



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2024

Re: Facility Usage and Donation Agreement – Columbia Center for Urban Agriculture

Executive Summary

The Parks and Recreation Department is requesting City Council authorization for the City Manager to sign a facility usage and donation agreement with the Columbia Center for Urban Agriculture (CCUA). The agreement outlines the development and management of the Community Welcome Center at Clary-Shy Community Park. As part of the agreement, CCUA agrees to donate the construction documents for the Community Welcome Center capital improvement project and their Boone County ARPA funding allocation, totaling \$1,500,000, that will be used to offset a portion of the project construction costs. The agreement includes an initial term of 15 years that will continue until Dec. 31, 2039. The agreement will then be renewed automatically for 20 successive terms of one year unless one of the parties wishes to terminate the agreement. The construction of the Community Welcome Center is scheduled to begin fall 2024, with an anticipated completion date of spring 2026.

Discussion

On December 4, 2017, City Council authorized the City Manager to sign an agreement with the Columbia Center for Urban Agriculture (CCUA) to develop, construct and maintain an educational agriculture park on 10-acres of Clary-Shy Community Park. Since that date, multiple construction projects have taken place to develop the agriculture park including the construction of the MU Health Care Pavilion, CCUA maintenance barn, CCUA schoolhouse, demonstration gardens, food forest, arbor, trail, playground and parking lots. Since August 3, 2020, CCUA staff has operated the agriculture park from a temporary trailer located on the west side of the park.

CCUA has actively fundraised for the development and construction of the Community Welcome Center (CWC) at the agriculture park over the past two years. The CWC will provide permanent office space for CCUA staff, a resource library, a community conference room, a production kitchen, event space, a catering kitchen, storage and restrooms. The facility usage and donation agreement outlines the management of the facility between CCUA and the Columbia Parks and Recreation Department and the donation of construction documents for the project and a donation of Boone County ARPA funds, totaling \$1,500,000, from CCUA to the City of Columbia. The funding will help offset the cost of facility construction.

The agreement includes an initial term of 15 years that will continue until Dec. 31, 2039. The agreement will then be renewed automatically for twenty successive terms of one year unless one of the parties wishes to terminate the agreement. After the completion of the



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building, CCUA will pay annual rent, totaling \$6,000, to the City of Columbia and will be responsible for paying the water, electric, sewer, gas and telephone utilities for the entire building. The Parks and Recreation Department will be responsible for all major maintenance of the facility, including HVAC system, roof, exterior structure, plumbing, electrical, sewer and security system.

The agreement includes a maintenance responsibility plan for the facility that outlines the space responsibilities for CCUA and the Columbia Parks and Recreation Department. The two entities will work closely to schedule the public spaces of the facility and have developed a plan to make sure all spaces are clean and well maintained.

The construction of the Community Welcome Center is scheduled to begin fall 2024, with an anticipated completion date of spring 2026. Within 6 months of the lease commencement date, CCUA will remove the double-wide trailer from Clary-Shy Community Park. The trailer will no longer be needed and the space will be utilized by CCUA for demonstration garden expansion.

Fiscal Impact

Short-Term Impact: The Columbia Center for Urban Agriculture has agreed to donate the construction documents for the Community Welcome Center capital improvement project and will provide \$1,500,000 from their Boone County ARPA funding allocation for the construction of the building.

Long-Term Impact: After CCUA assumes occupancy of the building, they agree to pay an annual lease payment of \$6,000 to the City of Columbia for the use of the facility and will pay water, electric, sewer, gas and telephone utilities for the entire building.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Resilient Economy

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

Legislative History

Date	Action
8/3/20	B183-20: Authorizing an amendment to the agreement with Columbia Center for Urban Agriculture, Inc. for the development and operation of an agriculture park at Clary-Shy Community Park to allow the installation of a temporary office on the west side of the park property. <a data-bbox="261 1843 1466 1906" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4594158&GUID=57F02FE0-1162-4641-A426-2057F04FC571&Options=&Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4594158&GUID=57F02FE0-1162-4641-A426-2057F04FC571&Options=&Search=



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12/4/17	B358-17: Authorizing an agreement with Columbia Center for Urban Agriculture, Inc. for the development and operation of an agriculture park at Clary-Shy Community Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3214146&GUID=A1E4D3D4-ABEA-4C17-BDAA-11B51AC2513C&Options=&Search=
9/9/16	R139-16: Authorizing a memorandum of understanding with Friends of the Farm, on behalf of Sustainable Farms & Communities Inc., Columbia Center for Urban Agriculture and Columbia Farmers Market, Inc., for fund-raising activities associated with the construction of a farmers market community center and a community agriculture garden at the Clary-Shy Park located on Ash Street. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2838026&GUID=CE50F5D5-D245-4990-B7F3-7347632FF94B&Options=&Search=

Suggested Council Action

Approve the resolution authorizing the City Manager to execute the facility usage and donation agreement with Columbia Center for Urban Agriculture for the Community Welcome Center at Clary-Shy Community Park.