

## COUNCIL ACTION FORM

Meeting Date: September 11, 2025

Staff Contact: Leslie Herring

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**Agenda Item:** Consider Assignment of Real Estate Purchase Agreement to Hunt Midwest [for 2511 W. 50th St. (former Westwood View Elementary School Site)]

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### Background/Description of Item

In June 2023, the Shawnee Mission School District and the City of Westwood entered into a Purchase Agreement to leverage its option to purchase the former Westwood View Elementary School located at 2511 W. 50<sup>th</sup> St.<sup>1</sup> The school site was intended to be acquired by the City with funding by Karbank Real Estate to create a feature public park, developed with the incremental property taxes and other revenues generated by Karbank's redevelopment – investment in – 5000 and 5050 Rainbow Blvd.

In April 2025, an election was held on whether the City should sell the existing Joe Dennis Park on the corner of 50th & Rainbow Blvd. to enable redevelopment of the site and replacement of the park on the former Westwood View School site. The results were 48% in favor and 52% opposed to the sale of the park. The following week, the City's development partner - Karbank - terminated its purchase agreement with the City, which left the City with no way to fund the purchase of the school site under the current agreement between the City and the School District.

Under the current (fourth) amendment to the City's Real Estate Purchase Agreement with the School District, the City's due diligence period – the date by which the funds must be paid to the School District – expires October 31, 2025.

### Staff Comments/Recommendation

The events and activities that have taken place over the past five months are detailed here on the City's webpage: <https://www.westwoodks.org/projects-and-plans/page/former-westwood-view-elementary-school-site>. Upon City Council direction in May 2025, the City Administrator ran a Request for Proposals (RFP) process. Following the drafting of the RFP, creation of an RFP Review Committee, and issuance of the RFP, six team responded as interested in acquiring the site and redeveloping it for residential uses.

Staff reports detailing that process and results are available via the following links to recent public meeting packets:

[August 4, 2025 Planning Commission meeting](#) (RFP Review Committee recommendation)

[August 14, 2025 City Council meeting](#) ([Hunt Midwest presentation – linked here](#))

The Assignment Agreement in the meeting packet is presented for Council consideration. The City's requested assignment fee is subject to holding in an escrow fund, to be delivered to the City upon Hunt Midwest closing on the purchase of the property.

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<sup>1</sup> In February 2019, the City of Westwood and the Shawnee Mission School District entered into an option agreement, providing the City the ability to acquire the former Westwood View School Site. This option expired in February 2024 and is no longer valid outside of the current Purchase Agreement.

*Suggested Motion:*

*I move to approve the Assignment of Real Estate Purchase Agreement between the City of Westwood and Hunt Midwest.*