

# November 30 Ladd Meeting Agenda

1. Welcome/Intro/Recap of 1<sup>st</sup> Meeting – Shannon Jaax, KCPS
2. Project Overview/Update – Ajia Morris, LocalCode
3. Community Discussion – Ajia Morris/Shannon Jaax
  - Solicit community feedback on community benefit options
4. Next Steps/Wrap-Up – Shannon Jaax



# Meeting Purpose

- KCPS & LocalCode KC entered into a sales contract on September 22, 2021
- Sale scheduled for 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
- 8 community members
- Discussion around commercial component
  - Security/Access
  - Residential nature of Benton Blvd
  - Traffic
- Concept proposed: Creation of Commercial Tenant Advisory Committee



# Today's Meeting

- Get your feedback on community benefit options



# 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



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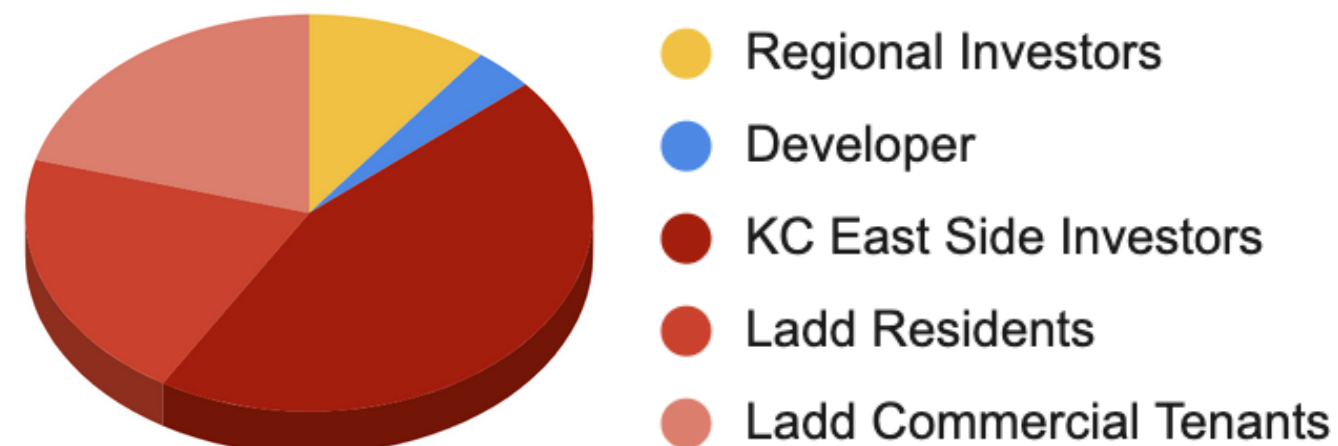
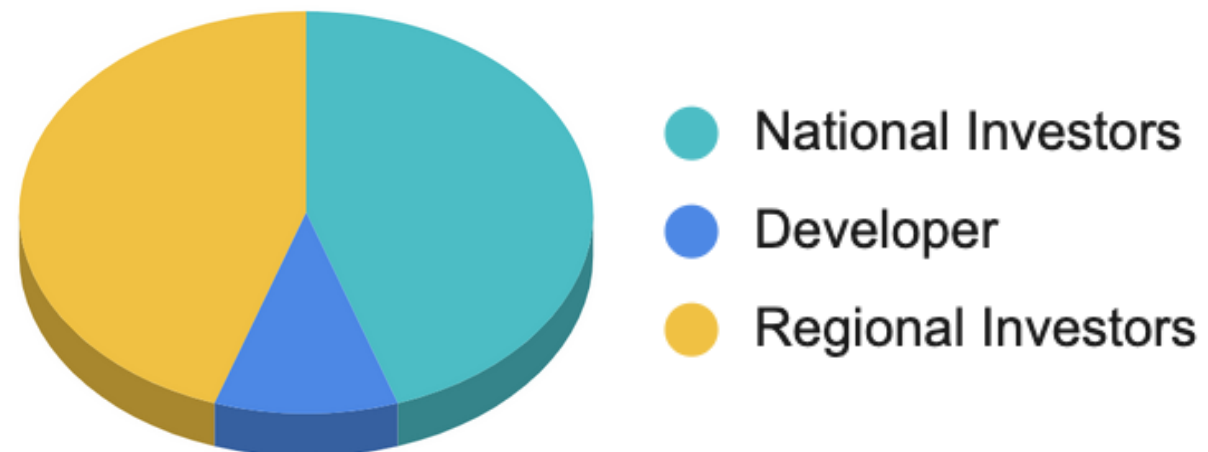




# Local Ownership

Bringing it all home.

