



MEMORANDUM

To: Platte County R-3 Board of Education

From: Brian Noller – Director of Community, School, and Business Partnerships

Subject: Property Purchase for Northland Workforce Development Center

Date: February 16, 2023

Background Information:

Over the previous several months, Dr. Jay Harris and Brian Noller have been researching potential future sites for the Northland Workforce Development Center (NWDC). Over the course of this time, Dr. Harris and Mr. Noller evaluated eight potential sites. The key requirements and criteria are listed below.

Requirements:

- The entire site must be located within the boundaries of the Platte County R-3 School District.

Key Considerations:

- The location must be centralized within the consortium and centralized to both Clay and Platte counties.
- The location must provide enough acreage for the current projected footprint.
- The location must be affordable within the budget for the new center utilizing the current \$60,000,000 budget.

Bonus Considerations:

- The property offers enough acreage for expansion opportunities in the future.
- The property is in a location near the Clay County/Platte County line.

In January, the Platte County R-3 School District received a \$125,000 private contribution made by a local donor to assist in the initial down payment of the property. The matching \$125,000 will come from the state grant in the form of reimbursement.

Recommendation:

It is recommended that the Platte County R-3 Board of Education approve the real estate purchase contract from Erika's Place Investments, LLC for the future site of the Northland Workforce Development Center.

To secure the property, a \$250,000 down payment is required. The recent local donation of \$125,000 will be matched with state funds to cover this down payment.