

**Scarritt Public Meeting Held 02/02/23 @ St. Anthony's Parish Hall  
Notes/Comments (recorded by Shannon Jaax & Jesse Lange)  
Approx 50 participants**

**Welcome by Jesse Lange, Manager of KCPS Planning & Real Estate Department**

**Purpose/Background by Shannon Jaax, Consultant to the Repurposing Initiative**

- When KCPS closed the Scarritt School in 2010, it was identified as a site to hold onto for future school use. In 2017, the district evaluated the possibility of reopening the site for our Newcomers Center but based on the condition of the school at that time, and the cost of renovation, a decision was made instead to co-locate that program at Woodland Early Childhood.
- Last year, KCPS determined that the site was no longer needed for district purposes and declared it surplus.
- KCPS and Block Real Estate Services (KCPS' brokerage team) began marketing the site last summer, held site tours, as well as community meeting on-site. Proposals were due to KCPS on Oct 31, 2023
- KCPS received 3 proposals, an internal team reviewed them and determined that two of the three met the minimum requirements outlined in the proposal requirements and they were advanced to the 2/2/23 public presentation.
- Tonight's purpose:
  - Opportunity for community to learn about two reuse proposals for Scarritt School site and process for decision-making
  - Collect community feedback on the proposals to inform KCPS' decision-making

**1<sup>st</sup> Reuse Proposal Presentation: Caleb Buland, Exact Architects**

- See KCPS website for a copy of the presentation: [HERE](#)

**Q/A with Exact Architects**

**Q1: How many units are you proposing?**

A1: We are proposing 46 1-2 BDR units in the school building and 10-16 townhomes in Phase 2. We will provide 66 parking stalls at 1:1 parking per unit reserved for residents.

**Q2: Who will provide the property management?**

A2: We have used Clemons Real Estate for property management and we also manage our own residential properties under Brick & Mortar.

**Q3: How long will you hold onto the property?**

A3: We will hold onto it for at least 6-7 years. We own multiple properties and we haven't sold anything yet that we've developed.

**Q4: Where will the townhomes be located?**

A4: We are proposing townhomes at the SE corner of the site. They will meet required setbacks and have on-site parking. We don't have architectural drawings thus far.

**Q5: If 40% of the units are affordable at 60-80% AMI (Area Median Income), what will the rent rates be for the remaining 60% of units? Most of the people in the neighborhood have incomes below 60-80% AMI, so I'm concerned about who is going to afford these units.**

A5: We are looking at rent rates of approx. \$1,100/unit for the units that aren't designated for 60-80% AMI.

**Q6: Will short-term rentals be allowed?**

A6: No, our lease agreements do not allow for subletting or short-term rentals.

**Q7: You indicated that some of the townhomes may be for sale. I'm concerned that there aren't comps in the NE to support the \$260K sales price you've projected?**

A7: We have flexibility with the townhomes that they could be rentals or for-sale, depending on what makes sense with the market. Our plan would be to sell them at 10% profit over cost and we think we can create the comps for the neighborhood.

**Q8: Do you have architectural drawings/floor plans for the townhomes?**

A8: Not at this stage.

**Q9: Why do you want to do a project in the NE?**

A9: We love and believe in the NE.

**Q10: What will future public engagement look like?**

A10: We want support of the community for the project. We'll have multiple opportunities for engagement as we go through the approval process (LCRA/City Council/CPC).

Note: Shannon Jaax added that there will also be additional engagement as part of the district's process that will be discussed at the end of the meeting

**Q11: Have you done Community Benefit Agreements before? What does this look like to you?**

A11: We have completed Good Neighbor Agreements and we have many non-profits that lease space in our buildings.

## **2<sup>nd</sup> Reuse Proposal Presentation: 405 Development**

- See KCPS website for a copy of the presentation: [HERE](#)

### **Q/A with 405 Development**

**Q1: How much parking are you proposing?**

A1: We are planning for 50 parking stalls, which leave plenty of room for green space. If we add housing to the site, the parking stalls would increase to 65.

**Q2: How does the project compare to the ArtBlock project?**

A2: The ArtBlock project is housing for artists and we're proposing the conversion of the school building into studio space for artists.

