

**Notes/Comments (recorded by Shannon Jaax)**

**22-24 participants**

**Purpose/Background by Shannon Jaax:**

- Collect community feedback on draft Benefits Agreement & Property Use Description Agreement (PUDA)
- KCPS held proposal presentations in Apr/May 2022 to collect community feedback on UNI's proposal
- KCPS, UNI and WPNA leadership worked on drafting terms of Benefits Agreement between May – Sep 2022
- KCPS and UNI entered into a sales contract on Sep 28, 2022

**Project Update by Shalanda Holmes, UNI (see PPT posted on [www.kcpublicschools.org/repurposing](http://www.kcpublicschools.org/repurposing))**

**What is a Benefit Agreement?**

- Document that is recorded with the deed of sale that outlines benefits to the community and KCPS stakeholders
- KCPS, buyer and neighborhood association are parties to the Agreement
- Term runs from the date of sale through the end of any tax abatement or 15 years, whichever is longer

**Draft Benefit Agreement Terms**

- **Access:** Furnished office space + storage space for WPNA + UNI neighborhood associations.
- **Workforce Development:** Good faith effort to contract with local residents in hiring for operations of project (maintenance, landscaping, security, property management, etc).
- **Tenant Selection:** Prioritize entities owned by residents of the UNI neighborhoods and strive for balance of for-profit/non-profit entities that provides services/goods to the community.
- **Career Technical Training/Mentorship:** UNI shall participate in KCPS Real World Learning programs (i.e., paid internships, class speaker, field trips, etc) to prepare KCPS students for post-secondary education and the workforce
- **Use Consistent with Community Priorities:** UNI shall inform WPNA of proposed material changes and allow opportunity for feedback. Building shall not be used for residential multi-family housing nor primarily as commercial office space that does not further the Community Priorities.
- **KCNA Campus:** Use of land may include office, commercial, recreation, neighborhood agricultural, and/or residential. PUDA will include a provision that UNI obtain support from WPNA prior to obtaining site plan approval from KCMO.
- **Development, Design and Construction of Project:** Shall be consistent with the heritage, culture, setting and design of the neighborhood and 1932 addition.
- **Neighborhood Engagement:** UNI shall provide WPNA with monthly updates and shall make a Good Faith Effort to address community concerns.
- **Cooperative Engagement:** UNI and WPNA agree to conduct an annual survey of neighborhood residents of their needs; to evaluate programming and tenant involvement; and to work together on engagement efforts and coordination of events/meetings.
- **Advisory Committee:** UNI Partner Meeting leaders will serve as an Advisory Committee on the selection of tenants and workforce development efforts.

**What is a Property Use Description Agreement (PUDA)?**

- Document that is recorded with the deed of sale that outlines the permitted (and not permitted) uses of the property
- Intent is to ensure that buyer develops the project in accordance with what they told the community and KCPS

- If buyer wants to make a change to the reuse of the site, they need to come back to KCPS for approval. KCPS holds public meeting(s) prior to granting/denying requested changes

**Draft PUDA Terms**

**Goal:** Engage, educate and enrich the Wendell Phillips neighborhood and UNI focus area by focusing on the Purpose Built “Community Priorities”: Quality Education Pipeline, Mixed Income Housing, Community Wellness, Neighborhood Safety & Prosperity

**Permitted Uses:**

- Adaptive reuse of the **existing school building** into a Multi-Purpose Facility
  - Multi-use, multi-tenant facility that includes UNI offices and program space, office space and shared storage space for event materials for UNI neighborhood associations
  - May also include third party office space and commercial uses
- Allows for demolition of a portion of the building if UNI determines that rehab is not economically feasible and/or adequate for the project scope
  - Demolition shall not include the 1932 portion of the building without an amendment to the PUDA
- Allows for new construction, and/or future sale of all or a portion of the property
- Use of the **land** has not been finalized but may include office, commercial, recreation, neighborhood agricultural, and residential purposes.
  - UNI shall use commercially reasonable efforts to obtain support from WPNA prior to obtaining site plan approval from KCMO.
  - UNI shall hold a min of 2 public meetings with WPNA to review the proposed site plan & obtain community feedback in advance of the City Plan Commission/BZA hearings.
- KCPS shall have a right of first refusal to enter into an MOU with any Pre-K operator that leases space or to serve as the Pre-K operator (if the Pre-K Cooperative dissolves or the Pre-K operator’s lease is not renewed)

