

# FCR 3

Office of the President  
September 11, 2007

Members, Board of Trustees:

## APPROVAL OF LEASE

Recommendation: that the executive vice president for finance and administration be authorized to negotiate and execute the following:

A revision of the Lease between the University of Kentucky and Lexington-Fayette Urban County Government (LFUCG) for Lot 31 in the UK Coldstream Research Campus, approved by the Board of Trustees on September 12, 2006. Lot 31 acreage has been increased from 11.5 acres to approximately 12.97 acres in order to accommodate the addition of a cul-de-sac.

Background: Because of the strategic location of the UK Coldstream Research Campus, the Lexington-Fayette Urban County Government is proposing to lease Lot 31A (and a right of first refusal on adjacent Lot 31B) as the site for the Lexington Regional Public Safety Complex.

The university will submit to the LFUCG Planning Commission a plan to subdivide and replat Lots 23, 24, 31A, and 31B, allowing the university flexibility in attracting prospective tenants for single-use facilities. This subdivision will require the addition of a cul-de-sac in order to reach Lots 24 and 31B. The proposed Lexington Regional Public Safety Complex will be a two-story structure, approximately 50,000 square feet, fronting McGrathiana Parkway. The term of the lease is expected to be 100 years with a one-time payment of \$815,850 (previously \$735,000).

### **Project Description: Lexington Regional Public Safety Complex**

This site will serve as the Incident Command Post during events of community-wide impact, whether related to disaster response/relief or major events such as Alltech/FEI World Equestrian Games in 2010. The complex will house the following operational components:

Regional Emergency Operations Center  
E911 Communications Center  
Commtech Tactical Vehicle Facility

The complex will ultimately be a 24/7/365 operation, staffed initially by the Division of Environmental and Emergency Management (DEEM) and certain staff of Fire, Police, and E911. Eventually, staffing will include all E911 communications staff, with a total of approximately 50 public safety staff routinely on site at any give time. During major response mode, an additional 50 representatives of other cooperating public safety agencies may be on site for short periods of time.

**Project Significance:** The Central Kentucky region currently has no permanent Incident Command Post. The present temporary location is not sufficient to hold response team participants and has to be manually set up in the police station each time there is a major manmade or natural disaster. Lexington-Fayette County needs a new permanent facility to comply more fully with Homeland Security standards and provide the best possible service to the community during major events.

**Proposed Site:** University of Kentucky Coldstream Research Campus, Lot 31 (7.77 acres, with a right of first refusal on adjacent 5.20 acres)

- Well located geographically for Lexington-Fayette County public safety operations
- Proximity to interstate access for regional response capability for surrounding counties
- Backup site for State of Kentucky Emergency Operations Center (EOC)
- Faculty would serve an 11-county area
- Proximity to World Equestrian Games Site/Kentucky Horse Park

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Action taken:  Approved  Disapproved  Other \_\_\_\_\_