

MESERVEY SCHOOL PROPOSAL PRESENTATION


In partnership with the
Vineyard Neighborhood Association



November 3, 2025


Before We Talk About Meservey...

On April 8, 2025, KC voters overwhelmingly approved a \$474 million general obligation bond to invest in school facilities

 KMBC

'Actions that match our rhetoric': Voters approve \$474 million bond for Kansas City Public Schools

For the first time in 58 years, Kansas City voters have approved a tax increase to support public school facility improvements



Education

Kansas City voters approve \$474 million bond to fix KCPS buildings – its first in nearly 60 years

KCUR | By Jodi Fortino



Kansas City Public Schools secure nearly 85% of votes for first bond in decades

By Ilana Arounheti



MELCHER ELEMENTARY @ CARVER DUAL LANGUAGE

\$9,190,000

ANTICIPATED PROJECT TIMELINE:
Summer 2025 (Phase I) / Summer 2026 (Phase II)

LEARNING ENVIRONMENT IMPROVEMENTS:
Ongoing engagement with stakeholders will help further refine and clarify the scope of work.

- BUILDING CONDITION IMPROVEMENTS:**
- Security Enhancements
 - Modernized Entry
 - HVAC Upgrades
 - Lighting System Improvements
 - Electrical System Upgrades
 - Plumbing Improvements
 - Window Upgrades



PARTNER CONTACT INFORMATION:
Whitney Morgan, KCPS Sr. Project Manager / wmorgan@kcpublicschools.org
Amy Miller, Navigate Building Solutions Sr. Project Manager / amy@navigatebuildingsolutions.com

Today's Purpose...

- 1) Learn about a reuse proposal for the Meservey School Site and the process for decision-making
- 2) Get your feedback on the future of the site

Background/Timeline

2009: School closed

2010: Declared surplus

2011-2012: Initial Repurposing effort

6/16/11: Public Site Tour & Reuse Discussion

9/15/11: 2nd Community Meeting

No proposals received in initial marketing effort

2018: Yarco's senior affordable housing proposal

2/27/18: Reuse proposal presentation with Vineyard

Note: did not receive LIHTC award (Governor did not allocate State LIHTC)

**2023: Began new marketing effort for Meservey and
3 other sites**

One proposal received for Meservey

2025: Seeking community feedback on reuse proposal

Multiple meetings with Vineyard NA leadership/Real Estate Committee

11/3/25: Public meeting hosted with Vineyard NA

3.8 Acres

64,900 SF

Zoning: R-2.5



4210 E. 45th Street

KCPS Meservey Redevelopment Project

KANSAS CITY

PUBLIC SCHOOLS



Overview

- This proposal is jointly submitted by Parker Communities LLC and Petra LLC, in consultation with Merak Development LLC, for the redevelopment of the Meservey school site. Meservey is located in a legacy community that is ripe for redevelopment.
- **Our goal is to revitalize the historic physical structure and convert the same into multi-family housing utilizing available public financing incentives, including but not limited to noncompetitive 4% Low-Income Housing Tax Credits and State and Federal Historic Tax Credits.**
- This conversion will prevent community displacement and gentrification while improving local resident access to quality, affordable housing options.

Experience and Qualifications

- We have experience working in similar areas throughout the Midwest
 - Currently, we are co-partnering with the City of Wichita Housing Authority to deliver the largest homelessness intervention campus in the state of Kansas, a \$60.4 Million + Multi-Agency Campus with \$31.3 Million of Permanent Multi-Family Housing as well as extensive congregate and non-congregate shelter housing solutions.
 - Our strategic architectural partner in this application, as well as the Wichita Housing Authority project, is HFG Architecture. **HFG maintains a large office presence in Kansas City and has a legacy of planning and delivering projects at the intersection of health and human services. Most recently, HFG is involved in the Swope Health planning efforts.**

Experience and Qualifications (Continued)

