



Dr. Robbie Fletcher
Commissioner of Education

KENTUCKY DEPARTMENT OF EDUCATION

300 Sower Boulevard · Frankfort, Kentucky 40601

Phone: (502) 564-3141 · www.education.ky.gov

May 13, 2026

Mr. Tim Schlosser, Superintendent
Simpson County Public Schools
430 S. College St.
Franklin, KY 42135

**RE: SIMPSON CO.: Property Acquisition for Technology Staff & Edge Academy
Not on DFP
309 North High Street (Approx. 5-acres)
Property Owner – Franklin Electric Plant Board of Franklin and Simpson Co.
Franklin, KY 42134**

Dear Mr. Schlosser,

On May 8, 2026, the district indicated that a complete submittal has been uploaded. Upon your request and pursuant to **702 KAR 4:050 Building sites: inspection, approvals**, for approval to proceed with the property acquisition, the following information was submitted to this office.

- 1. Title Opinion:** Undated letter from Amanda L. East with Crocker & Crocker Attorneys At Law; covering a sixty-year period down to May 1, 2026, and stating, “I am of the opinion that marketable, fee simple title to the hereafter described property, subject only to the matters hereinafter set forth, is, as of the effective date hereof, vested in Electric Plant Board of the City of Franklin, Kentucky.
- 2. Commitment for Title Insurance:** Commitment for Title Insurance issued by Old Republic National Title Insurance the Electric Plant Board of the City of Franklin, Kentucky consisting of four unconsolidated properties totaling 3.75. acres for a proposed policy amount of \$400,000 with the commencement date of May 1, 2026.
- 3. Plat:** Boundary Survey dated April 26, 2025, by Barry W. Claypool, licensed professional land surveyor #2314, indicated property boundaries and acreage and noted, “The parcel depicted hereon does not lie within a flood prone area as per the ‘FIRM’ map number 21213C0177C (Dated 3/17/11) subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map.”
- 4. Utility Assurance Letters** are not required for this acquisition as indicated in the Tentative Approval letter.
- 5. Roadway Adequacy and Funding Commitment Letters** are not required for this acquisition as indicated in the Tentative Approval letter.
- 6. Potential Environmental or Safety Hazards Letter:** Letter, dated 4/21/26, from RossTarrant Architects states, “I did not observe anything that would be considered an unusual environmental hazard; however, the site visit consisted of strictly visual observation and does not account for air, waterbourne, subsurface pollutants or hazards.”
- 7. Schematic Site Plans** are not required for this acquisition as indicated in the Tentative Approval letter.
- 8. Site and Building Development Cost Analysis:** No site development cost were provided.
- 9. Certification:** Letter, dated 5/8/26, states, “The Simpson Co. Board of Education has determined that the area has been reviewed and a decision has been made by the local board. The land/facility at 309 North High Street (Electric Plant board) is suitable to purchase. There are no other suitable sites that the school district could purchase that met the needs of the district. This site contains 3 buildings that will be utilized by our IT department, Maintenance department and Gifted Education department.”

10. **Appraisals:** Appraisal Report, dated 4/14/2026, prepared by Ray Hall, of Ray Hall Appraisals indicates the market value of the property located at 309 N. High Street to be \$1,500,000.
11. **Proposed Purchase Agreements:** Real Estate Purchase Agreement made on November 21, 2025, between Electric Plant Board of the City of Franklin (seller) and the Simpson County Board of Education (Buyer) indicates the total purchase price for the property at 309 North High Street, Franklin, Kentucky, as Four Hundred Thousand Dollars (\$400,000.00).

The Simpson County Board of Education is hereby authorized to complete the actions needed to complete the acquisition.

Submit an Initial BG-1 Project Application Form (in FACPAC) approved by the Simpson County Board of Education which identifies the proposed fund source(s). **Please be advised, because the proposed acquisition is not on the current District Facilities Plan (DFP), funding is limited to unrestricted funds and/or accessing restricted cash with a Capitol Funds Request (CFR) approved by the local board or by modifying the DFP to include this project.** Include a signed pdf version of the BG-1 as an attachment to the FACPAC form submitted to our office.

As required by 702 KAR 4:050, within thirty (30) days after the closing, please provide a notarized copy of the executed deed and Certificate of Title Insurance (**in the amount of the \$1,500,000 appraisal**) to KDE. Submit these documents through the "My Document Submissions" in the SharePoint portal and submit your board-approved BG-5 with signatures through the FACPAC system to close the project.

If you have any questions about any of the above, please call Marcus Highland at (502) 564-4326 extension 4408.

Sincerely,

Marshall Smith

Marshall Smith
Assistant Director
District Facilities Branch
Office of Finance & Operations

MS/mh

cc: Amanda Spears - SCPS
Marcus Highland & Tanisha Keene - KDE
KDE/DFB Site Acquisition File