The following is a summary (drafted by Kansas City Public Schools (KCPS) staff) of the Q&A session that took place after the Palestine Economic Development Corporation’s (PEDC) proposal presentation for the Ladd school site. The PEDC proposal is for the development of an assisted living center on the 1st and 2nd floors and independent living apartments on the 3rd floor. PEDC would like to work with the Oak Park Neighborhood Association to identify complimentary community uses for the gymnasium/auditorium area of the building.

**Participant questions to Proposal team (Melvin Gross, PEDC & Jim Scott, Scott Associates answered):**

Q1: Is the Truman clinic definitive or only a possibility?
A1: PEDC and Truman have an MOU to serve as the operator of the facility. We have discussed the possibility of Truman also operating a clinic but we aren’t far enough along for Truman to commit to the clinic yet.

Q2. There is high traffic of young people staying at Palestine Commons. Will that be allowed in the apartments on the 3rd floor?
A2. A provision could be included in the lease agreements to address this concern.

Q3. What is the success rate of your current projects?
A3. To date PEDC has built 188 units and those buildings are at greater than 95% capacity, and they often have a wait list. PEDC sought out to build three senior, independent living affordable buildings as well as a senior activity center and we’ve completed all of them.

Q4. How will you separate the apartments from the assisted living center?
A4. The 1st and 2nd floors will be for the assisted living center and the 3rd floor will be for the apartments. The apartments will have a separate entrance, including an elevator.

Q5. Who will manage the facility?
A5. Truman Medical Center will operate the assisted living center, but we will contract with a 3rd party management company that will take care of the entire building.

Q6. Can people really afford the cost of the assisted living center?
A6. We are targeting $1,500-$2,000/month which is considerably less than the $6,000/month that other facilities charge. We will make every effort to make it affordable. Truman thinks this can work based on their experience.

Q7. Will this add to our neighborhood’s vacant housing problem?
A7. Residents can come from apartments or homes but they will be individuals who can’t continue to reside in their homes on their own, regardless of whether the facility is built.

Q8. Is there another facility like this now?
A8. Not in the urban core.
Q9. Have PEDC and Truman done projects like this before?
A9. Truman has but PEDC has not.

Q10. Will part of the building be accessible to the neighborhood?
A10. PEDC wants to work with Oak Park Neighborhood Association to develop the best uses for the gymnasium/auditorium portion of the building, which would be accessible to the community.

Q11. What is the timeframe of the proposal?
A11. On November 7, the State will consider our application for a certificate of need for the assisted living beds. If that is successful, we would like to have the building under contract by the end of the year. We would then start the process of getting the site listed on the National Register of Historic Places so that it would be eligible for historic tax credits, an important funding source. We expect to have all funding in place by September 2017 at which time we would purchase the building. Construction would be completed in Fall 2018.

Q12. Anything that could expedite the process?
A12. We have received pre-development funding from LISC. New Market Tax Credits allocations are made in January 2017 and they want shovel ready projects, so we hope to be able to demonstrate that we are shovel ready.

Participant questions to KCPS (Shannon Jaax answered):

Q1: How likely is the project to move forward?
A1: This is the strongest proposal that we have received for Ladd to date. With that said, this is a complicated project and requires multiple funding sources. We’ll know a lot more after the November 7 meeting when PEDC hopes to receive its certificate of need. There are a few more things that we need to know more about: 1) what is Truman’s commitment. If the certificate of need is granted, we’ll sit down with Truman to get more details; 2) rental rates of the 3rd floor apartment units. We need PEDC to demonstrate that the market can support their proposed rental rates, and if not, can the project still be completed with lower rates.

Note: Participants indicated that they would like PEDC to come back to Oak Park with Truman to learn more about how the facility will be operated prior to KCPS entering into any sales agreement with PEDC.