- A sampling of recent multifamily projects that Development Partners have executed upon follows. Links to leasing websites are embedded in the slide.
 - **WIN Residences - Winfield, KS - New Build - 119 Garden Style Apartments 1 and 2 Bedroom units.** <https://www.winresidences.com/>
 - **The Continental - Hotel Repurpose - 54 studio housing units** <https://www.ptsingc.com/#OVERVIEW>
 - **Angie's Abodes - New Build - 8 Townhomes - 16 - 3-bedroom 2 bath units**
 - **Additional Projects from throughout the Midwest that have been executed upon by Development Partners (Specifically Petra) can be found at the following link:** <https://www.kansascommerce.gov/directory/petra/>

Experience and Qualifications (Continued)

- Members of our development team have successfully converted several different types of structures into multifamily housing over the past 20 years.
- McCown Gordon Construction, headquartered in Kansas City, is one of our preferred General Contracting Partners. McCown Gordon has converted every type of imaginable structure, including but not limited to former school structures. [Construction Company | McCownGordon Construction](#)
- HFG Architecture also possesses a track record of delivering on repurposing projects throughout the Midwest for a variety of uses, many of which relate to far more complex design in the healthcare space. [Health Facilities Group Architecture - \(hfgarchitecture.com\)](#)

Experience and Qualifications (Continued)

- Merak Development, LLC focuses on mixed-use, new construction, and rehabilitation, with expertise in duplexes, subsidized multifamily, and senior housing.
- Merak and its principals have a rich history of completed and successful housing developments around the Kansas City area, as well as throughout the states of Missouri, Kansas and Oklahoma. These projects include conversion of former school sites to affordable housing.
- Regionally, Merak has completed 7 developments with unit mixes described by the Kansas Department of Commerce at the following link:
<https://www.kansascommerce.gov/directory/merak-development-llc/>

Project Principal – Tylan Dyer

- With over 20 years of experience in engineering, construction, business development and corporate leadership Tylan loves to listen, learn, and build relationships that help investors optimize their wealth through real estate. Tylan has a passion for helping and enjoys joining strategic partnerships together.
- Tylan has developed 30 residential developments, with more than 600 units successfully completed. See <https://www.kansascommerce.gov/directory/petra/>
- **Engineering, Master Planning & Construction Projects of Interest**
 - Auburn Hills – Golf Course Community, Wichita, KS
 - Sandcreek Station – Golf Course Community, Newton, KS
 - Stonebridge – 80 Acre Residential Development, Andover, KS
 - Edgewater – 306 Single Family Lot Development, Wichita, KS
 - Fairmont – 220 Small Single Family Lot Development, Wichita, KS
 - The Reserve – 47 Lots Private Gated Development, Wichita, KS
 - **Koch Industries Campus Expansion, Wichita, KS - \$107M**
 - **Maize Schools Campus Expansion, Maize, KS - \$70M**
 - **Koch Ag and Energy Control Building, Ft. Dodge, IA - \$40M**



Project Principal – Austin Parker



- Austin Parker serves as President of Parker Communities. **Parker Communities is Co-Developer with the City of Wichita Housing Authority and Petra of the \$60.4 Million Comprehensive Homelessness Campus, which includes a projected \$31.4 Million 180-Unit Permanent Multifamily Housing Complex.**
- **Previously, Austin served as Vice President of Development and General Counsel for Genesis Companies in Kansas City, Missouri, where he assisted in overseeing the development of more than \$100 Million in Extended Stay Hotel Projects throughout the Western United States.**
- Austin is also a lawyer. Through his firm (Parker & Parker LLC), Austin represents developers, businesses and contractors operating enterprises primarily focused in the commercial, multi-family and residential real estate, healthcare and technology arenas throughout the Midwest. Austin maintains offices in Overland Park and Wichita, Kansas and he operates by referral..