**Q3: How many total studios are you planning?**

A3: There are 21 individual classrooms. Some have two doors, so there would be the option to subdivide. It's possible that artists may want to co-locate, so there could be more than one artist within a classroom. Studios for 30-40 artists could be accommodated. This would still leave additional parking for visitors.

**Q4: Who will manage/operate the property?**

A4: A non-profit arts organization. We are currently working to identify and secure this organization.

**Q5: What would leases look like?**

A5: That will be decided by the arts organization that would run the facility, but we are looking at a target rent rate of \$9-12/SF per year. At that rate, a 1,000 SF studio would rent for \$1,000/mo.

**Q6: What programs are you planning to support the community?**

A6: That will depend on the non-profit partner we identify to run the center. We know there are a lot of artists in the area already. Our vision is ensure the center reflects the diversity of the NE and we're looking for a partner that will work with us to ensure this.

At InterUrban ArtHouse, Nicole Emmanuel advised that they surveyed neighbors to understand their priorities as they wanted to project to serve the community. These priorities drove the programming that they established at the site.

**Q7: How is this project viable?**

A7: We have spoken to several investors who are interested. We have also talked to several non-profit arts organizations that are interested. Jay has experience with several historic developments, so we feel confident about the Historic Tax Credits and we've received good feedback on the New Markets Tax Credits. Based on our financial modeling, we also believe that the project can support a loan. We're very confident that this project is viable.

**Q/A with Kansas City Public Schools (Shannon Jaax responded)**

**Q1: What does a Community Benefits Agreement look like?**

A1: For the last 2 years, Benefits Agreements are a required part of the KCPS Repurposing process. KCPS, the buyer and the community (usually represented by the neighborhood association) are signatories to the Agreement, which is recorded at closing. After a sales contract is executed, KCPS will host additional community meetings to discuss possible terms to be included in the Benefits Agreement. The terms of the Agreement need to be finalized/agreed to by the three parties before the end of the due diligence period.

**Q2: What was the 3<sup>rd</sup> proposal that KCPS received?**

A2: It was for a market rate apartment project from a team that provide all the required information.

**Q3: What was the district's evaluation of the projects? What's more viable?**

A3: The evaluation team felt both teams' proposals warranted review by the community, with some concerns about each project.

Exact Partners' housing development is a proven redevelopment type of a school site, so it's much more straightforward. The concern that KCPS has shared with the Exact Partners team is that rent rates for 60-80% AMI (approx. \$1,000/mo) is higher than what KCPS considers affordable to our stakeholders. KCPS has had some exploratory conversations with the foundation community about helping subsidize more affordable units. We've talked to Caleb about this and he expressed an openness to this, but indicated they'd likely want to bring on a non-profit partner.

Without a designated operator, the 405 Development's proposal has much more uncertainty. The proposal has changed since it was submitted<sup>1</sup>. Our understanding from the original proposal was that 405 Development would be redeveloping and operating the arts center. In the last week, KCPS has learned that their intent is to find a non-profit operator. At this time, we don't know if there is a non-profit that is interested or has the capacity to take on the project. This leaves more uncertainty. If this had been known during the original evaluation process, the committee would likely have indicated that 405 Development needed to identify the operator before the public meeting.

*(<sup>1</sup>Note: after the 2/2/23 meeting, Laura McGrew advised KCPS that her intent was always to identify a non-profit organization to operate the facility. As such, Shannon was incorrect in her response that the proposal had changed since it was originally submitted.)*

Both of the proposals have strengths and weaknesses that would need to be addressed. At this time, KCPS wants to understand the perspective of community members to better understand how we might best proceed.

**Q4: What are the next steps?**

A4: We need your feedback. Please provide your feedback on one of the feedback forms. Or you can submit your feedback via on-line survey (see below). We're asking for comments by February 17. Once we have an opportunity to review your feedback, that will help guide us in our next steps. Please be sure to fill out the sign-in sheet so we can keep you informed of future meetings and next steps.

Survey (English): <https://www.surveymonkey.com/r/Scarritt>

Survey (Spanish): [https://www.surveymonkey.com/r/Scarritt\\_Esp](https://www.surveymonkey.com/r/Scarritt_Esp)

A big thank you to the Scarritt Renaissance Neighborhood Association for hosting our meeting tonight!