

FCR 7

Office of the President

December 2, 2025

Members, Board of Trustees:

APPROVAL TO DECLARE AS SURPLUS ACQUIRED UNIVERSITY RESIDENTIAL PROPERTY LOCATED IN UK HEALTHCARE EXPANSION AREA

Recommendation: that as the University acquires residential property from willing sellers in the 200 blocks of Waller Avenue, University Avenue, State Street, Conn Terrace and Transcript Avenue, the 900 block of Journal Avenue and the 800 block of Press Avenue located in Lexington, Kentucky, (1) the buildings on those acquired properties be declared surplus to the needs of the University and (2) that the Executive Vice President for Finance and Administration be authorized to demolish those buildings determined to be unsuitable for use by the University or for which another use of the land is in the best interest of the Commonwealth.

Background: KRS §164A.575 (8) states in relevant part, “The governing board shall sell or otherwise dispose of all real or personal property of the institution which is not needed or has become unsuitable for public use or would be more suitable consistent with the public interest for some other use, as determined by the board.”

The subject properties located in the following described area are part of the University of Kentucky HealthCare (UKHC) expansion area in Lexington, Kentucky: the 200 blocks of Waller Avenue, University Avenue, State Street, Conn Terrace and Transcript Avenue, the 900 block of Journal Avenue and the 800 block of Press Avenue. The University, from time to time, purchases properties in this area from willing sellers because the land is adjacent to other UKHC developments including the new Cancer and Advanced Ambulatory Building currently under construction and is needed as UKHC operations continue to grow. Most, if not all, of these acquisitions are less than the \$1,000,000 threshold requiring Board of Trustees’ approval.

As property in this area is acquired, the buildings on those properties will be evaluated for continued use by the University. For those buildings determined to be unsuitable for use by the University or for which another use for the land by the University would be more suitable consistent with the public interest, it is recommended that they be declared surplus to the University’s needs and then demolished.

Action taken: ☒ Approved ☐ Disapproved ☐ Other _____