

**PROPOSED SALE OF FORMER REYNOLDS ELEMENTARY SCHOOL  
SUMMARY OF PUBLIC MEETING DISCUSSION**

**December 1, 2015 Meeting**

A public meeting was held on December 1, 2015 at Santa Rita High School to provide information on the proposal to purchase the former Reynolds Elementary School Property.

Neighborhood area residents were notified by regular mail, the City Council Ward 4 office and neighborhood associations by email two weeks prior to the meeting.

Approximately 25 attendees were recorded being present at the meeting.

Concerns of the residents included:

1. Meeting Notification area too small and does not include other residents outside of the 600' notification boundary.
2. Generally, continuing concerns with the closing of the schools and specific questions on the validity of the reasoning for the school closings, primarily Reynolds ES.
3. Concerns regarding the development densities and type of residential units planned after the property is purchased. The buyer has previously indicated that the development would be residential or possibly senior residential housing.

The buyer (TK Development LLC) was not able to address these specific development issues during this meeting. The consent item was pulled from the December 8, 2015 Governing Board agenda as a second meeting with residents is planned in January of 2016 to provide additional information on the projected development type and housing product. It should be noted that the buyer will not have specific information at this meeting as the development aspects are usually better known after the due diligence period and during the zoning review period. Nonetheless, the buyer will present what is known about the proposed type of development and to bring as much information as possible to the residents.

**January 20, 2016 Meeting**

A follow up public meeting was held on January 14, 2016 at Santa Rita High School to provide additional information on the proposal to purchase the former Reynolds Elementary School Property. Neighborhood area residents were notified by regular mail, the City Council Ward 4 office and neighborhood associations by email two weeks prior to the meeting.

The buyer representative, Ken Koss, Managing Member of TK Development, LLC was present to answer questions from the public. Approximately 9 attendees were at the meeting.

The buyer presented information regarding the anticipated type of development that could occur on the site. In summary, it was stated that the following the developer would look into the following options:

- Single Family Homes with some two story units in the center portion of the development
- Senior residential housing
- Hold the land until the market conditions were optimum and selling the property.

The concerns from the audience ranged from the prospect of apartments units, HUD housing units, buffer zones, views and housing price declines. The public was also concerned that they would not have a voice in the development process.

It was made clear by both the buyer and Richard Murillo, District Planner for TUSD that the development process with the city involved significant public input in the planning and zoning hearings. It was emphasized that the future City of Tucson Planning and Zoning hearings are the forum where the property owners should make their concerns heard regarding the development impacts. It was also reiterated that the process for submitting a rezoning request was still several months away.

It was also emphasized that the buyer has not signed an agreement to date and that the buyer could not invest money into exploring the potential for the site until an agreement was signed and money was invested to engage consultants to study the property.

The buyer responded that apartments were a very remote possibility and that HUD housing was not an option they could or would pursue for a number of reasons. The buyer also indicated that in most cases the home values have increased in the areas where new residential housing was built.