



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Agreement with United Parcel Services (UPS) – Use of Northeast Regional Park

Executive Summary

The Parks and Recreation Department is requesting Council authorization for the City Manager to sign an agreement with United Parcel Service (UPS) for use of an area at Northeast Regional Park for the year-round storage of UPS trailers. The agreement will allow UPS to have exclusive use of an existing 800' x 200' gravel parking lot at the park. This agreement will mirror the previous agreement in place when the City acquired the Northeast Regional Park property from Boone County. The annual rent payable by UPS will be \$12,295.28 for the first year with a 5% increase for each additional year of the agreement. UPS will move the trailers from the location during two designated 14-day periods for the Boone County Fair in the month of July and a Veterans United Home Loans event in December. The agreement is effective upon approval by City Council and signature of the City Manager. The agreement will be in effect through December 31, 2025 with an option for the two parties to add up to five one-year extensions to the agreement.

Discussion

On May 4, 2020, City Council approved the transfer of the 135-acre tract of land 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 Home Loans and UPS were transferred to the City at that time.

The original agreement that was in place with UPS expired on December 31, 2022 and this new agreement will allow UPS to continue to use the 800' x 200' gravel parking lot at the park through December 31, 2025. The City and UPS will have the option to extend the lease agreement for five consecutive one-year terms after the initial expiration date if desired by both parties. UPS will have exclusive use of the gravel lot at the park and utilizes the parking lot for the storage of empty 53' trailers and smaller pup trailers.

The City will require UPS to move all trailers to an alternate site for two 14-day periods during each lease term for the Boone County Fair in July and a Veterans United Home Loans event in December. Park staff has designated the Orr Street park property, 210 Orr Street, as an alternate location for storage during these two time periods. UPS may coordinate the use of other locations not owned by the City that are closer to the year-round site as well.

The annual rent payable by UPS will be \$12,295.28 for the first year with a 5% increase for each additional year of the agreement. The agreement will be in effect after City Council approval and signature of the City Manager.



Fiscal Impact

Short-Term Impact: The annual rent payable by UPS will be \$12,295.28 for the first year with a 5% increase for each additional year of the agreement. The rent payment will be used to offset park utility expenses and costs associated with facility improvements.

Long-Term Impact: NA

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
1/6/20	<p>B390-19: Authorizing a memorandum of understanding with Boone County, Missouri relating to the transfer of ownership of the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4280714&GUID=C3C142B4-EA4E-4D69-9FE2-95A78DDDE0D7&Options=&Search=</p>
5/4/20	<p>Authorizing a contract for transfer of real estate with Boone County, Missouri related to the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4420014&GUID=01D2C4B A-D0E5-4843-8B6E-EB2779B1F924&Options=&Search=</p>

Suggested Council Action

Approve the resolution authorizing the City Manager to execute an agreement with United Parcel Service (UPS) for use of a parking lot at Northeast Regional Park.