



Nonprofit financial and real estate resources

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How Do You Do School?

Brookside Day School, Kansas City MO

With its lease set to expire, Brookside Day School decided it needed more space. The six-year-old charter, a former private school, serves 300 students in preschool through fifth grade and is expanding to accommodate 436 students. Brookside was already looking at buildings when they encountered IFF's Kirby Burkholder. "He stopped us," recalls Executive Director Millie Krna. "He told us to think what we want first, and then find a building to meet our needs, not the other way around. He asked us, 'How do you do school now? What do you need to educate your children? What in your current facility is working? What needs to be addressed?' We decided that the most important thing was to have good teachers who work well with students, in an environment where everyone feels safe, enlightened, and wants to keep on learning."

Burkholder helped find spaces to meet that need, warning them off one building that was just too big. "If we hadn't had his insight," says Krna, "we'd be struggling with a building we couldn't afford to renovate and couldn't afford to operate, and that would have put us too much in debt. The IFF philosophy got us a building we can afford and that will provide us with the program space we need."

Besides planning and site selection, IFF provided a \$1 million subordinate loan and helped secure a \$2.2 million bank loan to complete the package. Brookside acquired a former office building and began extensive renovations in January 2009. The site allows for further expansion, so Brookside is also starting a capital campaign to build a long planned-for gym and meeting space. Meanwhile, says Krna, Brookside started school in August "in our own brand-new space."

<http://24.123.101.14>



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Millie Krna, Executive Director
Brookside Day School



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Founded in 1988, IFF is a nonprofit community development financial institution (CDFI) committed to strengthening nonprofits and their communities through affordable financing, real estate consulting, research, and public policy.

It serves nonprofits in Illinois, Indiana, Iowa, Missouri, and Wisconsin.

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