

CONTRACT FOR SALE OF REAL ESTATE

This Contract by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City") and WalnutTrust Investments, LLC, a Missouri Limited Liability Company, whose address is 19 East Walnut Street, Suite H, Columbia, Missouri 65203 (hereinafter "Buyer") is entered into on the date of the last signatory noted below (the "Effective Date"). City and Buyer are each individually referred to herein as a "Party" and collectively as the "Parties."

WITNESSETH:

In consideration of the respective covenants of the Parties and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby mutually agree as follows:

1. City agrees to sell and Buyer agrees to buy Lot 1 of 912 East Walnut Subdivision, recorded in Plat Book 56, Page 79 of the Boone County Records, describing the real property as:

A TRACT LOCATED IN THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI; BEING PART OF LOT 230 OF THE PLAT OF THE TOWN OF COLUMBIA AS SHOWN IN BOOK A PAGE 335, ALSO BEING THE TRACT DESCRIBED BY THE TRUSTEE'S DEED IN BOOK 4914 PAGE 46, ALL OF THE BOONE COUNTY RECORDS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 230 THENCE WITH THE NORTH LINE OF SAID LOT 230 S.86°46'20"E, 39.97 FEET TO THE NORTH EAST CORNER OF THE TRACT DESCRIBED BY SAID TRUSTEE'S DEED IN BOOK 4914 PAGE 46; THENCE WITH THE EAST LINE OF SAID TRACT S.01°07'30"W, 142.50 FEET TO THE SOUTH EAST CORNER OF SAID TRACT, ALSO BEING A POINT ON THE SOUTH LINE OF

SAID LOT 230; THENCE WITH SAID SOUTH LINE N.88°46'20"W,
39.98 FEET TO THE SOUTH WEST CORNER OF SAID LOT 230;
THENCE WITH THE WEST LINE OF SAID LOT 230 N.01°07'40"E,
142.50 FEET TO THE POINT OF BEGINNING AND CONTAINS
0.13 ACRES.

(hereinafter "Property") pursuant to terms and conditions set out herein.

2. The purchase price for the Property shall be Two Hundred Thousand Dollars and Zero Cents (\$200,000.00) payable by Buyer to City at the time of closing.
3. Merchantable title of record and in fact shall be conveyed by general warranty deed, free and clear of all encumbrances except as noted herein. For purposes of title, merchantable title shall be defined by the Missouri Bar Title Examination Standards and any objections must conform to those standards. The Parties acknowledge and accept that the southern approximate fifty-six (56) feet of the Property is encumbered with a permanent utility easement and the southern portion includes an additional two and one half (2.5) feet of right of way for the alley. The Parties acknowledge and accept that a Historic Preservation Overlay zoning district has been established for the Property. The Parties acknowledge and accept that the Property includes an existing building approximately two thousand six hundred (2,600) square feet in size, which contains three (3) residential apartments and one (1) retail space.
4. On June 20, 2023, City determined that the Property is in excess and surplus to the needs of the City and authorized the sale of the Property. On May 6, 2024, City issued Request for Expression of Interest 107/2024 (hereinafter "RFEI") for the sale of the Property, which is attached hereto as Exhibit A and fully incorporated herein. On June 3, 2024, Buyer submitted a response to the RFEI, which is attached hereto as Exhibit B and fully incorporated herein.
5. This Contract shall be closed at 9:00 am CT on September 23, 2024, or at such other time when the Parties may agree, at the office of the Boone Central Title Company, 601 East Broadway, Columbia, MO, at which time title to the Property shall be delivered to Buyer and all monies and papers shall be delivered and transferred. Buyer shall take title to Property in its "as is" physical condition existing on the Effective Date of this Contract, except as otherwise expressly provided herein.
6. Possession of the Property shall be delivered to Buyer at closing.
7. In the event of material damage to any of the Property by fire, windstorm or other casualty prior to closing which is not repaired or restored to its original condition prior to closing, Buyer at its election made prior to closing may declare this Contract null and void. In the event Buyer elects to close this Contract, Buyer

shall be entitled to receive all insurance proceeds due City for damage to the Property.

