



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 16, 2022

Re: MU Health Care Pavilion Phase II Improvements

## Executive Summary

Public hearing for phase II improvements of the MU Health Care Pavilion at Clary-Shy Community Park. Under separate legislation, staff requested authorization from the City Council to allow the City Manager to sign a financial assistance award with the U.S. Department of Commerce's Economic Development Administration (EDA). The total estimated cost for the phase II improvements is \$1,600,340. The EDA financial assistance award, totaling \$1,280,272, will cover 80% of the total project cost. The remaining \$320,068 represents the required 20% match and is provided by funding from the sale of tax credits provided by the Missouri Development Finance Board. In addition to project approval and authorization for the signing of the agreement, staff is requesting City Council approval of an appropriation of funds, totaling \$1,600,340, to fund the phase II improvement project. The capital improvement project will include the construction of the east and west sections of the MU Health Care Pavilion steel structure. The construction project will be bid through the City's Purchasing Department and the proposed improvements will be completed using contract labor. The phase II improvements to the MU Health Care Pavilion are scheduled to begin fall 2022, with an anticipated completion date of spring 2023.

## Discussion

Clary-Shy Community Park, located at 1701 W. Ash Street, is a 20-acre park acquired from Ron and Vicki Shy in 1994 by a combination purchase/donation. The Activity & Recreation Center (ARC) has been located at the park since 2001, and the park property has served as the home of the Columbia Farmers Market since 1980. On Nov. 16, 2017, City Council approved an updated master plan for Clary-Shy Community Park and the first phase of improvements at the park to begin the construction of an agriculture park. Part of the phase I improvements included the construction of the center section of the MU Health Care Pavilion, all concrete infrastructure for the pavilion and necessary utilities. The construction of the east and west sections of the MU Health Care Pavilion would be completed at a later date when funding was available. The MU Health Care Pavilion serves as the home for the Columbia Farmers Market and is used as a reservable pavilion for the general public when available.

The Parks and Recreation Department is requesting approval for phase II improvements to the MU Health Care Pavilion. Under separate legislation, staff requested authorizing the City Manager to sign a financial assistance award with the U.S. Department of Commerce's Economic Development Administration and appropriating funds, totaling \$1,600,340, for the project. The phase II improvements will include the construction of the east and west sections of the MU Health Care Pavilion steel structure.



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Park staff held two interested parties meetings at the MU Health Care Pavilion to discuss the proposed phase II improvements with citizens and gain feedback about the project. The first interested parties meeting was held on Wednesday, Nov. 17, 2021 and the second meeting was held on Wednesday, Nov. 23, 2021. The public had an additional opportunity to provide comments about the project via an online survey at CoMo.gov from Nov. 9, 2021 through Nov. 23, 2021. All feedback from the public input meetings and online surveys are included with this Council memo.

Park staff introduced the proposed MU Health Care Pavilion phase II improvements to the Parks and Recreation Commission on Nov. 18, 2021. After discussion of the project, the commissioners voted to endorse the proposed phase II improvements and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes the proposed phase II improvements to the MU Health Care Pavilion represent a consensus of park users and staff.

The proposed phase II improvements to the MU Health Care Pavilion will include the construction of the east and west sections of the pavilion steel structure. As part of the phase I construction at the park, contract labor was used to install all concrete infrastructure for the pavilion and the middle section of the pavilion steel structure. The existing middle section provides a covered structure for 40 vendor spaces and includes restrooms and storage space. The construction of the east and west sections will provide covered space for 58 additional vendors. The two sections will also include necessary electric for each vendor space, fire suppression system and WiFi service for market vendors and customers. The east and west structures have been engineered with the ability to hold solar panels as a future improvement project at the park.

The total estimated cost for the phase II improvement project is \$1,600,340. The Department of Commerce's Economic Development Administration financial assistance award, totaling \$1,280,272, will cover 80% of the total project cost. In partnership with the Columbia Farmers Market, the City applied for the available funding through the Economic Development Administration in early fall 2021 and received an award letter from the EDA on March 22, 2022. The remaining \$320,068 represents the required 20% match by the City of Columbia and is available to the City from the sale of tax credits provided by the Missouri Development Finance Board. On Nov. 15, 2019, City Council authorized an agreement with the Missouri Development Finance Board for \$2 million dollars in tax credits for the phase II improvements at Clary-Shy Community Park. A portion of the total amount raised to date will be used for the 20% match for this project.

The construction project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using contract labor. The phase II improvements to the MU Health Care Pavilion are scheduled to begin fall 2022, with an anticipated completion date of spring 2023. Staff anticipates that the Columbia Farmers Market will continue to operate each Saturday at Clary-Shy Community Park throughout this construction project. The fall 2022 to spring 2023 timeline coincides with less vendors and



lower numbers of patrons at each Saturday market. Park staff, the selected construction contractor and Columbia Farmers Market Manager will coordinate staging for the construction project, traffic flow for vehicles and pedestrians, and safety precautions at the site.

## Fiscal Impact

Short-Term Impact: The total estimated cost for the phase II improvement project is \$1,600,340. The EDA financial assistance award, totaling \$1,280,272, will cover 80% of the total project cost. The remaining \$320,068 represents the required 20% match by the City of Columbia and is available to the City from the sale of tax credits provided by the Missouri Development Finance Board.

Long-Term Impact: Staff anticipates an increase in utility expenses associated with the phase II improvements including increased electrical and cleaning expenses. These expenses are offset by the annual rental fee paid by Columbia Farmers Market for the use of the MU Health Care Pavilion. Per the agreement between the City and Columbia Farmers Market approved by City Council on December 4, 2017, the rental fee for annual use of the pavilion will increase from \$6,000 to \$12,000 with the completion of the east and west sections of the pavilion.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
11/6/2017	B319-17: Approving the Clary-Shy Community Park - Agriculture Park Master Plan; authorizing construction of the Clary-Shy Community Park - Agriculture Park - Phase I improvement project; calling for bids through the Purchasing Division; appropriating funds. <a data-bbox="266 1732 1515 1801" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3187346&amp;GUID=10E7F2CB-FBDC-4C52-8EF9-8CFB3B3E277A&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3187346&amp;GUID=10E7F2CB-FBDC-4C52-8EF9-8CFB3B3E277A&amp;Options=&amp;Search=</a>
12/4/2017	B359-17: Authorizing an agreement with Columbia Farmers Market, Inc. for the operation of a Farmers Market at the Clary-Shy Community Park. <a data-bbox="266 1927 1515 1997" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3214145&amp;GUID=4904D2E6-CD79-48AD-B740-09A038E6432B&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3214145&amp;GUID=4904D2E6-CD79-48AD-B740-09A038E6432B&amp;Options=&amp;Search=</a>



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11/18/2019	B339-19: Authorizing a tax credit agreement with the Missouri Development Finance Board and Columbia Center for Urban Agriculture relating to construction of the Clary-Shy Community Park - Agriculture Park - Phase II improvement project. <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4212113&amp;GUID=B94836F6-358D-431F-BE40-816B1AD836C1&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4212113&amp;GUID=B94836F6-358D-431F-BE40-816B1AD836C1&amp;Options=&amp;Search=</a>
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## Suggested Council Action

After the public hearing, approve the ordinance authorizing MU Health Care Pavilion Phase II Improvements.