Project Principal – Bryant Parker



- With almost two decades of experience in the public and private sectors of real estate development, Bryant brings a unique enthusiasm to the development of affordable housing. “Affordable housing is all about problem-solving: how do we best use limited public resources with private investment to deliver homes? Not merely housing units, but developments that from day 1 are embraced by all community members as home.”
- Professionally, Bryant is an accomplished real estate development attorney specializing in all aspects of the property lifecycle – from initial purchase and permitting through sale. He particularly enjoys working with redevelopment projects that preserve and revitalize historic structures to play new roles in their surrounding neighborhoods.
- In addition to his work with affordable housing, Bryant continues to handle all legal aspects of real estate investment, finance, development, construction, leasing and sale, as well as capital allocation decisions, on portfolios ranging from \$50 Million - \$1 Billion +. Bryant has worked extensively with each asset class, but remains drawn to affordable housing development because he especially enjoys contributing to community formation and bringing neighbors together.



\$500M+
MASTER PLANNED

100+
SITE SELECTIONS





Project Architecture and Design

-
- Health Facilities Group (HFG Architecture) will function as the lead project designer, architect and planner for each site redevelopment.
 - HFG Architecture specializes exclusively in healthcare design, with an expertise in behavioral health facilities, community housing for underserved populations, and mixed-use treatment centers.
 - HFG has established itself as a community driver with a passion for providing critical services to improve the well-being of cities. From substance abuse treatment centers to temporary housing projects, HFG's dedication to transforming underserved populations and teaming with local organizations to accomplish that mission is proven.
 - HFG's dedicated team of architects and designers collaborates closely with clients to create modern, patient-centered spaces that foster healing, dignity, and inclusivity. With a commitment to community engagement, HFG's aim to make a lasting impact by giving those in dire need of housing a brighter future.

Planned Unit Mix and Rental Rates

- The Meservey site will be developed into standard affordable multifamily units. **The projected unit mix will be a healthy mix between Studios, One-Bedroom and Two-Bedroom Units.**
- Rental rates will be mixed, targeting area residents at the 30%, 50% and 60% AMI levels. **AT PRESENT, WE HAVE PLANNED ON OFFERING ALL UNITS AT THE 30% and 50% AMI RENTAL RATE LEVEL**
- **2025 30% AMI Rental Rates with Utility Allowances:**
 - Studio - \$585
 - 1-Bedroom - \$627
 - 2-Bedroom - \$752

Planned Unit Mix and Rental Rates (Continued)

- **2025 50% AMI Rental Rates (Before Utility Allowances):**
 - Studio - \$975
 - 1-Bedroom - \$1,045
 - 2-Bedroom - \$1,243
- **2025 60% AMI Rental Rates (Before Utility Allowances):**
 - Studio - \$1,170
 - 1-Bedroom - \$1,254
 - 2-Bedroom - \$1,504

Planned Unit Mix

(Projected – Subject to Adjustment)

- **30% AMI Projected Number of Units:**
 - Studio - 3
 - 1-Bedroom - 4
 - 2-Bedroom – 3
 - 3 Bedroom - 2
- **50% AMI Projected Number of Units:**
 - Studio - 22
 - 1-Bedroom - 16
 - 2-Bedroom - 4
 - 3 Bedroom - 2

Planned Unit Mix and Rental Rates (Continued)

- Planned Unit Mixes for the site break down as follows
 - Total Renovation Units: 56
- Proposed Unit Mix:
 - Studio: 25 Units (Projected @ 509 Square Feet)
 - One-Bedroom: 20 Units (Projected @ 775 Square Feet)
 - Two-Bedroom: 7 Units (Projected @ 960 Square Feet)
 - Three-Bedroom: 4 Units (Projected @ 1,170 Square Feet)

Explanation of Need and Market Confirmation

- There is an ongoing need for quality affordable housing within East Kansas City.
- A core component of LIHTC Project Awards is the completion of an independent market study, which will be commissioned upon each project award.
- This market study (the last one ordered was 117 pages long) will again confirm market need as this process unfolds.
- However, Development Partners have ordered market studies for other areas within the Kansas City metro area over the past 30 months which have confirmed an unsatiated need for hundreds of additional affordable housing units throughout the area. Completion of all three development proposals will not come close to curbing the need for affordable housing in Kansas City.