8. City is selling Property to Buyer "as is," except as provided herein.
9. Buyer shall have the right to perform a "walk-through" inspection of the Property within five (5) calendar days prior to the closing date to verify that the Property is in the same general condition as it was on the date of this Contract.
10. Real estate taxes for the year 2023 and prior shall be paid by City. Real estate taxes for 2024 for the Property shall be prorated between the Parties.
11. This Contract shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the Parties.
12. This Contract shall be contingent upon the approval of the City Council of Columbia, Missouri.
13. Closing costs shall be paid equally by the Parties. Buyer shall pay any recording costs.
14. Parties agree there are no commissions being paid by either Party relevant to this transaction.
15. If City has complied with City's obligations contained herein and if all of the conditions and requirements of Buyer's obligation to purchase the Property have been satisfied as herein provided, but Buyer fails to purchase the Property described herein as closing in accordance with the terms, provision and conditions of this Contract, then City shall have the right to (a) pursue all available remedies against Buyer either in law or in equity, or both, including enforcement of this Contract in an action for specific performance of this Contract or (b) void this Contract.
16. If Buyer has complied with its obligations contained herein but City defaults, violates or breaches any of its obligations contained herein, then Buyer shall have the right to (a) declare this Contract cancelled and of no further force and effect, or (b) pursue all available remedies against City either in law or in equity, or both, including enforcement of this Contract in an action for specific performance of this Contract.
17. All notice required or permitted hereunder shall be in writing, sent to the party to whom addressed at the following address(es) and shall be deemed delivered to, and received by, the other Party when (a) actually received, if hand delivered, (b) deposited with an overnight courier, package prepaid, or (c) placed in the United States Mail, certified letter, return receipt requested, with postage prepaid; the said address(es) being as follows:

To City: City of Columbia, Missouri
701 East Broadway
Columbia, MO 65201
Attn: City Manager

To Buyer: WalnutTrust Investments, LLC
19 E. Walnut St., Ste. H
Columbia, MO 65203

or at such other address as either party may specify by notice in writing to the other Party.

18. The Parties hereto agree that time is of the essence of each of the provisions of this Contract.
19. This Contract shall be governed, interpreted, and enforced in accordance with the laws of the State of Missouri and/or the laws of the United States, as applicable. The venue of all litigation arising out of or relating to this Contract shall be in Boone County, Missouri, or the United States Western District of Missouri. The Parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Missouri. The Parties agree to waive any defense of forum non conveniens.
20. In no event shall the language of this Contract constitute or be construed as a waiver or limitation for either Party's rights or defenses with regard to each Party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitutions or laws.
21. The Contract Documents include this Contract and the following attachments or exhibits, which are incorporated herein by reference.

Exhibit A – City's RFEI 107/2024, issued May 6, 2024

Exhibit B – Buyer's response to RFEI, dated June 3, 2024

In the event of a conflict between the terms of any Exhibit or Attachment and the terms of this Contract, the terms of this Contract control. In the event of a conflict between the terms of any Exhibit and any Attachment, the terms of the documents control in the order listed above.

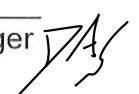
22. This Contract, with its attachments and exhibits, constitutes the entire and complete agreement between the parties hereto and supersedes any prior oral or written agreement between the Parties with respect to this Property.

23. The date of this Contract shall be the date that the last Party to this Contract executed this Contract.
24. The provisions hereof shall inure to the benefit of and shall be binding upon the respective Parties hereto and to their respective heirs, personal representatives, successors and assigns.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year last set forth below.

City: CITY OF COLUMBIA, MISSOURI

By: _____
De'Carlton Seewood, City Manager 

Date: _____

ATTEST:

By: _____
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: _____
Nancy Thompson, City Counselor/ek

STATE OF MISSOURI)
) ss
COUNTY OF BOONE)

On this ____ day of _____, 2024, before me appeared De'Carlton Seewood, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City and that this instrument was signed and sealed on behalf of the City by authority of its City Council and the City Manager acknowledged this instrument to be the free act and deed of the City.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal, at my office in Columbia, Boone County, Missouri, the day and year first above written.

Notary Public

My commission expires: _____.

