

**Askew Reuse Proposal Presentation  
Hope City Proposal Presentation & Community Question & Answer (Q&A) Summary  
11/02/17**

The following is a summary (drafted by Kansas City Public Schools (KCPS) staff) of Hope City's proposal presentation and the Q&A session that took place after the presentation.

**Proposal Highlights**

- Hope City is a 501(c)(3) non-profit organization that operates as a church and prayer ministry
- Founded by Lisa and Ray Stribling
- Affiliated with International House of Prayer
- Located at 24<sup>th</sup> and Quincy for 7 years and have outgrown current site
- Want to relocate to Askew to expand their services
- 24 hour prayer room with live music (open 14 hours/day to the public)
- 2 services on Monday and Friday nights, may add Sunday morning, but not currently
- 10,000 square feet of dorm space for full-time members of Hope City internship program (separate men's and women's dorms)
- Visitors come from all over the world to learn about prayer and social justice issues
- Programs include:
  - Faith-based substance abuse program
  - Weekly food pantry (people would wait inside, not outside)
  - Kitchen, free wifi, community room
  - Provide bus passes, help with utilities
- 3 Phases for Construction
  - Phase I (within 6 months) – renovate auditorium as prayer room, install new bathrooms and dorm room renovations
  - Phase II (within 12 months) - community room, pantry facilities, laundry facilities
  - Phase III (within 24 months)
- Funding: funding for acquisition and Phase I has been secured through donations. Latter phases would be funded through an adopt-a-room project
- Entrance would be on east side of the building
- Plans for homes to be purchased, renovated and investment in the neighborhood

**Participant questions to Hope City (Lisa Stribling):**

**Q1: Lots of empty houses in the neighborhood? Any plans to be involved?**

A1: One of our members is an architect and currently has an application with Legal Aid to identify homes to rehab.

**Q2. What happens when people from your drug addition program go back out into society?**

A2. We have a high success rate. If people make it through the 1<sup>st</sup> 2 weeks, they do very well.

**Q3. Concerns that you are looking at a site in the middle of a neighborhood. Shelters and support services like you offer are typically on busy roads. What are your plans to safeguard the adjacent neighbors as people come and go to your building?**

A3. Most of what we do is to address poverty, not a criminal element. We have security on-site, and we want to be part of the community. We want to work it out with the neighbors.

**Q4. What kind of security measures do you have?**

A4. We have paid security and sometimes we have had paid off duty police officers.

**Q5. I have concerns about who you are inviting to come into the neighborhood. We already have a lot of crime. I'm worried about bringing more.**

A5. A lot of our visitors already live in the neighborhood. You can visit our current location if you have any fears. We can have a neighborhood meeting to work out some of these issues/concerns.

**Q6. Did Hope City look at any other sites?**

A6. Not really. Hope City focused on the Askew site.

**Q7. There needs to be security on the back side of the building. And I want your security guard to have instant access to the police.**

A7. We could look at having no in and out access on the west side of the building. Our security guards are on-site at all times and walk the site. Our current site has never been broken into. We have cameras on-site.

**Q8. Can you explain the process you'll have to go through with the City (answered by Hope City's attorney)?**

A8. Hope City would be required to obtain a special use permit for the site, which requires additional public hearings. Community members can attend those and provide feedback on the project.

**Q9. Where is the parking going to be located?**

A9. There will be sufficient parking on both the north and south sides of the building.

**Participant questions to KCPS (Shannon Jaax answered):**

**Q1: What is the next part of the process?**

A1: We typically give at least two weeks for the community to provide their feedback on the proposal. We will post the presentation and the feedback form to our website. Please feel free to share feedback forms with your neighbors. Depending on what kind of feedback we get from the community, we may need to get additional information from Hope City, or do additional outreach to the neighborhood. Once that is complete we make a recommendation to the school board. The earliest that could be is December, and then we wait at least 2 weeks to ask the school board to vote. A lot of the next steps depend on what kind of community feedback we receive. If it's all positive, then it can be quicker. If there are issues we need to address, then it can take more time. Note: if you like the proposal, but there are issues you would want addressed, write those down on your feedback form, and we can work to include provisions into the contract. In the past, we've included things like: landscaping, car and pedestrian access into the site, lighting, etc. Please note that we wouldn't sell the building until Hope City secured a special use permit. So there would be additional opportunities for community members to weigh in. In addition, we always include a requirement in our contracts that buyers must hold

additional meetings before they go to the City for their approvals. We can't work out everything at this stage, but we want to make sure you have an opportunity to weigh in as the project progresses.

**Q2: So they are just getting started?**

A2: I don't want to say they are just getting started as they've been working on this for a few years. We advised them that we wouldn't bring the project to the neighborhood until the City weighed in on whether they would allow a rezoning/special use permit. So, they have done quite a bit of work, but there are still steps they are going to have to complete.

**Q3: What is the sales price?**

A3: We have not finalized a purchase price, however, we do not disclose purchase price until the sale is complete.

**Q4: Have you had any other offers?**

A4: We have received interest over the years, but I don't believe we've received any other proposals. I will double-check on that and include it in the Q&A Notes. [NOTE: KCPS did receive one proposal in 2012; however, the group retracted its proposal as they did not feel they were ready to acquire a property.]

**Q5: Is there asbestos in the building?**

A5: KCPS conducted extensive asbestos abatement in buildings back in the 1990s. Some asbestos remained, but it was contained and safe (adhesive on floor tiles is an example). Every three years the buildings were reinspected. That inspection information is available to buyers. Hope City isn't planning on any major renovations, and that's when you typically have issues. But their construction team would need to be aware and properly abate any asbestos – it's standard for renovation of older buildings.

**Q6: Does Hope City have the ability to finance the improvements? What happens if they can't complete the renovations.**

A6: It's part of our due diligence to evaluate whether a proposal team has the capacity to complete a project. Hope City has a healthy budget for an organization and it isn't planning on making extensive renovations. Based on the budget proposal we've seen, we feel they have the capacity to do the renovations they are proposing. It's going to be a pretty bare bones type project. [Note: This wasn't mentioned during the meeting, but KCPS has included contract provisions that allow KCPS to buyback the building at a negotiated price if the buyer doesn't commence construction/complete a project within a certain timeframe. This could be done for Askew as well.]

**Q7. Do you know who is donating funds for the acquisition?**

A7. We have not asked for this information. We could as we complete our due diligence on the project.