



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: Land Acquisition – Whitegate Neighborhood

Executive Summary

The Parks and Recreation Department is requesting Council approval to acquire a parcel of land at the corner of Towne Drive and Whitegate Drive and for the City Manager to execute the Contract for Sale of Real Estate. The parcel is owned by Columbia Insurance Group and is located in a primary priority park acquisition service area in the 2013 Neighborhood Parks Plan. Staff negotiated a selling price of \$250,000 for the 2.24 acres of land identified as Lot Three of White Gate community, Plat Two. Acquisition of land for the purpose of a neighborhood park in this area of Columbia has been a priority for the Department since the approval of the City's *1994 Parks, Recreation and Open Space Master Plan*. Pending neighborhood input, park staff anticipates the park to include standard neighborhood park amenities, such as a playground, walking trail, basketball court and shelter. The acquisition of the parcel is funded by the Parks Sales Tax park acquisition account.

Discussion

The request for authorization to acquire the property in the Whitegate neighborhood is based on the identified need for a future neighborhood park in this area of the city. This need was identified in the City's *2013 Parks, Recreation, and Open Space Master Plan*, which evaluated future needs for neighborhood park land acquisitions. The proposed acquisition of 2.24 acres of land is located at the corner of Towne Drive and Whitegate Drive and will serve citizens living in the Whitegate neighborhood. The property is located within circle #3 identified as a primary priority park acquisition service area in the 2013 Neighborhood Parks Plan.

Park staff was contacted in August 2017 by representatives of the Columbia Insurance Group about the availability of this property and the potential to provide a neighborhood park in this area of Columbia. Ongoing negotiations from the first meeting with their representatives to now eventually led to a tentative agreement to purchase 2.24 acres for \$250,000. This negotiated price is below fair market value, with the difference representing a donation by the seller.

The property was appraised by Cannon, Blaylock & Wise on September 20, 2017; and as shown on the attached appraisal, was valued at \$490,000 for the vacant land parcel identified as Lot Three (3) of White Gate Community, Plat Two (2).

The parcel is undeveloped at this time; and pending input from the neighborhood residents, the park property could provide neighborhood park amenities, such as a playground, basketball court, walking trail, fitness equipment and a shelter. If desired, funding for these



amenities would likely come from a future Park Sales Tax ballot issue and is not included as part of this Council action.

Funding for the acquisition of the properties is from the Park Sales Tax park acquisition account.

Fiscal Impact

Short-Term Impact: The proposed purchase price for this property is \$250,000. Funding set aside for land acquisition from the Park Sales ballot is available to cover the cost of this acquisition.

Long-Term Impact: Park staff does not anticipate development of the property until the renewal of the Park Sales Tax in 2021. Staff would include funding for the development of the park as part of the list of projects for the ballot issue. Staff anticipates minimal maintenance costs for the park property (mowing) until development occurs on the property.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

If the Council concurs that the acquisition of the described park land is appropriate, approve the legislation authorizing the land acquisition to proceed.