

September 2, 2021

Dear Resident:

Kansas City Public Schools (KCPS) has received a reuse proposal for the former Ladd School site from LocalCode KC. KCPS and the Oak Park Neighborhood Association held public meetings on May 13 and June 10 where LocalCode KC presented its proposal and answered questions from community members.

As a resident who lives next to the Ladd School, KCPS wants to ensure that you are informed about the proposed reuse and have an opportunity to share your questions/feedback about the project if so desired. To that end, KCPS will host one additional meeting at the Ladd School site:

**Ladd Reuse Proposal Public Meeting**  
**Thursday, September 16, 2021**  
**6:30-7:30PM**  
**@ Ladd School Site Parking Lot**  
**3640 Benton Boulevard, KCMO 64128**

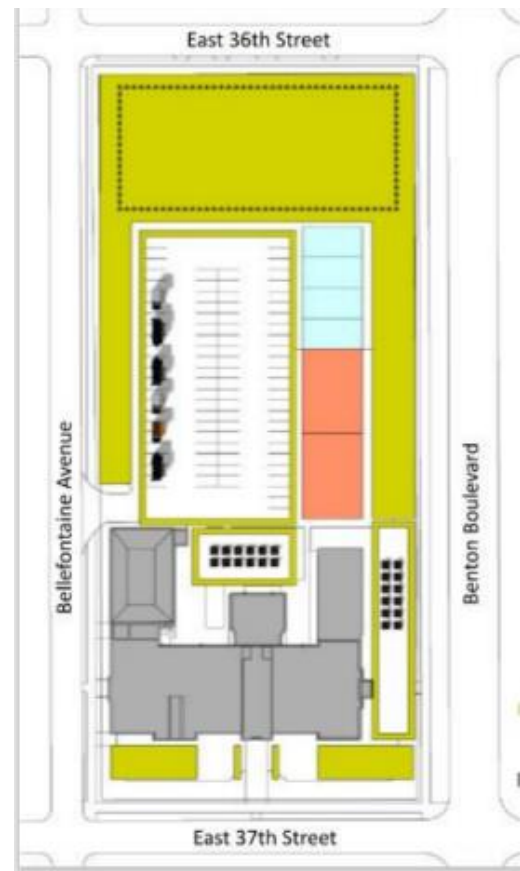
**In case of inclement weather, meeting will be held at Central High School, 3221 Indiana.**

Below is a summary of the proposed project. A copy of the LocalCode KC presentation is also available at: [www.kcpublicschools.org/repurposing](http://www.kcpublicschools.org/repurposing). You can share your feedback/questions with KCPS several ways, including:

- Attend the 9/16/21 public meeting
- Take a quick survey: [www.surveymonkey.com/r/LLZ76SB](http://www.surveymonkey.com/r/LLZ76SB)
- Emailing: [repurposing@kcpublicschools.org](mailto:repurposing@kcpublicschools.org)
- Calling KCPS Repurposing staff @ 816-418-7567

**Project Summary:**

- LocalCode KC is founded by Oak Park resident, Ajia Morris, and Jeff Mendelsohn, a CA investor. They are partnering with members of Sustainable Development Partners, which redeveloped the Swinney and Westport Middle Schools.
- The project will reuse the school building and include a second phase of infill along Benton Blvd. It will be a mixed used development (residential & offices/shops) with a focus on health, wellness and wealth generation of local residents.
- LocalCode KC is focused on long-term community ownership of the real estate and is proposing that community members can buy into the ownership of the facility for as little as \$10/month.



**Project Summary, cont.:**

- Residential component: 1 & 2 BDR apartments with rents projected at \$750 - \$1250/mo. Desire is to “attract more professional African Americans into the community.” Note: LocalCode KC is exploring funding opportunities to incorporate affordable units into the project as well.
- Commercial component: Combination of health and beauty services, event venues and urban farming/dining. LocalCode KC has identified several business tenants that are interested in the space. One prospective tenant, Jahna Riley, Aya Coffee + Books, spoke at the May public meeting to share her vision/interest in the project.
- Closing Contingencies: KCPS and LocalCode KC have agreed to several closing contingencies, which must be completed prior to the sale of the site.
  - Property Use Restriction: Prior to sale of former school sites, KCPS requires Property Use Restriction (PUR) Agreements that are recorded with the deed. This is to ensure that buyers redevelop the sites in accordance with what they present to the community and the school district. For Ladd, KCPS and LocalCode KC have discussed the following elements to be incorporated into the PUR: historic adaptive reuse of the school building, mixed use residential and commercial project; community ownership model that allow for wealth building of residents; community access for residents of Oak Park. KCPS and LocalCode KC will continue to gather community feedback prior to finalizing the PUR.
  - Benefit Agreement: KCPS and LocalCode KC will enter into a Benefit Agreement to ensure a long-term benefit (such as teacher discounts) to KCPS stakeholders.
  - National Register of Historic Places: Prior to closing, LocalCode KC will receive a recommendation for listing Ladd in the National Register of Historic Places.

**Timeframe:**

- The proposal is scheduled to go before the School Board in late September.
- If the proposal is approved, LocalCode KC would acquire the school in the early 2022.