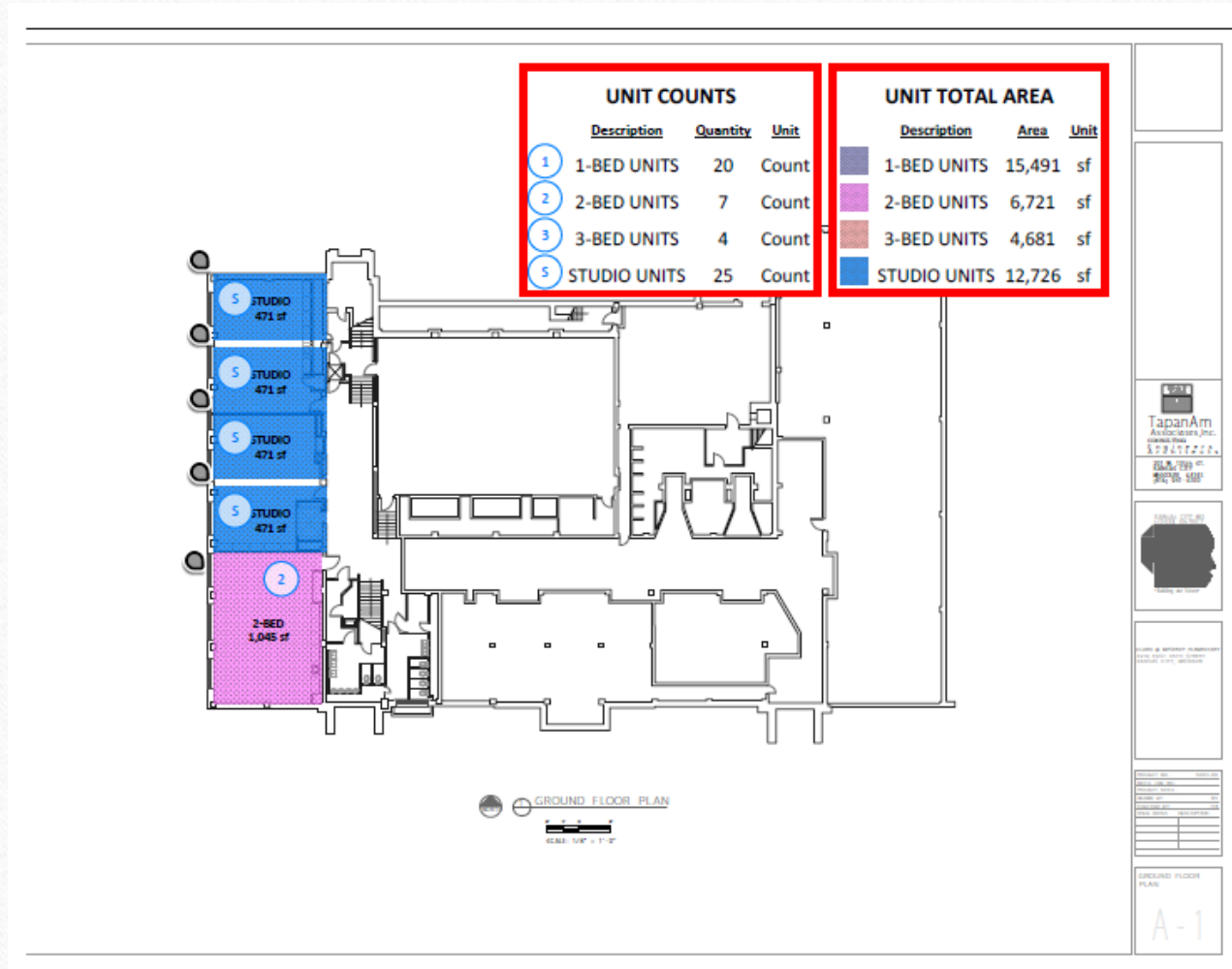
Projected Project Timeline

- Application for Noncompetitive Missouri 4% Tax Credits and State and Federal Historic Tax Credits
 - 150-180 Days from Site Award
- Tax Credit Award Date (Estimate Because Controlled by MHDC and Other Awarding Entities):
 - 150 Days from Submission of Applications
- Closing on Land and Project Financing Award:
 - 90 Days from Final Tax Credit Award Date
- Commencement of Construction:
 - 90 Days from Closing on Land and Project Financing Award Date
- Construction Completion:
 - 24 Months from Commencement of Construction