**Local investors buy out initial funders at fixed appreciation rate.**





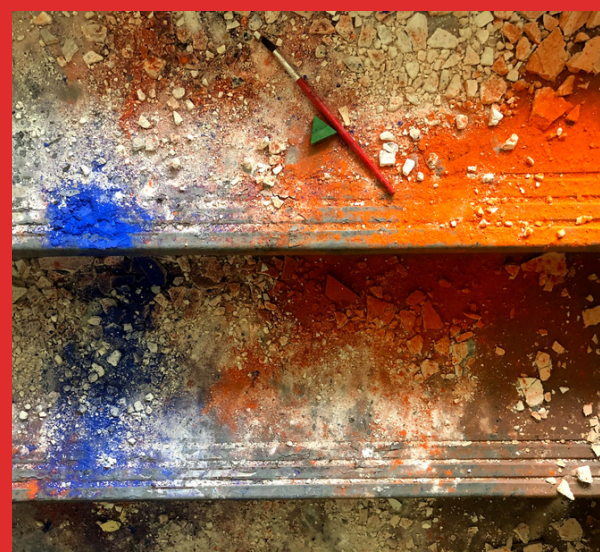
# Ladd Project

60,000sf

Historic Redevelopment

30,000sf

New Construction



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# Ladd



# The Ladd Project

## Mixed Use

Missing Middle Housing

