



701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: February 2, 2026

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

Impacted Ward: Ward 3

### Executive Summary

The Parks and Recreation Department is requesting Council authorization to authorize a second 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 Oct. 1 to Dec. 31 of each year. The second amendment to the agreement will extend the term through Dec. 31, 2028, allows for use of an additional gravel parking lot at the park and allows for temporary suspension of the lease for city use of the park and facilities. 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. An amendment to this agreement was approved by the City Council on October 17, 2022 that extended the lease through 2025 with the option for annual renewal.

The Parks and Recreation Department is requesting City Council authorization for the City Manager to sign a second 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 date of December 31, 2028.
2. The second amendment authorizes the use of the gravel parking area north of the event center for a 14-day period in December of each year for Veterans United annual holiday party or other major events.
3. The second amendment allows for the temporary suspension of Veterans United possession of the park and facilities for use by the City of Columbia. This addition to the agreement allows for facility and park use by the City for community events and emergency operations during the lease period. All responsibilities associated with the park and facilities will revert to the City during the requested time period.

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



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### Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

### 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	R80-21: 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). <a href="#">R80-21</a>
10/17/22	R163-22: Authorizing an amendment to the facility usage agreement 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 (5212 N. Oakland Gravel Road). <a href="#">R163-22</a>

### Suggested Council Action

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