

Former Wendell Phillips/KCNA School Site: Community Discussion

1. Purpose – Shannon Jaax, KCPS Repurposing Consultant
2. Project Overview/Update –Shalaunda Holmes, UNI
3. Community Discussion
 - Draft Benefit Agreement
 - Draft Property Use Restriction Agreement
 - Review of feedback at/since 10/17 meeting
4. Next Steps/Wrap-Up – Shannon Jaax



Purpose/Background

- TODAY'S PURPOSE: 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
- Prior to sale, KCPS & UNI need to finalize a Benefit Agreement and a Property Use Description Agreement (PUDA)



An aerial photograph of an urban neighborhood. On the left, a multi-lane highway with several overpasses runs diagonally. To the right of the highway is a green median and a park area with trees and a playground. Further right are several buildings, including a large brick building and a smaller red building. In the background, a dense city skyline is visible under a clear sky.

Urban Neighborhood Initiative - Unity Campus

- ❑ Green Infrastructure Site Design
- ❑ Multi Use Buildings with Mission Aligned Organizations and Programming
- ❑ 34,000 square feet of existing usable building space
- ❑ UNI Youth STEAM programming
- ❑ 5 Anchor Tenants
- ❑ Open space - future site for Mixed use and mixed income housing development

An aerial photograph of an urban neighborhood. On the left, a multi-lane highway with several cars is visible. To the right of the highway is a green park area with trees and a small playground. Further right, there are several buildings, including a large brick building and a smaller red building. In the background, a city skyline with various skyscrapers is visible under a clear sky.

Urban Neighborhood Initiative - Unity Campus

- Initial building renovation budget \$7M
 - Hard Cost: Building Construction and Site Improvements (Roofing, HVAC, MEP) \$6.5M
 - Soft Costs: \$500K (Architectural & Engineering, Legal, Financing Fees, Holding Cost etc.)
- Financing
- Philanthropic Contributions
- Grants

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

Draft Benefit Agreement Terms, continued

- **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.



Draft Benefit Agreement Terms, continued

- **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



Draft PUDA Terms, continued

Permitted Uses, Cont:

- 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)



Draft PUDA Terms, continued

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 (after collecting feedback from the community)

Draft PUDA Terms, continued

- 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

Key feedback received to date:

- **Site Plan:** Draft PUDA allows for anything to happen on the grounds. Needs to be more restrictive. Want to ensure grounds remain open to the community. WPNA needs more of a say over original and future development of the site as KCPS has sole authority to grant changes.
- **Advisory Committee:** The UNI Partner Meeting representatives may not be the right group to serve as the advisory committee
- **Damage to 1932 structure:** Is there a way to ensure the 1932 building isn't damaged during any other demolition activities?

Next Steps

- Share feedback on-line, <https://www.surveymonkey.com/r/KCNA2> or
- Finalize Benefit Agreement & Property Use Description Agreement prior to Nov 28 (end of due diligence period).
- Due diligence could be extended 30 days.
- Sale scheduled for early Jan 2023.

