

PROJECT PROPOSAL

November 27, 2017

Executive Outline

Proposal: Swap city land on which Central Missouri Humane Society is currently located to the Potterfield city land on Strawn Road

Attachments: Map proposed location of CMHS new facility on Strawn Road
 Current Quit-Claim Deed

Project Proposal

The Board of the Central Missouri Humane Society requests that the Columbia City Council approve swapping the city land at 616 Big Bear Blvd. Columbia, MO (2.88 acres) on which the CMHS is currently located for 4.06 acres on Strawn Road (Attachment A) where the CMHS will build its future facility. This land is a part of 47-acre tract donated to the City in early 2017 by Mr. Larry Potterfield.

The current 2.88 acres on Big Bear Blvd. is zoned IG under the Unified Development Code. The 4.06 acres on the Potterfield site is currently zoned Boone County Agriculture, which zoning would change for CMHS as improved to M-C. M-C is less desirous than IG, although fairly comparable. Therefore, the market value would be roughly equivalent.

The CMHS has completed a needs assessment of its current facility and location and its anticipated growth. The CMHS has established a feasibility study committee to help develop a set of specific strategic priorities for the capital campaign. It is critical that CMHS have the City Council's approval for the land swap by March 31, 2018 so that the campaign can move forward with fund raising and architectural plans, knowing that the real estate is secured. If the CMHS needs to build its new facility elsewhere it is essential that it has this information as soon as possible.

Lease Agreement: CMHS requests the City Council approve a Quit Claim Deed with the reversion clause similar to its current quit claim deed for Big Bear Blvd. (Attachment B). Additional conditions to be addressed with the lease:

- 1) CMHS recognizes that it may have a proportionate share of utility development cost at the new facility and this cost still needs to be determined.
- 2) An agreed timeline will be established for the completion and move into the new facility or the lease agreement is void (December 31, 2025).

Benefits:

Benefits: The City of Columbia is partners with CMHS, through its relationship with City of Columbia/Boone County Animal Control and it is anticipated the new facility would include offices and necessary facilities for the animal control operations. Additional consideration for space will be given to the University of Missouri, Veterinary Shelter Medicine Program. The City of Columbia, Boone County and the entire central Missouri region will benefit greatly with the proposed new facility animal services center. This project will enhance the animal care for the community for many years into the future, strengthen existing partnerships and provide the opportunity to develop new ones.

Currently, the City of Columbia's fire training center is located behind the current Big Bear Blvd. facility. Relocation of the CMHS would allow the training center to expand its current footprint, which they have requested.

In conclusion, improving the animal care services for the community cannot happen without a successful capital campaign for the CMHS. The CMHS Board of Directors stands ready to make this push forward with the City Council's approval of the land swap and agreements described above.

Joe Ritter
Vice President, Landmark Bank
2412 W Rollins Rd.
Columbia, MO 65203

Mayor Brian Treece and Council Members
City Hall
701 E. Broadway
Columbia, MO 65201

November 28, 2017

Dear Mayor Treece and Council Members,

I am writing to you as President of the Board of Directors of the Central Missouri Humane Society (CMHS). On behalf of the CMHS Board, a Project Proposal, Executive Outline of November 27, 2017 is being submitted to you for your consideration. The Project Proposal details our request to swap the city land at 616 Big Bear Blvd. Columbia, MO on which the CMHS is currently located for land located at 840 N. Strawn Rd where the CMHS will build its future facility. This land is part of the 47-acre tract donated to the City by Mr. Larry Potterfield.

The Board and staff of CMHS have completed a needs assessment of its current facility and location. The facility and location have been determined inadequate to meet its current and future needs. A feasibility committee has been appointed to develop a set of specific strategic priorities for our capital campaign. CMHS requests that the City Council favorably consider our project proposal to approve the land swap and commit the City staff to formulate a formal Memorandum of Understanding with CMHS by March 31, 2018.

We look forward to working with the City Council and Staff on this important project to improve the animal care services in Boone County. The CMHS Board is excited to work with the City and move forward on this important project.

A handwritten signature in black ink, appearing to read "Joe Ritter". The signature is stylized and cursive.

Joe Ritter
CMHS Board President

Filed for record on October 22 1975 at 9:12 o'clock A.M. in Boone County, Mo.
Document No. 8901 recorded in Book 427 page 441. BETTY SAUNDERS, Recorder of Deeds.

QUIT-CLAIM DEED (By a corporation)

THIS INDENTURE, Made on the 21st day of October A.D. One Thousand Nine Hundred and Seventy-five by and between THE CITY OF COLUMBIA, MISSOURI, a municipal

corporation of the State of Missouri, party of the First Part, and CENTRAL MISSOURI HUMANE SOCIETY, INC., a not-for-profit corporation of the State of Missouri,

(Grantee's mailing address is:) 1306 Creasy Springs Road, Columbia, Missouri, 65201 of the County of Boone and State of Missouri

WITNESSETH, That the said party of the First part in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, does by these presents, Release and forever Quit Claim, unto the said party or parties of the Second Part, for use solely for a animal shelter and veterinary care facility and subject to the special limitation and possibility of reverter hereinafter provided, the following described real estate, lying, being and situate in the County of Boone and State of Missouri, to-wit:

A tract of land in the NE Quarter of Section 1-48-13, Boone County, Missouri, being further described as follows:
Beginning at the NE corner of Lot 5 of North 63 Industrial Park, as recorded in Plat Book 11, Page 26 of the Boone County, Missouri Records; thence with the east boundary line S 3°-30' E 450 feet; thence leaving said line S 86°-30' W 276.58 feet; thence N 3°-30' W 457.93 feet to the south right-of-way line of Big Bear Boulevard; thence a distance of 133.33 feet along a 4°-19' curve to the left having a radius of 2899.83 feet, the cord of said curve being N 88°-50' E 133.31 feet; thence N 87°-30' E 143.40 feet to the point of beginning and containing 2.88 acres.

EXCEPT: a 40 foot street easement being the east 40 feet of above described tract.

Subject to easements and restrictions of record.
TO HAVE AND TO HOLD the same belonging unto the said Party of the Second Part and to its successors and assigns for so long as the property is used as a not-for-profit animal shelter and veterinary care facility and on the event the property is not used as set forth above for a period of six months, all right, title and interest in and to the said premises shall forthwith revert to and become the property of said Party of the First Part, its successors and assigns, who shall have the immediate right to possession of said premises, and all right, title and interest of said Party of the Second Part and its successors and assigns in and to the said premises shall forthwith cease and determine.

IN WITNESS WHEREOF, The said Party of the First Part has caused these presents to be signed by its City Manager, attested by its City Clerk, and its corporate seal to be hereto affixed, the day and year first above written.



CITY OF COLUMBIA, MISSOURI
By Terry L. Novak
City Manager
ATTEST: Gloria L. Neal
City Clerk

STATE OF MISSOURI
County of Boone

On this 21st day of October, 1975

before me appeared Terry L. Novak, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, a municipal corporation of the State of Missouri, that the seal affixed to the foregoing instrument is the seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its City Council and said City Manager acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written. My term expires: 6-29-77

STATE OF MISSOURI
County of Boone
I, Recorder of said county, do hereby certify that the within instrument of writing was at 9 o'clock 12 minutes A. M. on the 22 day of October and has been recorded in Book 427 page 441.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Columbia, Missouri, on the day and year aforesaid.

Gloria L. Neal
Notary Public

IN THE RECORDER'S OFFICE
A.D. 1975, duly filed for record in this office.

BETTY SAUNDERS,
By Shelley Fitzgerald, Deputy Recorder