

PROPOSAL SUMMARY SHEET – ROBESON SCHOOL SITE

DATE: 3-6-2017

CONTACT INFORMATION: Wisdom Exchange, Inc., 1118 McGee Suite 2000, KC, MO 64106

Primary Contact Name/ Title: Sean Pickett, Director swp@kclawoffice.com (816)472-1600

Additional Partner: Garcia Architecture – Rafael Garcia Rgarcia@garciaarchitecture.net

Project Description- Phase I: Repurposing the existing site space as a multi-use recreation center. Expanding the exterior fields to two full size multi-sports fields. Upgrading the existing theatre, swimming and gymnastic facilities for neighborhood use and activities for the young to the elderly. Lease tenancy for a day care as well as food vendors. Phase II: Building an additional building or addition to the eastern side of the building to add basketball, volleyball, and indoor soccer fields. Phase III: single family residential townhouse units on western edge along Holmes. Potential small grocery/catering partner.

Organization/Team Qualifications- The partnership has put together members that have had numerous successful projects in the Kansas City metro area. They have years of experience with building, design and construction themselves and through their relationships with clients and other developers. The development team includes a sports management entity that already represents the community children as approximately 40 percent of their existing participants.

Schedule/Financing Information - The team is working to complete the contract to purchase by May, 2017. To close on contract August 30, 2017, and break ground by September 2017. The construction should be completed and the facility opened by August 2018. Phase I costs are approximately \$8 MM; Phase II costs estimated at \$10-26MM. The financing to purchase is through private equity funds and financing on the costs of rehabilitation and construction is currently being considered at six different banking institutions. The project does not seek any TIF considerations but does not rule out Tax credits or other sources of funding or grants for construction rehabilitation or programming.

Community Concerns - This project is uniquely set up to give multiple sections of the surrounding communities' healthy alternatives to socializing, exercising, playing and sharing of their cultures. The blighted school structure would no longer be a place for criminal activities but for community activity, activism and entertainment. The concerns of the community regarding this proposal are parking availability and lighting at night. Both these concerns are addressed by the development team through the project design.