CERTIFICATION: I hereby certify that this Contract is within the purpose of the appropriation to which it is to be charged, account number 55706510-504960, and that there is an unencumbered balance to the credit of such account sufficient to pay therefor.

Matthew Lue, Director of Finance

Buyer:

WalnutTrust Investments, LLC

By: [Signature]

Name: RICHARD PERKINS

Title: MEMBER

Date: 8/17/24

ATTEST:

By: [Signature]

Name: Akeem Chischolm

Title: personal banker

STATE OF Missouri)
) ss
COUNTY OF Boone)

On this 19 day of August, 2024, before me, a Notary Public in and for said state, personally appeared, RICHARD PERKINS, to me personally known, who being by me duly sworn did say that they are Akeem Chischolm, and that this instrument was signed on behalf of WalnutTrust Investments, LLC and further acknowledged that he executed the same as his free act and deed for the purpose therein stated and has been duly granted the authority by said trustee to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal the day and year first above written.

Akeem Chischolm
Notary Public

My commission expires: 04-10-2028.

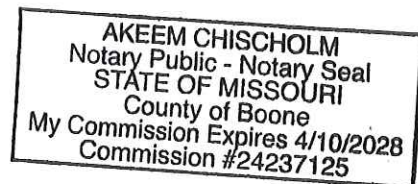


Exhibit A



SOLICITATION NO.: Request for Expression of Interest (RFEI) 107/2024
PURCHASING AGENT: Cale Turner
PHONE NO.: (573) 874-7375
E-MAIL: cale.turner@com0.gov

TITLE: Sale of Building and Property Located at 910/912 East Walnut Street

ISSUE DATE: May 6, 2024

RETURN RESPONSE NO LATER THAN: June 3, 2024 AT 5:00 PM CENTRAL TIME (END DATE)

RESPONDENTS ARE ENCOURAGED TO RESPOND ELECTRONICALLY THROUGH THE CITY'S E-BIDDING WEBSITE BUT MAY RESPOND BY HARD COPY (See Mailing Instructions Below)

MAILING INSTRUCTIONS: Print or type **Solicitation Number** and **End Date** on the lower left hand corner of the envelope or package. Delivered sealed proposals must be in the Purchasing Division office (701 E. Broadway, 5th Floor) by the return proposal date and time.


RETURN RFEI TO: (U.S. Mail) **CITY OF COLUMBIA PURCHASING** or (Courier Service) **CITY OF COLUMBIA PURCHASING**
PO BOX 6015 **701 E. BROADWAY, 5th FLOOR**
COLUMBIA MO 65205 **COLUMBIA MO 65201**

PROPERTY BEING SOLD LOCATION:

910/912 East Walnut Street
Columbia, MO 65201

SIGNATURE REQUIRED

RESPONDENTS NAME WalnutTrust Investments LLC
MAILING ADDRESS 19 E Walnut St, Ste H
CITY, STATE, ZIP CODE Columbia, Missouri 65203

CONTACT PERSON Richard Perkins	EMAIL ADDRESS rjeperkins@outlook.com
PHONE NUMBER 573 512 5715	FAX NUMBER n/a
AUTHORIZED SIGNATURE 	DATE 6/3/2024
PRINTED NAME Richard Perkins	TITLE Member

GENERAL INFORMATION:

The City of Columbia, Missouri (hereinafter referred to as City) is issuing a formal RFEI that is competitively priced for the purchase of property located at 910/912 East Walnut Street, Columbia MO 65201. The RFEI should describe the proposed use of the property, economic development and economic benefit to the City.

SCHEDULE OF ACTIVITIES:

DATE	ACTIVITY
June 3, 2024	RFEI Response is due by June 3, 2024 5:00 p.m. CST
July 1, 2024	Finalist will be selected from qualified submissions and will be notified by e-mail.
	<i>The above dates are target dates and may change.</i>

SUBMISSION:

Responses may be submitted in a sealed envelope at the purchasing office **or** uploaded electronically on the City’s E-bidding website. No fax or e-mail proposals will be accepted. Sealed proposals must be delivered to the Finance Department, Purchasing Division, 701 E. Broadway, 5th Floor, Columbia, MO 65201 by the closing date and time. Proposals received after the appointed time will be determined non-responsive and will not be opened/considered. The proposal must be in sealed envelopes and marked in bold letters “RFEI: SALE OF BUILDING AND PROPERTY LOCATED AT 91/912 EAST WALNUT.”

