

January 6, 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

Today's Meeting

- Get additional feedback on community benefit options before KCPS and LocalCode KC begin drafting the agreements

Next Steps

Finalize Benefit Agreement & Property Use Description 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

Next Steps

Meeting #4: Tue, Jan. 18 @ 12pm – Hybrid meeting

In-person @ KCPS BOE, 2901 Troost (parking on NE corner of 29th/Troost)

Via Zoom @ **Meeting ID: 917 0964 2418**

Passcode: 947298

Note: if COVID spread remains high, the meeting could move to virtual-only.

LocalCode Kansas City

Helping ~~low-income~~ communities
build wealth and wellbeing
through local ownership



Photo: Rick Usher

Investment & Inclusion

Engage the Community
Invest in Real Estate
Support Local Businesses

Build Local Ownership



LocalCode Kansas City

Community Engagement

Support Local Leaders
Serve Community Needs
Invest and Educate



Business Incubation

Apprenticeship
Support Services
Funding



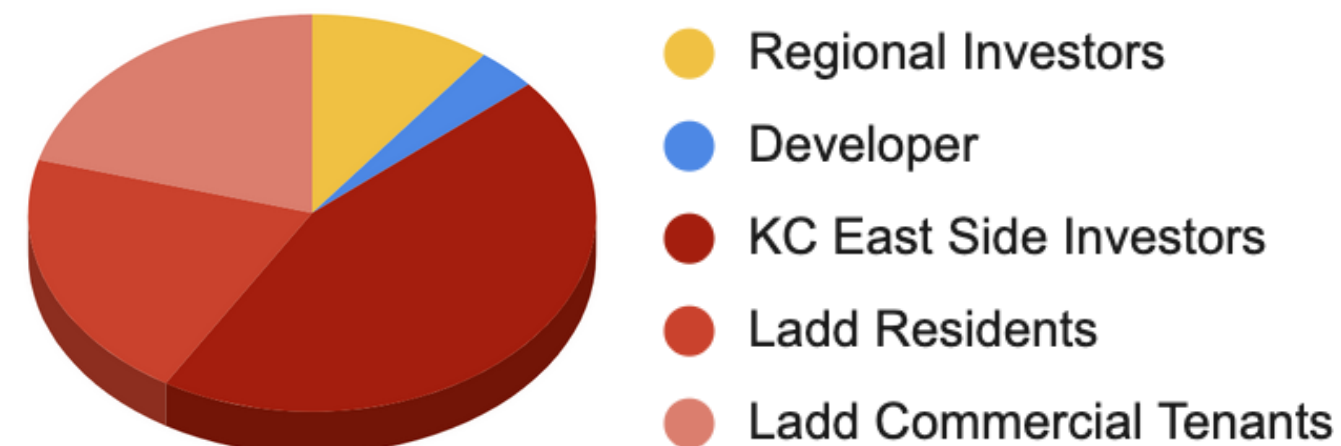
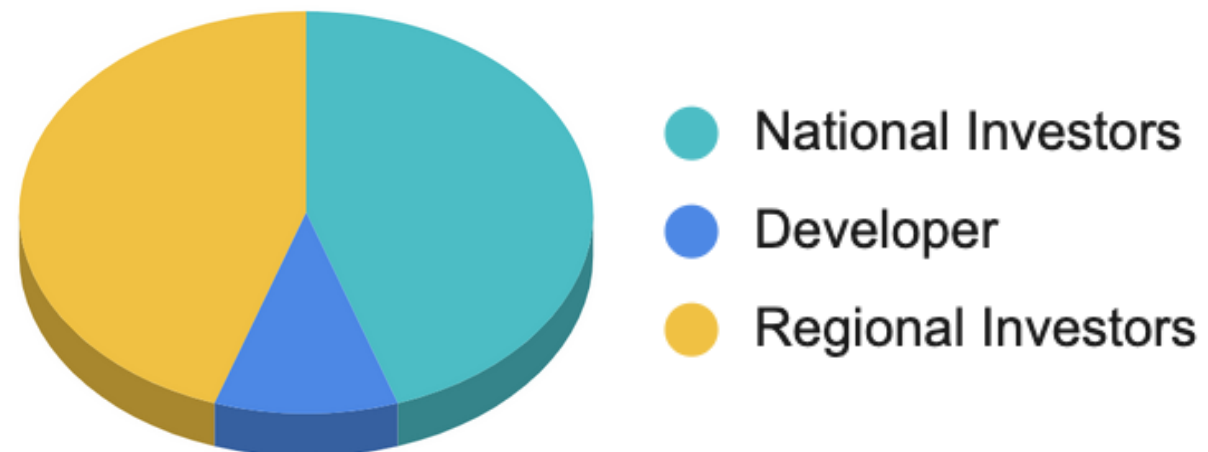
LocalCode Kansas City



Local Ownership

Bringing it all home.