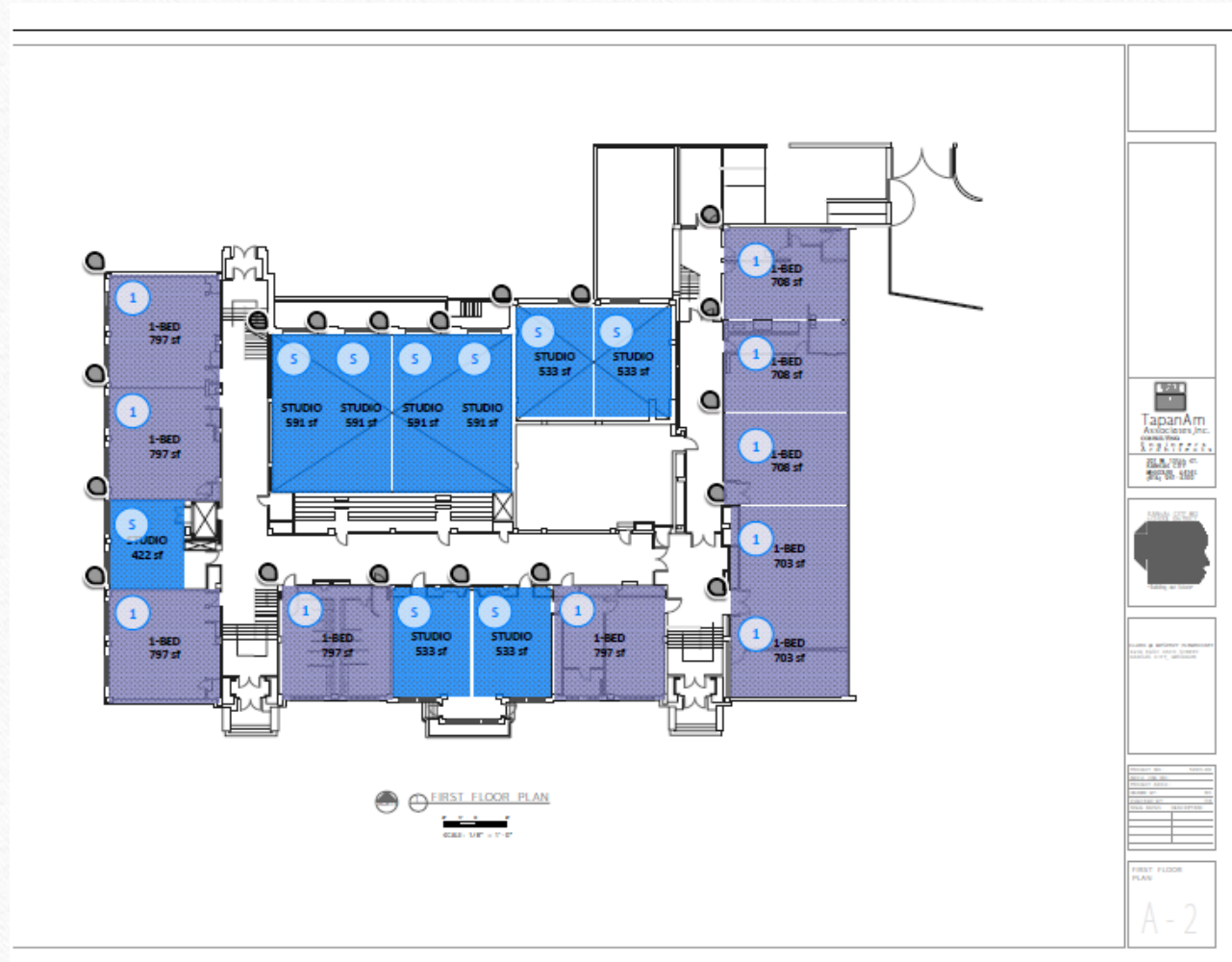
Planned Site and Adjacent Redevelopment

- The Meservey site is anticipated to incorporate amenities designed to promote resident quality of life, **such as playgrounds, basketball/pickleball courts and walking trails.** We anticipate access to these amenities by both the residents of the redevelopment and their neighbors.
- **Additionally, we are planning to work with the City of Kansas City, Missouri towards the redevelopment of adjacent single-family homes and empty lots. Again, these efforts are focused on improving the living conditions for EXISTING RESIDENTS and their neighbors while preventing gentrification and displacement.**
- The foundation of this work will be community engagement with residents and area stakeholders, with the goal of improving everyone's quality of life. Simply put, we want to do everything we can to support residential improvement on all levels while maintaining existing resident populations.