QUESTIONS/CLARIFICATIONS OF THE RFEI:

All questions concerning the RFEI shall be submitted in writing via e-mail to the name below. You are encouraged to submit your questions via e-mail.

Cale Turner, Purchasing Agent
Phone: (573) 874-7375
E-mail: cale.turner@como.gov

Any oral responses to any question shall be unofficial and not binding on the City. An Addendum to this RFEI providing the City’s official response will be issued if necessary to all known prospective respondents.

Tour: To request a tour of the property, please contact: Steve Hunt at 573-874-7264 or email at steve.hunt@como.gov

PROPERTY INFORMATION:

The property shall include the following at a minimum:

- The subject property is street addressed as 912 E Walnut Street, Columbia, Missouri.
- The property is approx. 40 feet by 142 feet with a total area of approx. 0.13 acres (5,700 sf).
- The existing building is approx. 2,600 square feet in size.
- The existing building contains 3 residential apartments and 1 retail space.
- The property has 40 feet of frontage along Walnut Street.
- Access to the property is provided from Walnut Street.
- The southern 56 feet (approx.) of the parcel is encumbered with a permanent utility easement. This portion of the property serves as a Solid Waste Collection site. The utility easement was established with the 912 E. Walnut Subdivision plat dated October 13, 2022. (see attached plat).
- A Historic Preservation Overlay zoning district has been established for the 912 E. Walnut property.
- Site has access to electric, water, sewer & natural gas utilities.

PROPERTY CONDITION/REQUEST FOR ACQUISITION COST:

Condition #1: Property sold as is: \$ 200,000.00

Condition #2: Sale Price with Historic Preservation Overlay zoning district removed: \$ 200,000.00

Condition #3: Sale Price with Historic Preservation Overlay zoning district removed and City agrees to allow building structure to be constructed above the 56-foot wide permanent utility easement. Building structure must provide 20-foot minimum vertical clearance above easement area: \$ 200,000.00

SUBMISSION CRITERIA:

Interested parties should submit a letter of interest no longer than three (3) pages outlining the following:

- Name of company and its officers/owners.
- Company address and/or location(s).
- Appropriate company point of contact information.
- Brief history of company.
- Proposed purchase terms, estimated price to purchase the building/property for each RFEI Condition stated herein.
- Brief narrative about the intended use of the property, including but not limited to; proposed capital investment, job impacts, expansion/relocation, timeline to occupy, and any additional key terms or conditions for consideration. A separate narrative for each RFEI Condition shall be provided.

EVALUATION CRITERIA:

The following factors will be a priority for the City in evaluating the RFEI responses:

- Highest and best use of the building/property.
- Estimated price to purchase.
- Qualifications and experience of the company.
- Financial ability to acquire the building/property.
- Timeline to occupy the building/property.
- Economic impact(s) to the community.

The finalist may be required to submit additional details, and can expect to work with City staff on finalizing the agreement.



NOTICE TO OFFERORS

ADDENDUM 1 TO REQUEST FOR EXPRESSION OF INTEREST (RFEI) 107/2024: SALE OF BUILDING AND PROPERTY LOCATED AT 910/912 EAST WALNUT STREET

Offerors shall note the changes stated herein to the above-mentioned RFP and incorporate these changes in their proposal. Offerors shall attach a signed acknowledged copy of this addendum to their proposal, if submitting a hard copy (via paper) or agree to the addendum electronically if submitting through the electronic bid system on-line.

This addendum consists of the following information:

1) The following clarification/information has been provided by the City of Columbia:

Attached find the Historic Preservation aspects for the property.

The Historic Preservation Overlay District was approved by City Council on 12/19/2022 (B341-22). The Council Bill packet for this item has several documents.

Council authorized staff to proceed with the sale of the Walnut property on 6/20/2023 (B131-23). The Council Bill packet for this item also has several documents.