Local investors buy out initial funders at fixed appreciation rate.



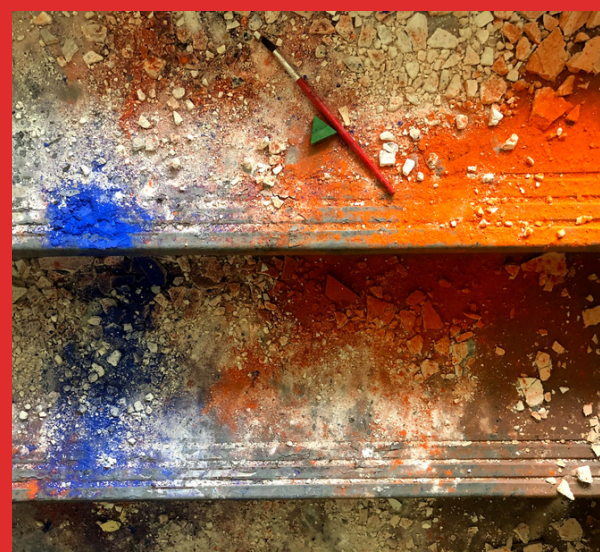
Ladd Project

60,000sf

Historic Redevelopment

30,000sf

New Construction



LocalCode Kansas City

Ladd

The Ladd Project

Mixed Use

Missing Middle Housing

