

# **January 18, 2022 Ladd Meeting Purpose**

- KCPS & LocalCode KC entered into a sales contract on September 22, 2021
- Sale scheduled for early March 2022
- Prior to sale, need to finalize a Benefit Agreement and a Property Use Restriction Agreement
- KCPS & LocalCode KC want your feedback to inform the 2 agreements

# November 11 Meeting Recap

- Held at Oak Park NA offices
- Discussion around commercial component
  - Security/Access
  - Residential nature of Benton Blvd
  - Traffic
- Concept proposed: Creation of a Commercial Tenant Advisory Committee

# November 30 Meeting Recap

- Held virtually via Zoom
- Discussion around possible community benefits
  - Monthly project updates/check-ins
  - Quarterly trainings (financial literacy/real estate development)
  - Small business apprenticeships
  - Community ownership opportunities (priority for Oak Park residents)
  - Community use of auditorium/gym
  - Teacher housing discounts
  - Green space usage

# January 6 Meeting Recap

- Held virtually via Zoom
- Discussion around possible community benefits
  - Access to green space
  - Green building (LEED certified)
  - Key partnerships focused on trainings/apprenticeships (i.e. Emerging Builders, etc)
  - Helping adjacent residents fix up their properties



# Today's Meeting

- Review and discuss key elements of draft Benefit Agreement and Property Use Restriction Agreement
- Identify possible revisions/priorities

# Draft Property Use Restriction Agreement

- Historic adaptive reuse of existing school building for mixed-use development
- Residential units on 2<sup>nd</sup>/3<sup>rd</sup> floors and complementary live-work and/or commercial uses for professional, general office and/or neighborhood serving retail use on the 1<sup>st</sup> floor
- May include new construction (residential or mixed-use) along Benton Blvd

## **Draft Property Use Restriction Agreement, cont.**

- Use of grounds may include food truck stalls and demonstration garden
- Shall include open space that is available for community use
- No K-12 school use allowed without written consent from KCPS

# Draft Property Use Restriction Agreement, cont.

## Site Plan and Maintenance Requirements

Buyer's site plan shall take reasonable steps to address the following:

- sufficient off-street parking;
- enhanced landscaping, which shall include measures to buffer/screen the demonstration garden components from the adjacent residential properties; and
- ingress to and egress from the Property.

## Term & Notices

- LocalCode KC will provide notices to KCPS of key milestones so KCPS can provide notice to neighborhood
- Requirements of Agreement are released/terminated once project is built out (except community use of green space & K-12 school use limitation)



# Draft Benefit Agreement

- Creation of a Commercial Tenant Advisory Committee
- Community Ownership of Property
- Community Access
- Trainings/Education/Apprenticeships
- Teacher Housing/Affordable Housing

# Next Steps

Finalize Benefit Agreement & Property Use Restriction Agreement by January 31

Inspection period ends February 14

Sale scheduled March 1

Note: LocalCodeKC is required to hold a minimum of 2 additional meetings with community prior to seeking rezoning/city approvals