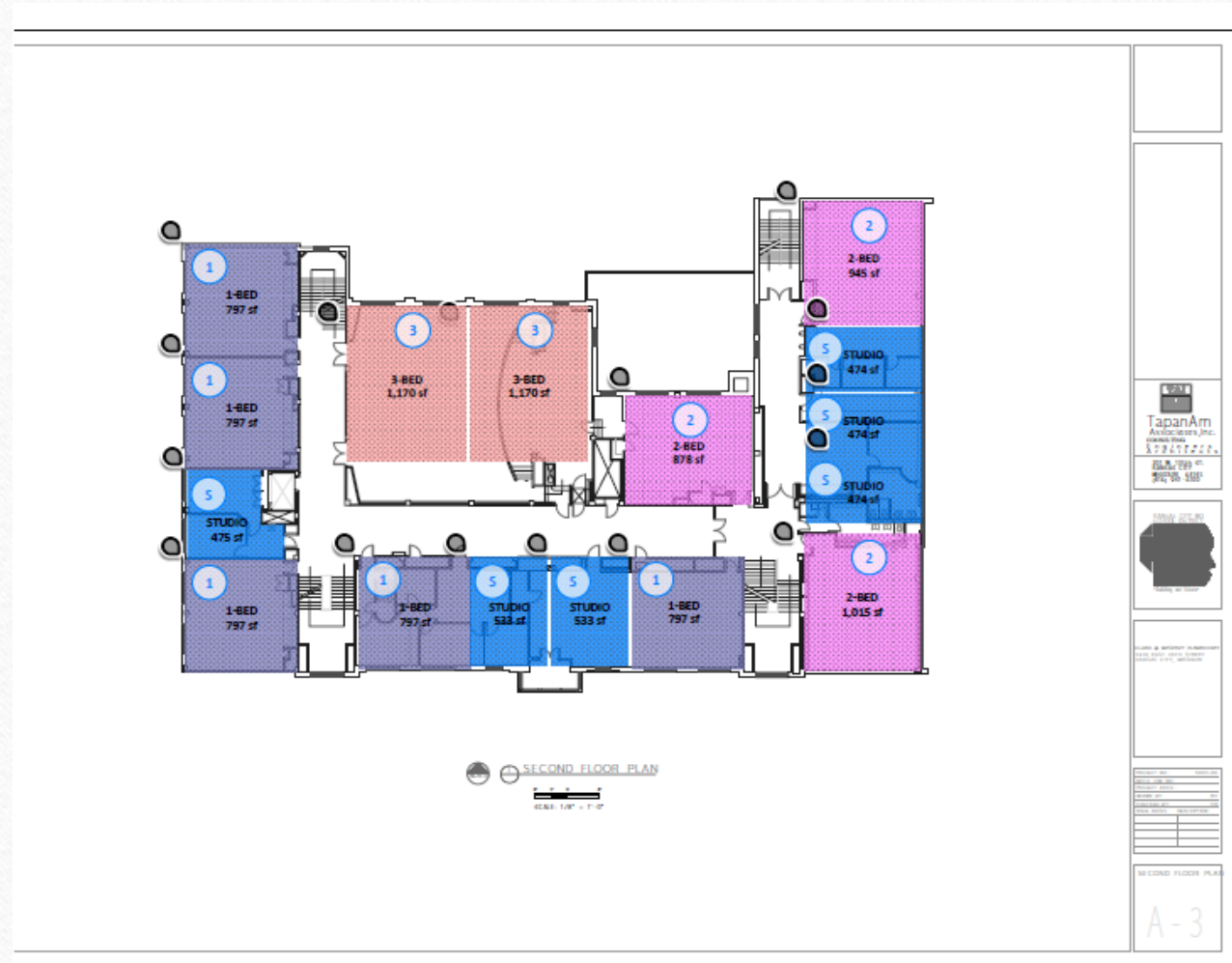
Unit Footprints – Ground Floor



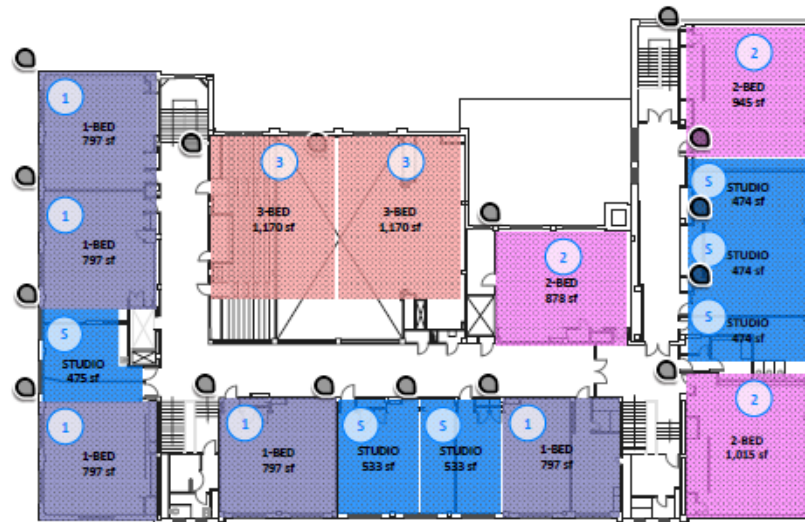
Unit Footprints – First Floor



Unit Footprints – Second Floor



Unit Footprints – Third Floor



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Architectural title block containing the following information:

- Logo for TapanAm Architects, Inc.
- Project Name: [REDACTED]
- Project Number: [REDACTED]
- Scale: 1/8" = 1'-0"
- Revision table with columns for No., Description, and Date.
- Project Name: [REDACTED]
- Scale: 1/8" = 1'-0"
- Sheet Title: THIRD FLOOR PLAN
- Sheet Number: A-4

Q & A



CONTACT INFORMATION:

Tylan Dyer, P.E.
Chief Development Officer
251 S. Whittier St. Ste C,
Wichita, KS 67207
Phone: (316) 243-9929
Email: tylan@growwithpetra.com



PARKER COMMUNITIES

CONTACT INFORMATION:

Austin Parker, J.D., L.L.M. (Tax), M.Sci.
Finance
President
8101 College Blvd, Suite 100
Overland Park, KS 66224
Phone: (316) 209-6591
Email: austin@parkercommunities.com