



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2019

Re: Authorizing Agreement with MDFB for Tax Credits for Agriculture Park Phase II at Clary-Shy

Executive Summary

Staff is seeking Council approval of an agreement that allows the City to accept \$2 million in tax credits from the Missouri Development Finance Board (MDFB) for Phase II of the Agriculture Park at Clary-Shy Park. The construction of Phase I of the Agriculture Park is currently underway and approximately \$4 million has been raised for Phase I. The Ag Park is a public private partnership with three non-profits, Columbia Farmers Market, Columbia Center for Urban Agriculture, and Sustainable Farms and Communities. As part of Phase II fund raising efforts the City is partnering with the non-profits to apply for \$2 million in tax credits. The tax credits will be used to generate donations for the completion of the MU Health Care Pavilion, parking, and an indoor facility to be used as a kitchen, event space, offices and an overall resource center.

Discussion

Columbia's Agriculture Park is a public-private partnership being developed as a regional destination to connect Missourians to local agriculture. The City of Columbia's Parks and Recreation Department, is working with three non-profits, Columbia Center for Urban Agriculture (CCUA), Columbia Farmers Market (CFM), and Sustainable Farms and Communities (SF&C), to construct and operate the facility on 10 acres of an under-utilized city park in West Central Columbia. Agreements between the partners are included in the attachments. The partners are seeking tax credits from Missouri Development Finance Board to construct the final phase of infrastructure at this site. Columbia's Agriculture Park will include:

- A four-season producer-only Farmers Market serving 98 vendors from a 50-mile radius of Columbia and 2,000-4,000 customers weekly.
- Three acres of farm and garden demonstrations which will produce 50,000 pounds of fresh food annually, all of which is donated to local food pantries.
- A one-room school house/outdoor classroom with facilitated educational experiences to connect learners to healthy eating, agriculture, and the land.
- Outdoor learning spaces.
- A walking/running trail connecting to the city's Activity & Recreation Center.
- A central plaza serving as a gathering place for our whole community.
- An Event, Kitchen, and Resource Center providing educational and entrepreneurial space.

Over \$4 million has been raised to date and Phase 1 construction will be completed in 2019. This proposal requests funds for the project's second and final phase. Phase 2 completes the



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Farmers Market pavilion and builds the Event, Kitchen, and Resource Center. MDFB tax credits will support Phase 2 construction.

When construction is complete, Columbia's Agriculture Park will be a destination for Mid-Missouri commerce, education, and tourism. The completed park is expected to host over 100,000 visitors every year. Money spent at the market will invigorate the small communities surrounding Columbia. The Urban Farm at the park, which will grow and donate 50,000 pounds of fresh produce annually for the Food Bank of Central and Northeast Missouri, will also provide beginning farmers, gardeners, and students with a hands-on learning environment where they can hone their skills. Facilitated educational experiences for Columbia's youth will connect agriculture to math, science, social studies, and health. Park visitors will have the opportunity to bring themselves closer to the food they eat; whether it is meeting a farmer at the market, learning how to grow food in a backyard or on a commercial scale, or participating in a hands-on lesson to increase understanding of the hard work and complex systems that bring us our food.

The cost estimates for Phase II is divided into two main parts:

Part 1 \$1,731,000

- Expansion of the East and West sides of the MU Health Care Pavilion: \$1,631,000
- Event, Kitchen and Resource Center Architecture/Engineer Planning: \$100,000

Part 2 \$2,269,000

- Event, Kitchen and Resource Center: \$2,169,000
- Second cell of customer parking: \$100,000

Total budget for Phase II is \$4,000,000 and the agreement authorizes \$2,000,000 in tax credits. Taxpayers making contributions to the project would be issued a certificate evidencing a state tax credit in an amount equal to 50% of the amount of the contribution.

Fiscal Impact

Short-Term Impact: No funds from the City are needed as part of this legislation.

Long-Term Impact: There will be additional maintenance costs related to an expanded facility, but the goal is that these funds will be offset by additional revenue from facility rentals and events.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Social Equity, Tertiary Impact: Infrastructure

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
06/30/19	R85-19: Authorizing submission of an application to the MO Development Finance Board for participation in the tax credit for contribution program in connection with the construction of Clary-Shy Community Park – Agriculture Park Phase II improvements. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3967836&GUID=29EF6595-3BA0-441E-B094-A45AA48EF47D&Options=&Search=
05/15/19	R58-19: Grant Agreement with Mo Foundation for Health and Columbia Center for Urban Agriculture for a community food assessment and for construction and programming costs association with Clary-Shy Ag Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3917850&GUID=182A6947-7641-453E-8342-3194371A162C&Options=&Search=
11/05/18	B268-18: Authorizing construction of a playground, second outdoor classroom, and amphitheater at Clary-Shy Park and executing and appropriating funds from the ORLP Grant. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3700389&GUID=9A1C70B9-670D-48E2-8373-B2C344B5A34E&Options=&Search=
11/05/18	R172-18: Authorize Agreement with MFA Family for the Naming and Sponsorship of the Pedestrian Plaza. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3717134&GUID=3B04F77E-B859-4A61-8311-9424D4ECF935&Options=&Search=
05/21/18	Ordinance #023551: Appropriating funds for the Clary-Shy Community Park - Agriculture Park improvement project. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3494153&GUID=0519C276-6324-488F-A056-73FF20C04D20&Options=&Search=
12/04/17	Ordinance #023407: Authorizing an agreement with Columbia Farmers Market, Inc. for the operation of a farmers market at the Clary-Shy Community Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3214145&GUID=4904D2E6-CD79-48AD-B740-09A038E6432B&Options=&Search=
12/04/17	Ordinance #023406: Authorizing an agreement with Columbia Center for Urban Agriculture, Inc. for the development and operation of an agriculture park at Clary-Shy Community Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3214146&GUID=A1E4D3D4-ABEA-4C17-BDAA-11B51AC2513C&Options=&Search=



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11/06/17	<p>Ordinance #023368: 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.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3187346&GUID=10E7F2CB-FBDC-4C52-8EF9-8CFB3B3E277A&Options=&Search=</p>
11/06/17	<p>PH38-17: Public Hearing - Proposed construction of the Clary-Shy Community Park - Agriculture Park - Phase I improvement project.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3202682&GUID=5AF63C91-2002-4676-A3DD-8ACCE2B0702C&Options=&Search=</p>
08/21/17	<p>R115-17: Authorizing a grant award agreement with The Missouri Foundation for Health and Columbia Center for Urban Agriculture for a community food assessment and for construction and programming costs associated with the Clary-Shy Agriculture Park</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3130858&GUID=F0B0A055-CE60-4843-BE6C-BB9A8C8C782E&Options=&Search=</p>
06/19/17	<p>Ordinance #023222: Authorizing an agreement with The Curators of the University of Missouri, on behalf of University of Missouri Health Care, for the naming rights/sponsorship of the large pavilion located at Clary-Shy Community Park.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3062223&GUID=BBB12F08-183F-41D8-AE88-8BE42D8CA888&Options=&Search=</p>
09/19/16	<p>R139-16: Authorizing an MOU with Friends of the Farm for fund-raising activities associated with the construction of a farmers market community center and a community agriculture garden at the Clary-Shy Community Park located on Ash Street.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2838026&GUID=CE50F5D5-D245-4990-B7F3-7347632FF94B&Options=&Search=</p>

Suggested Council Action

Pass the ordinance authorizing the City Manager to sign the Mo Development Finance Board agreement.