**Restricted Uses:**

- No K-12 school use
- Existing **school building** shall not be used for:
  - Residential multifamily housing
  - Primarily as commercial office space that does not further the Community Priorities
- Note: restrictions could be allowed with School Board written consent
- Site Plan shall address the following community concerns:
  - Sufficient off-street parking
  - Enhanced landscaping
  - Ingress to and egress from the Property that minimizes the traffic and impact on adjacent residents

**Q/A:**

**Q1: Who are the community representatives in the Partner Meetings?**

A1: UNI: It’s the neighborhood association presidents from the 10 neighborhoods within the UNI boundaries.

**Q2: Will residents/nonprofits from within the UNI boundaries receive special rates?**

A2: UNI: This is UNI’s goal, but we’re still fundraising to allow for below market rates.

**Q3: What happens if there is a mishap during demolition that impacts the integrity of the 1932 structure?**

A3: Jaax: I'll need to check with legal counsel and I will provide an update at the 11/3 meeting.

**Q4: What preservation effort is there to ensure that the 1932 building doesn't fall into further disrepair?**

A4: Jaax: Currently, KCPS is not investing money into the building related to repairs. When the building is sold to UNI, this responsibility will fall to them. KCPS will be conducting a building integrity inspection prior to sale so that we know the condition of the 1932 structure.

**Q5: Who do we provide our feedback/comments to?**

A5: Jaax: To KCPS and WPNA board members. KCPS will be collecting the feedback forms/on-line surveys to inform the continuing discussions with WPNA and UNI.

**Q6: Who will the neighborhood be talking to? Is there still a middleman?**

A6: Jaax: The Benefits Agreement is between UNI, WPNA and KCPS. If neighbors have concerns, the WPNA can raise those directly with UNI and/or share with KCPS.

**Comments/Feedback on Draft Terms**

1. It feels like UNI will have carte blanche development rights for the campus. The neighborhood doesn't have enough protections/voice on what will be built out/developed over time. The provision regarding "seeking WPNA approval on the site plan" isn't strong enough. Not sufficiently legally binding (especially for future changes). Concerns regarding transparency of what will be built out vs "hope to do".
2. Desire to limit the acquisition to only the building vs the building and the land.
3. Concerns that Wendell Phillips residents don't have enough of a voice on the Advisory Committee. 9 other neighborhood leaders get to dictate what happens in Wendell Phillips, and Wendell Phillips only has one voice. Is this the right group to be representing the neighborhood's wants/needs.
4. Concerns about parking issues around Lincoln Prep.

Ms. Jaax advised that we couldn't resolve all of the stated concerns during the meeting and encouraged representatives to share their comments via the feedback form/on-line survey so that KCPS, WPNA leadership and UNI could review/discuss prior to the 11/3 meeting, at which they can provide updates/revisions.

**Next Steps:**

- 2<sup>nd</sup> Community discussion: Nov 3 @ 12pm  
**Join Zoom Meeting**  
<https://zoom.us/j/91062742783?pwd=ZWd2Z1lvMWJ6ZHFOTTg3aDNNT2U5Zz09>  
**Meeting ID: 910 6274 2783**  
**Passcode: 679401**
- Share feedback on-line, <https://www.surveymonkey.com/r/KCNA2>
- Finalize Benefit Agreement & Property Use Description Agreement prior to Nov 28 (end of due diligence period)
- Sale scheduled for early Jan 2023