



TO: Mayor Linda Gorton
Honorable Members, Urban County Council

FROM: 
Chris Ford, Commissioner of General Services

DATE: May 4, 2026

SUBJECT: Memorandum of Understanding with University of Kentucky
Police Training Academy Project at Coldstream Research Campus
1785 McGrathiana Parkway (Lot 25C)

Request:

Request council authorization for the Mayor to execute a Memorandum of Understanding between Lexington Fayette Urban County Government and the University of Kentucky, a draft of which is attached hereto and the final form of which shall be subject to the approval of the Department of Law, for the new Police Training Academy project at Coldstream Research Campus.

Purpose:

A site has been located at the Coldstream Research Campus to serve as the future home for Lexington’s Police Training Academy. The property is a vacant land tract consisting of 4.17 acres at 1785 McGrathiana Parkway. Please find attached a site map which references the parcel as Lot 25C. Lexington Police’s programming needs prescribe for a new training facility of approximately 41,000 square feet and 260 parking spaces. General Services will provide capital project management and facilitation to our leadership team at Lexington Police during all phases of the project. The estimated cost for this initial project phase is \$3 million and will further advance the project to “shovel ready” condition.

Budgetary Implication:

Yes, funding has been appropriated (FY25 budget) for site control and associated pre-development costs. Public Safety Land Acquisition Fund 1105-707101-0001-90111

As specific to this MOU, the negotiated and agreed value of the land parcel is \$210,000 per acre. Per the guidelines of established redevelopment partnership between LFUCG and UK, 50% of proceeds (equaling \$437,850) will be distributed to UK for improvements at Coldstream. The remaining 50% of proceeds (equaling \$437,850) will be distributed for improvements by LFUCG at the Legacy Business Park. The brokers’ commission for 6% of land cost accounts for an additional \$52,542. The total cost associated with LFUCG site control at Coldstream for police training academy project development is \$928,242.

File Number: 0368 - 26

Director/Commissioner: Chris Ford

