

Meservey Reuse Discussion @ Vineyard Neighborhood Association
Vineyard Neighborhood Office
May 24, 2022
18 attendees

The following provides a summary of the discussion and information shared regarding the current repurposing efforts for the Meservey School Site:

MESERVEY UPDATE

- This year, KCPS moved 2 additional sites to the surplus list and is about to start marketing those sites and working with the community to identify what reuses they'd like to see happen. As part of that, KCPS is doing a new marketing push for Askew, Meservey and Pershing. As we get ready to do that, the district wants to provide updates and get feedback from members of the Vineyard neighborhood.
- Last met with Vineyard in 2018 when YARCO submitted a proposal for a senior affordable housing development (44 units). YARCO did not receive LIHTC during that round as the State pulled back their tax credits.
- Building has suffered from additional vandalism and deferred maintenance. Most of the copper/metal has been removed. Basement has taken on water at times. Building is in better shape than some others, but continued vacancy is an issue. Redevelopment is definitely still doable, but it will require extensive renovation.

2022 MARKETING EFFORT

- In early June, the marketing blitz by Block Real Estate will begin. Five sites in total. KCPS hopes that having the 2 new sites will draw more interest and attention and that will also get fresh eyes on Askew.
- Block will be holding a site tour for interested parties in mid/late June. Date is TBD. In order to ensure safety/security of everyone in the building, Block will have to limit the # of participants, so folks will be required to register in advance.
- Proposals will continue to be accepted on a first come, first served basis.
- If KCPS receives a viable proposal(s), the repurposing team will bring those to the neighborhood so community members can learn about the proposals and share your feedback.

2022 KCPS PRIORITIES

KCPS has made a few changes to the repurposing process/agreements. Always had a focus on wanting to ensure that reuses are things that the community supports.

- One way KCPS has tried to accomplish this is by asking developers to identify in their proposal how their project will benefit the community (and how they are responding to community feedback received during our meetings).
- KCPS also requires a Property Use Restriction Agreement that gets filed with the deed – ensure developers build out what they tell us they are going to do. Also ensures that if they need to make major changes, they come back to KCPS and we hold an additional meeting. Rather
- Started memorializing community benefits in Benefits Agreements. This has been done on the last few sites, and a several others are in process. This can include things like neighborhood association offices in the building/community access to a gym, community
- KCPS' leadership team is also prioritizing projects that address affordable housing needs of our teachers, staff and community members. This is incorporated into the information that is provided to interested buyers.

REUSE DISCUSSION/COMMUNITY BENEFITS

The following summarizes the feedback received from meeting participants. Note: this information does not indicate consensus, but feedback from individuals.

Support for the following:

- Senior housing (including seniors plus children)
- Income-based housing (including moderate income)
- Utilize the gym for youth activities – need safe places/safe houses for children

Individuals wanted to have additional time to think through reuse priorities/desired community benefits and the Repurposing team indicated that there would be an opportunity going forward to share additional feedback.