Marlborough Reuse Proposal Presentation
Community Question & Answer (Q&A) Session
Metro Patrol Station – 10/25/16

The following is a summary (drafted by Kansas City Public Schools (KCPS) staff) of the Q&A session that took place after the proposal Exact Partners, LLC proposal presentation for the Marlborough school site.

**Participant questions to Proposal team (Caleb Buland, Exact Partners, LLC answered):**

**Q1:** What is different about your proposal versus proposals we have seen for the site in the past?
A1: We’ve never walked away from a project after we’ve received a National Park Service listing (National Register of Historic Places designation). Timing is very good for redevelopment of the building within Marlborough right now.

**Q2.** What kind of pull do you have to address the burned out residential homes near the school building?
A2. We are looking to partner with KCPS to get this done. I have renovated 10 homes in Waldo and we can work with the neighborhood and other developers to get some of these done as well. [KCPS staff shared: We have reached out to City Manager, Housing staff and Councilmember Canady’s office to ask for assistance on the three vacant homes on Tracy. The feedback we’ve received is very encouraging.]

**Q3.** Why do you need to get the building listed on the National Register?
A3. Listing the site on the National Register is important because it qualifies the building for historic tax credits which are needed to make the project work financially.

**Q4.** How would this impact neighbors’ property taxes?
A4. It shouldn’t have an impact.

**Q5.** Can you tell us more about the community garden?
A5. The north side of the site was historically open to the neighborhood. We want it to continue to be accessible to the community.

**Q6.** What is the likelihood of shared community space within the building?
A6. The residents of the building will have shared space. I’m interested in knowing what kind of community space the neighborhood needs to see if we can accommodate it (Neighborhood President Brenda Thomas indicated they need meeting/office space). We’ll need to look at code requirements to separate residential areas but we can look into this request. If the community has other ideas for how we can make the project better, please let us know.

**Q7.** Will there be any rooftop space?
A7. No. We have sufficient greenspace that we don’t need to develop rooftop space. We will be looking at outdoor kitchen, etc.

**Q8.** Could the project include some affordable units?
A8. No, we are going to make it 100% market-rate. We don’t do affordable housing project.
Participant questions to KCPS (Shannon Jaax answered):

Q1: How likely is the project to move forward?
A1: We’d always been hopeful that Marlborough could attract a market rate development; however, it’s challenging because there aren’t many, if any, market rate residential projects happening east of Troost. This is one reason why we reached out to the City for assistance with the vacant homes on Tracy – we don’t want there to be anything to discourage lenders. As part of our due diligence, we looked into other projects that Exact Partners has completed. Two of those in Leavenworth were done in neighborhoods that the Leavenworth EDC characterized as lower income neighborhoods, however, the market rate projects were doing well (note: proposed rental rates are comparable). We are optimistic about the potential of this project.

Q2: What impact will the development have on parking?
A2: This is something that we can work with the developer on as this project progresses. The site has sufficient land so most of the construction parking should be able to be on-site to minimize the impact on the adjacent residential streets.

Q3: Who will be serving as the property manager?
A3: I don’t have that information, but will follow-up with Exact Partners. FEEDBACK FROM EXACT PARTNERS AFTER MEETING: Exact Partners manages its projects internally and contracts with realtors for leasing. For the Wonder Bread project on Troost, Block was the most qualified respondent to respond to their RFP. We will issue another RFP for Marlborough but don’t necessarily expect a different outcome.

Q4: How long will you hold onto the building vs sell the building?
A4: I don’t have that information, but will follow-up with Exact Partners. FEEDBACK FROM EXACT PARTNERS AFTER MEETING: We would hold the project at least 6 years, probably more.

Q5: Can we require that the project be market rate only? We don’t want it to turn into an affordable housing project?
A5: In the past, we have included requirements that the developer build out the project as proposed (i.e., market rate) when neighborhoods had similar concerns. This requirement would be recorded with the deed but would be released once the project was built out and developed as market rate. I will talk to the developer to discuss this type of requirement.