



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: Land Acquisition – 307 & 309 St. James Street

Executive Summary

The Parks and Recreation Department is requesting Council approval to acquire a parcel of land located at 307 & 309 St. James Street and for the City Manager to execute the real estate contract for the property. The parcel is owned by Vicarious LLC and is located adjacent to the Orr Street park property. Staff negotiated a selling price of \$200,000 for the property. The land will be incorporated into the Orr Street park property and included in the proposed plans for the development of the park. The acquisition of the property allows park staff to create an entrance into the park from the corner of Park Avenue and St. James Street. The property will be acquired using funds from the Park Sales Tax land acquisition account.

Discussion

The request for authorization to acquire the property located at 307 & 309 St. James Street coincides with the development of the Orr Street park property. In 2022, the City of Columbia acquired two lots owned by Union Electric Company, doing business as Ameren Missouri, at 209 St. James Street and 210 Orr Street. These two lots are adjacent to the requested lot to be purchased by the department. If approved by City Council, the property located at 307 & 309 St. James Street will be incorporated into the Orr Street park property.

The property is 5,663 total square feet and is located at the corner of Park Avenue and St. James Street. The property currently includes two small rental properties that will be removed after acquisition of the property. Park staff contacted representatives of Vicarious LLC. earlier this year to discuss the availability of this property to incorporate into the Orr Street park property. Ongoing negotiations from the first meeting with their representative to now eventually led to a tentative agreement to purchase the property for \$200,000.

The property was appraised by Moore & Shryock Real Estate Appraisers and Consultants on August 3, 2022; and as shown on the attached appraisal, was valued at \$166,000 for the property.

The parcel will be incorporated into the Orr Street park property and included in the proposed plans for the development of the park. The acquisition of this property will allow staff to create an entrance to the park from the corner of Park Avenue and St. James Street, address utility and sidewalk improvements in this area of the park property and allow for additional park amenities and public art placement. The acquisition allows for multiple utility and pedestrian needs to be addressed including improved sidewalks, crosswalks for neighborhood access, undergrounding of overhead utilities and relocation of water access at the park. The property location will also serve as one of the designated public art locations in the proposed plans for the park.



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Funding for the acquisition of the property, totaling \$200,000, is from the Park Sales Tax park acquisition account. The development of the park is funded by a Missouri ARPA Community Revitalization Grant from the Missouri Department of Economic Development and 2021 Park Sales Tax. Park staff will begin the public input process for the proposed park improvements late summer 2023. Staff will return to City Council after completion of the public input process and Parks and Recreation Commission recommendation to request permission from the City Council to proceed with the park improvements. This is anticipated to occur in October 2023.

Fiscal Impact

Short-Term Impact: The proposed purchase price for this property is \$200,000. Funding set aside for land acquisition from the Park Sales ballot is available to cover the cost of this acquisition.

Long-Term Impact: Staff will discuss the long-term costs associated with the park development once public input is completed for the Orr Street park property and final plans for the park development are ready for Council approval.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Inclusive Community

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
06/20/23	B135-23: Authorizing a grant agreement with the Missouri Department of Economic Development associated with the Missouri ARPA Community Revitalization Grant Program to be utilized for the proposed development of the Orr Street Park property; amending the FY 2023 Annual Budget by appropriating funds. City of Columbia, Missouri - File #: B135-23 (legistar.com)
04/19/21	B128-21: Authorizing a contract for sale of real estate with Union Electric Company, d/b/a Ameren Missouri, for the acquisition of property located at 209 St. James Street and 210 Orr Street to be potentially used for greenspace, parks, arts, and/or market activities. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4899872&GUID=AF932686-C7D1-43AF-A7E7-F7979B3EF6F8&Options=&Search=

Suggested Council Action

Approve the legislation authorizing the acquisition of a parcel of land located at 307 & 309 St. James Street and for the City Manager to execute the real estate contract for the property.