Wellness Center

Food Hub & Food Trucks

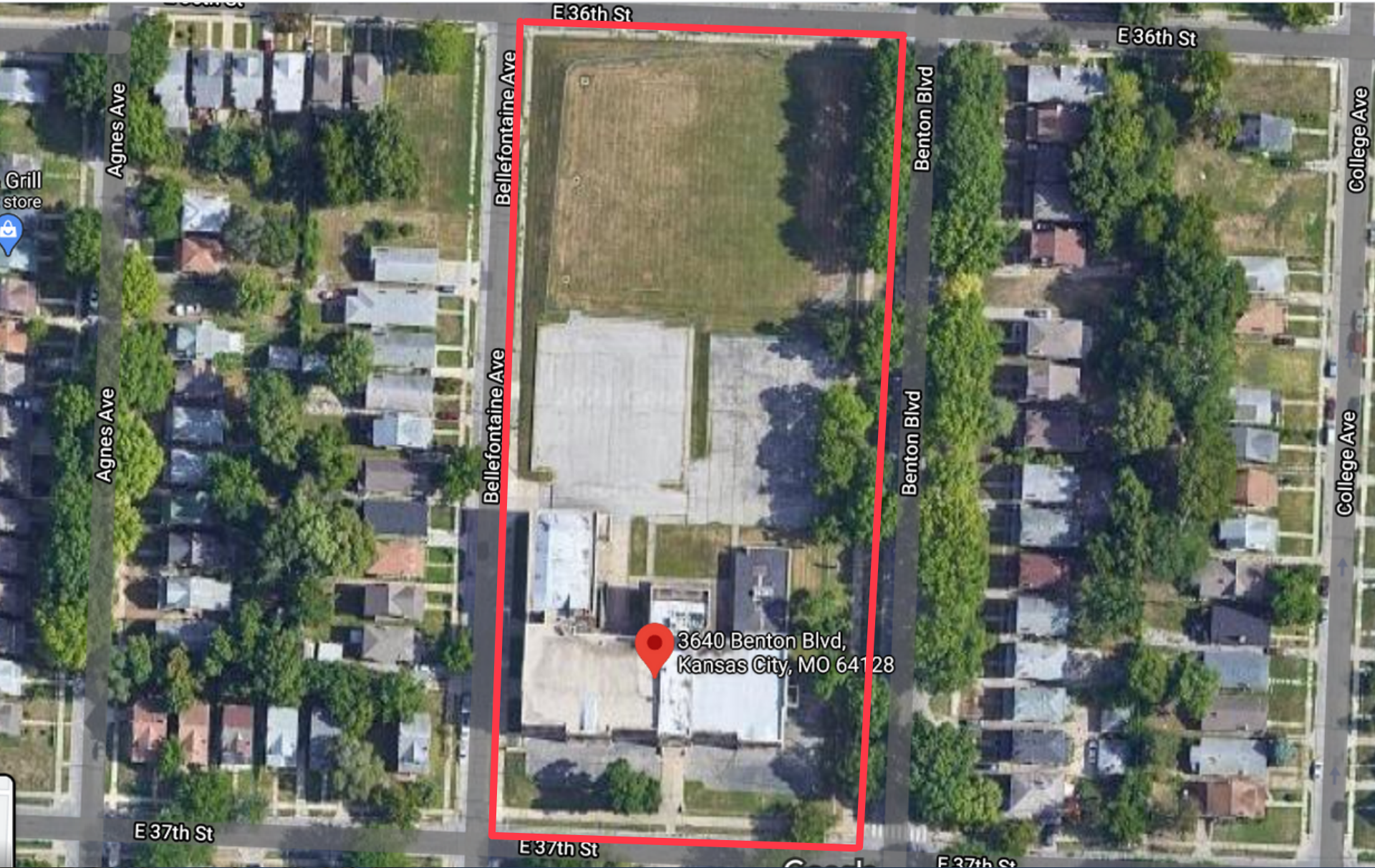
Cafe / Bookstore

Office & Retail

Theater & Event Space

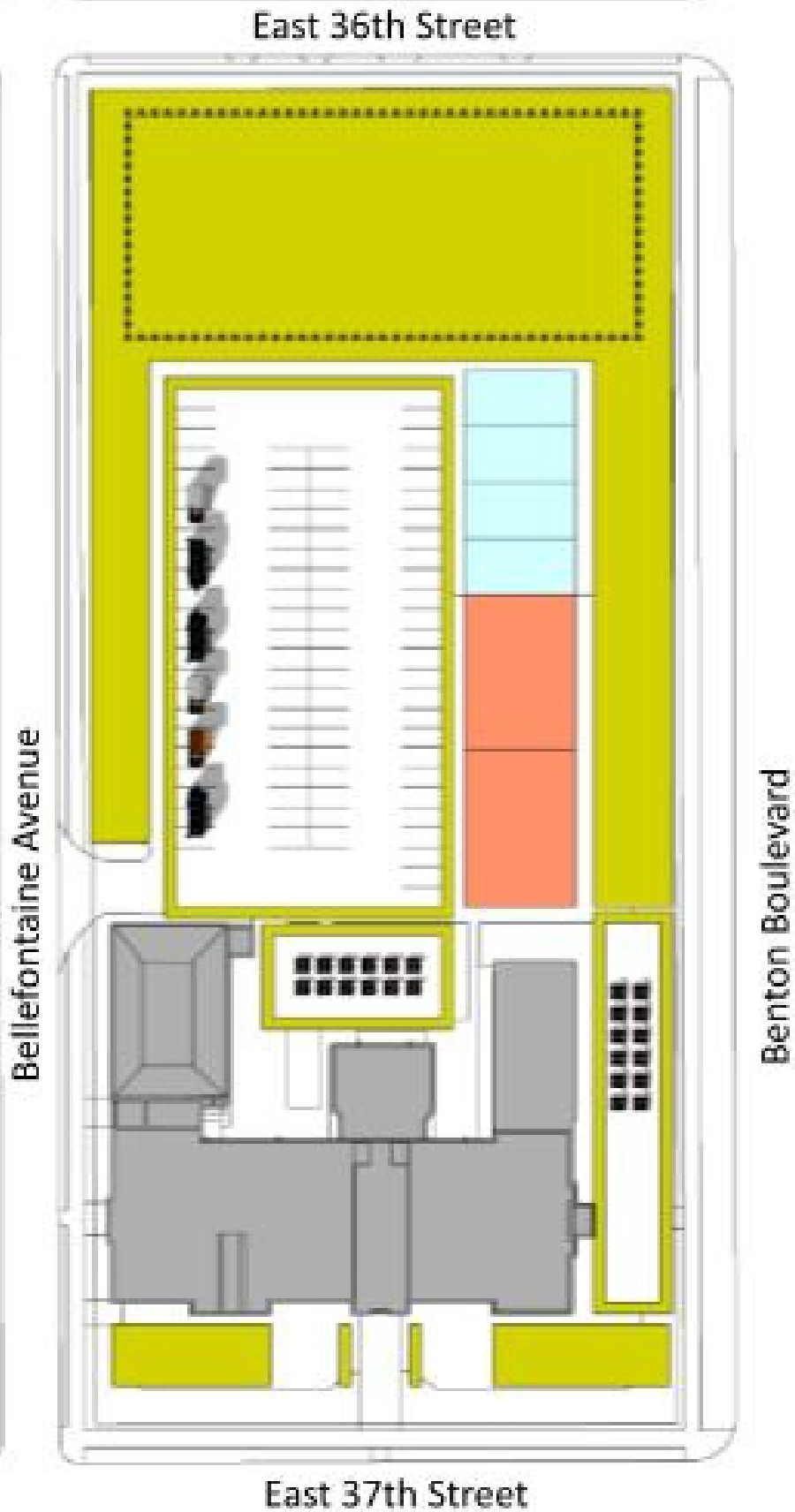
Food Garden

Community Services





# World Class Design



LocalCode Kansas City

Ladd



# Building Wealth & Wellbeing

Non-displacement  
