



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2022

Re: Amendment to Agreement with Veterans United relating to the use of Northeast Regional Park

Executive Summary

The Parks and Recreation Department is requesting Council authorization to authorize an amendment to the agreement with Veterans United Home Loans (VU) for the use of Northeast Regional Park (formerly known as the Boone County Fairgrounds property). The agreement allows for primary use of the property by Veterans United for major events from October 1 to December 31 of each year. The amendment to the agreement will extend the term through December 31, 2025, maintains the rent payment at \$40,000 per year with an annual 5% increase, allows for use of facility tables and chairs and eliminates meter invoicing and facility use by the Boone County Sheriff's Department during the rental timeframe. The agreement is effective upon approval by City Council and signature of the City Manager.

Discussion

On May 4, 2020, City Council approved the transfer of the 135-acre tract commonly known as the County Fairgrounds property from Boone County to the City of Columbia for use as "public recreation purposes." The existing leases between Veterans United and UPS were transferred to the City at that time. On May 17, 2021, City Council approved a new agreement with Veterans United that modified the dates of facility use, increased annual rent to \$40,000 per year and outlined other facility use guidelines.

The Parks and Recreation Department is requesting City Council authorization for the City Manager to sign an amendment to the agreement with Veterans United Home Loans.

This legislation amends the existing agreement with the following key points:

1. The term of the Agreement shall terminate on the same date of December 31, 2025. The new agreement allows for automatic renewal for a period of one year unless either party decides to terminate the lease.
2. The rent payment will be \$40,000 per year with an annual increase of 5% beginning in 2024.
3. Meter invoicing from October 1 to December 31 of each year will be eliminated.
4. City will allow VU to access and use fifty (50) tables and two hundred (200) chairs stored at the facility for their events during their rental timeframe.
5. The amendment removes paragraph 11 from the agreement that outlines the required usage of the facility by the Boone County Sheriff's Department. The facility use by the Department is no longer needed during the rental timeframe.



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6. Paragraph 14a is amended to include a 30-day advanced notice by VU to the City to coordinate the use of the gravel parking area occupied by UPS trailers.

All other terms of the facility use agreement shall remain unchanged and in full force and effect.

Fiscal Impact

Short-Term Impact: NA

Long-Term Impact: NA

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/7/21	<p>Authorizing a facility usage agreement for limited public events with Mortgage Research Center, LLC, d/b/a Veterans United Home Loans, for the use of a portion of City-owned property located on the east side of Oakland Gravel Road, generally northeast of the Brown School Road and Highway 63 interchange (5212 N. Oakland Gravel Road) (formerly the Boone County Fairgrounds).</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4953548&GUID=1EB9E3AF-2A08-4A0A-BB86-73B75D451F59&Options=&Search=</p>

Suggested Council Action

Approve the resolution authorizing the City Manager to sign an amendment to the agreement with Veterans United Home Loans, relating to the use of the property known as Northeast Regional Park.