Wellness Center

Food Hub & Food Trucks

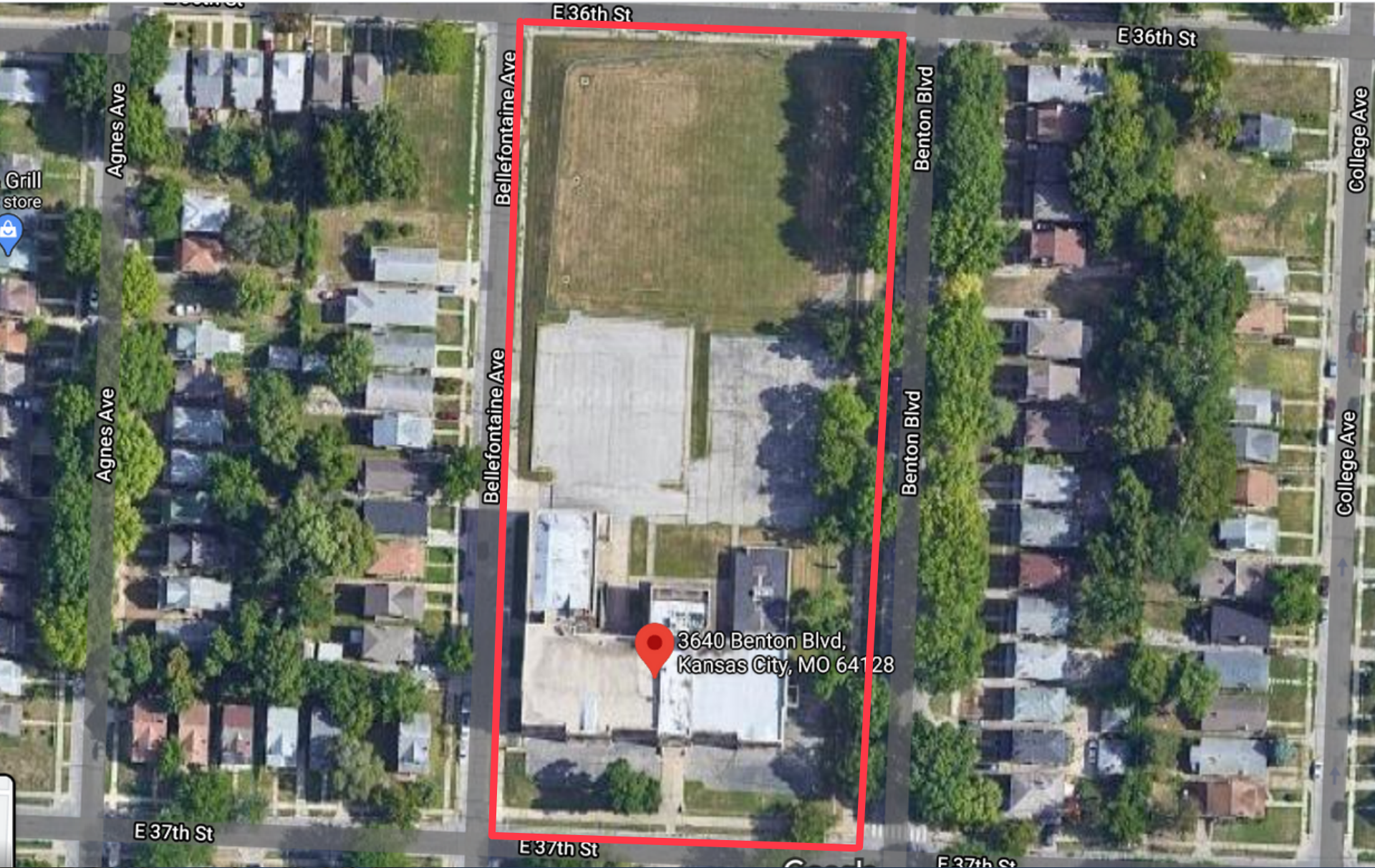
Cafe / Bookstore

Office & Retail

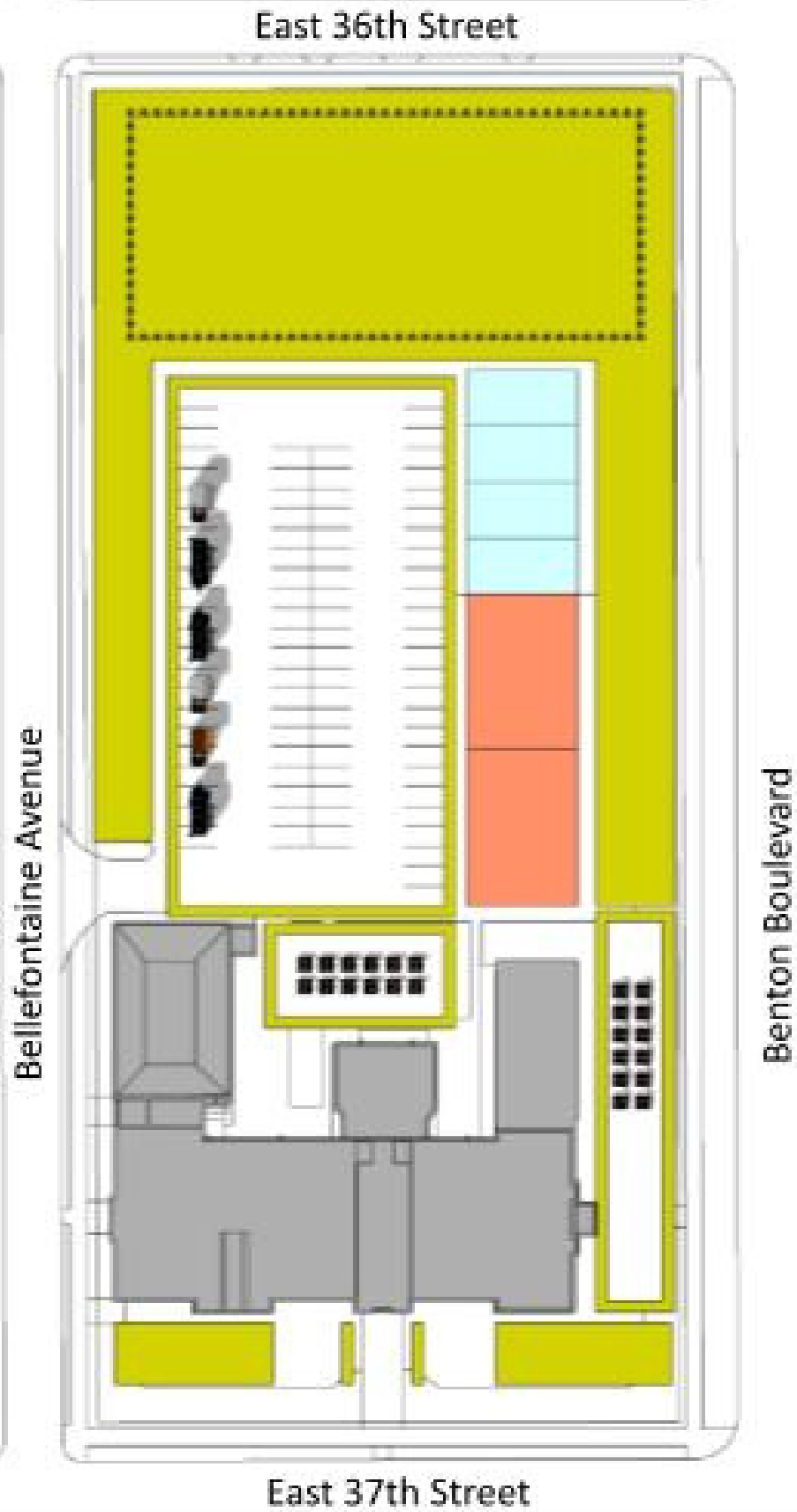
Theater & Event Space

Food Garden

Community Services



World Class Design



LocalCode Kansas City

Ladd

Building Wealth & Wellbeing