Local Ownership  
Health  
Income  
Education

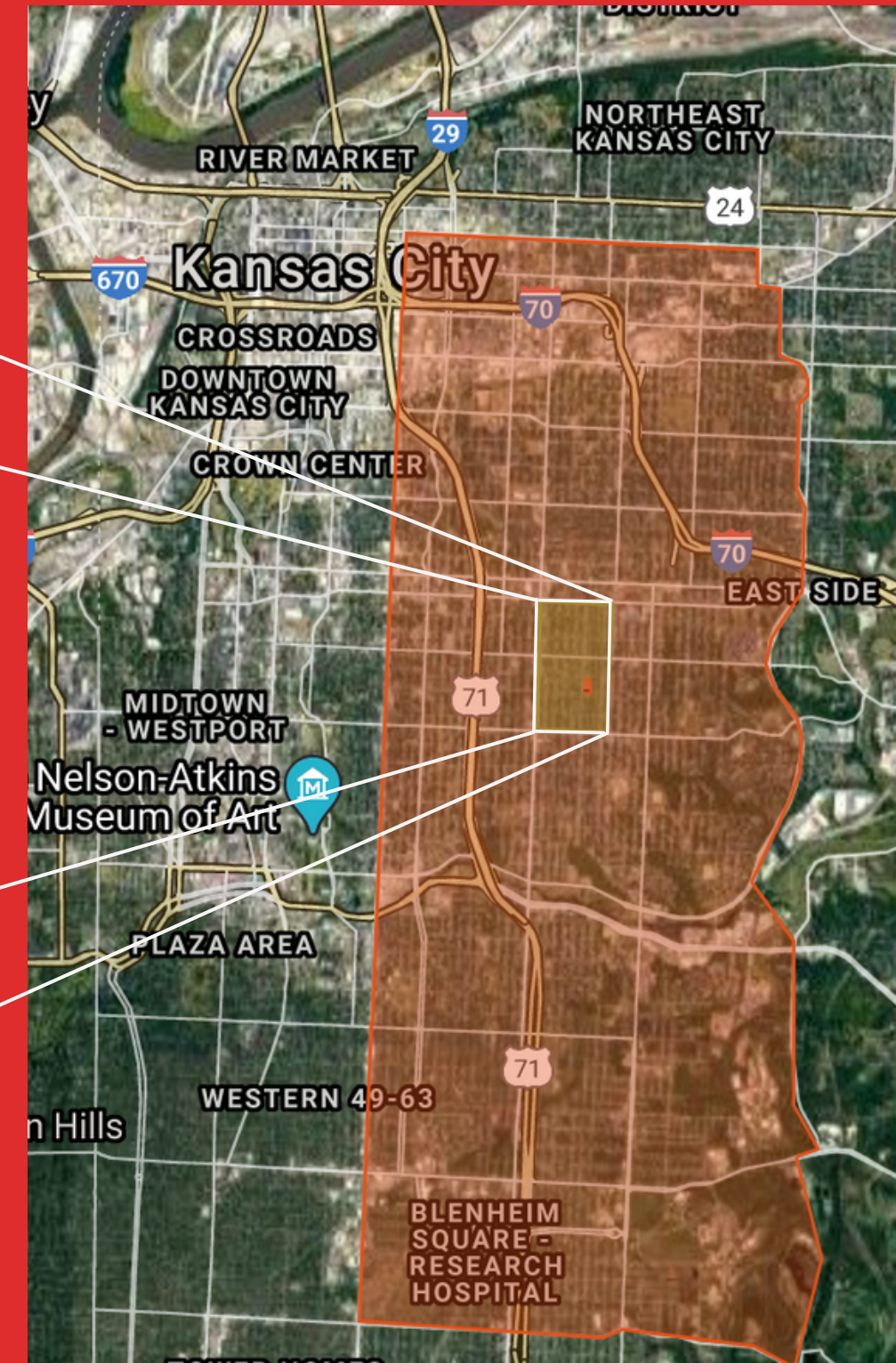
Ladd Site



Oak Park



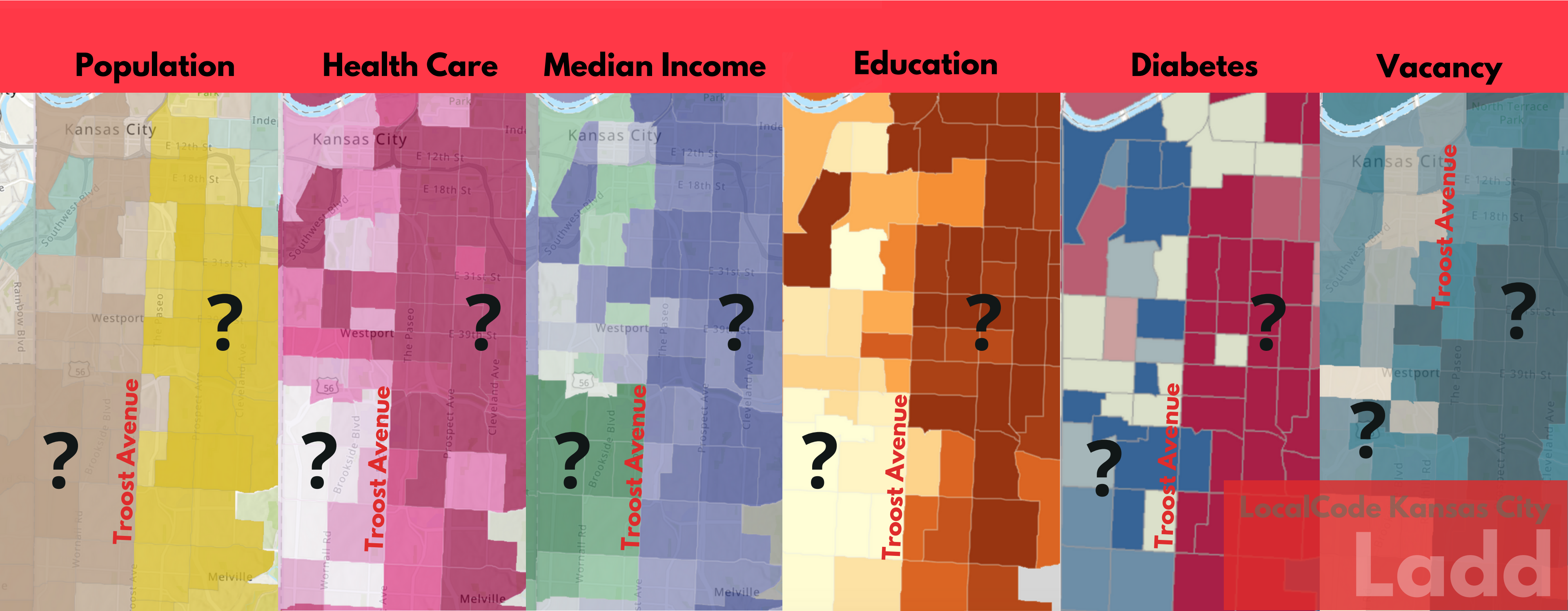
East Side





# 100% Transparency & Accountability

## Working with the East Side Community





# Join us!

Ajia Morris

[ajia@localcode.co](mailto:ajia@localcode.co)

<https://www.localcode.co>



LocalCode Kansas City  
**Ladd**



# Next Steps

Meeting #3: Thu, Dec. 9 @ 12pm – KCPS BOE, 2901 Troost Ave

Meeting #4: Thu, Jan. 6 @ 6pm – Oak Park NA Office, 3449 Indiana Ave

Finalize Benefit Agreement & Property Use Description Agreement by January 31

Sale scheduled for March