, and free from any liens.”* No home was ever constructed on the property and there are no plans to utilize the property in the future.

Habitat for Humanity is currently in negotiations with the City to acquire the property. Should the City approve the transaction, the Henderson County Board of Education will need to sign the deed to Habitat to acknowledge the reversion of the property to the City and release any residual interest. In the alternative, the City may request a deed conveying the property back.

To facilitate the process, the following action is being requested:

- Declare the property as surplus, acknowledging that no home was built within the timeframe set forth in the deed, the property is not currently being utilized by the District and there are no future plans to utilize the property.
- Authorize Dr. Lawson to sign any necessary documents required for the City to transfer the property.