Non-displacement
Local Ownership
Health
Income
Education

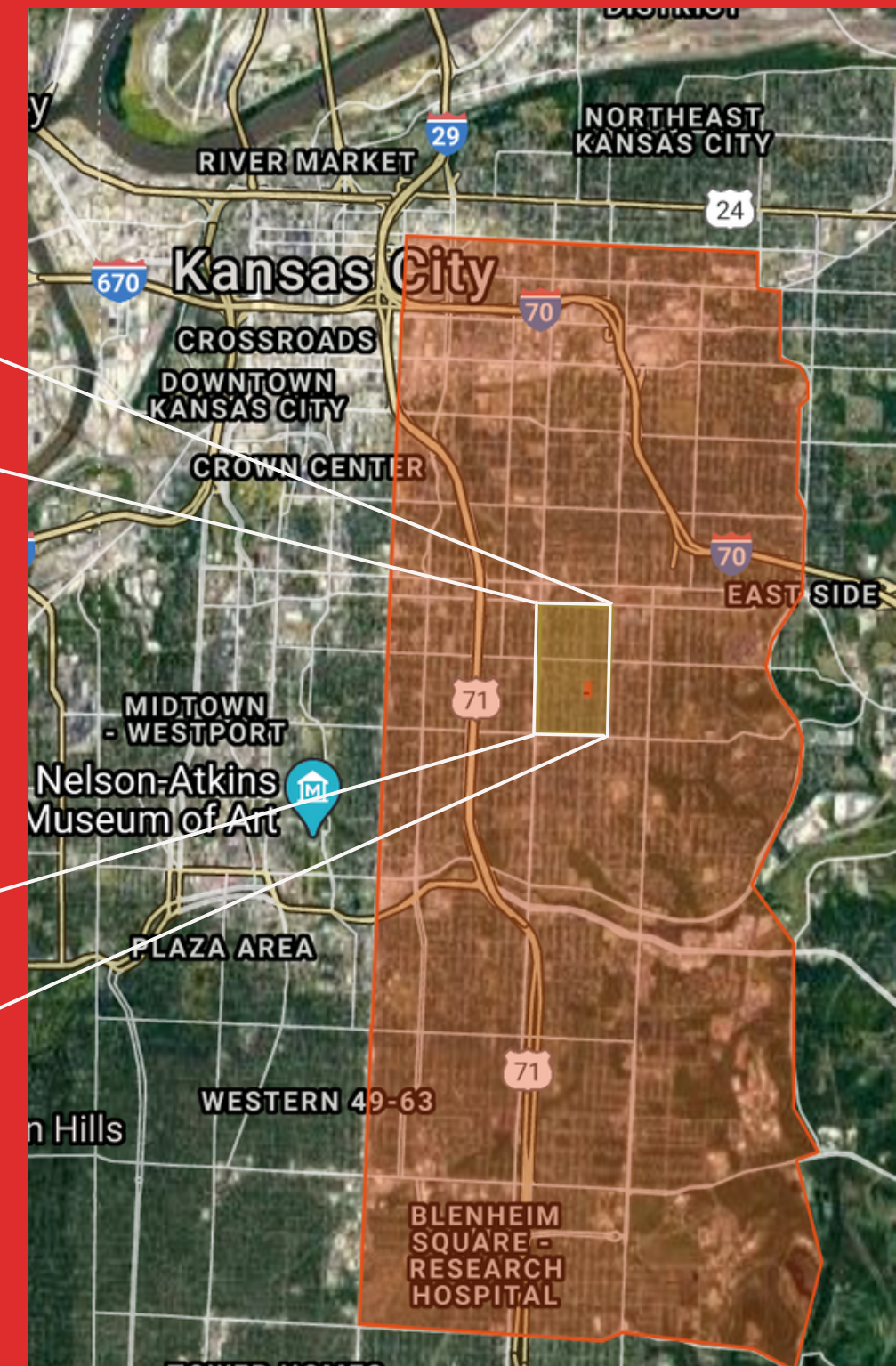
Ladd Site



Oak Park



East Side



Join us!

Ajia Morris

ajia@localcode.co

<https://www.localcode.co>



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Ladd