The Council Memos and associated documents for both of these items can be found on the City webpage at: <https://gocolumbiamo.legistar.com/DepartmentDetail.aspx?ID=31115&GUID=75299B3B-4FC4-4914-9C20-61ADA39802DF&R=227ea735-0eb0-4b15-8532-f2bf0e48dabf>

NO OTHER ADDITIONAL CHANGES MADE

CALE TURNER
PURCHASING AGENT

ACKNOWLEDGMENT

The undersigned offeror hereby certifies that the change set forth in this Addendum #1 have been incorporated in their proposal and are a part of RFEI 107/2024. All other provisions of the RFEI document, except as stated herein, shall remain in force as written.

Firm Walnut Trust Investments LLC Date 6/3/2024

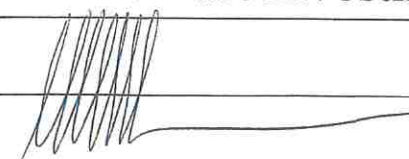
Signed 

Exhibit B



WALNUTTRUST INVESTMENTS LLC
19 E WALNUT ST STE H COLUMBIA, MISSOURI 65203

Letter of Interest

WalnutTrust Investments LLC

19 E Walnut St Ste H

Columbia, Missouri 65203

June 6, 2024

Cale Turner

Purchasing Agent

City of Columbia

701 E. Broadway, 5th Floor

Columbia, MO 65201

Re: Letter of Interest for the Sale of Building and Property Located at 910/912 East Walnut Street

Dear Mr. Turner,

We are pleased to submit this Letter of Interest for the sale of the building and property located at 910/912 East Walnut Street. Our proposal aligns with the City's evaluation criteria and underscores our commitment to the project's success and the community's growth.

Company Information

Company Name: WalnutTrust Investments LLC

Officers/Owners: Cheyenne Deck (Member), Richard Perkins (Member)

Address: 19 E Walnut St Ste H, Columbia, Missouri 65203

Contact Information: Cheyenne Deck, Phone: [Your Phone Number], Email: [Your Email]

Brief History of the Company

WalnutTrust Investments LLC is founded by experienced professionals with extensive backgrounds in real estate and historic renovation. Cheyenne Deck, a member of WalnutTrust, has 15 years of real estate experience, specializing in the development and renovation of historic properties. Richard Perkins, another key member, brings 24 years of architectural expertise and has been involved in numerous public commissions and groups. Their combined experience includes notable historic renovation projects such as the Central Dairy Building (Downtown Appliance), Hamilton-Brown Shoe Factory (Atkins Building), and the Miller Building. Together, they have successfully completed projects similar to the subject property at 301 N 9th St, blending historic preservation with modern sustainable practices.

Proposed Purchase Terms

We propose a purchase price of \$200,000.00 for the property under each of the following conditions:

1. Condition 1: Property Sold As Is
 - Capital Investment: \$300,000.00 for renovation and sustainable upgrades, creating approximately 33 temporary jobs during construction and 18 permanent positions upon completion.
 - Economic Impact: Stimulate local businesses, increase property values, and attract new residents and visitors with a project timeline beginning renovations within two months of acquisition and completion within 12 months.
 - City will work with purchasers to underground overhead utilities.
2. Condition 2: Sale Price with Historic Preservation Overlay Zoning District Removed
 - Purchase Price: \$200,000.00
 - Our intended use aligns with preserving the historical integrity and sustainability principles as outlined in Columbia's strategic documents. Removing the Historic Preservation Overlay does not align with our vision.
 - City will work with purchasers to underground overhead utilities.
3. Condition 3: Sale Price with Historic Preservation Overlay Zoning District Removed and Building Structure Above Utility Easement
 - Purchase Price: \$200,000.00
 - Adhering to the Historic Preservation Overlay and not compromising utility infrastructure aligns better with sustainability and resilience goals.
 - City will work with purchasers to underground overhead utilities.

Intended Use of the Property

Our plan for 910/912 East Walnut Street is to transform it into a mixed-use development that respects the historical significance of the building while introducing modern, sustainable features. This project will focus on revitalizing historic buildings and creating spaces that support a mix of uses from residential to commercial, contributing to the cultural and economic vitality of downtown Columbia. The project will include:

- Capital Investment: \$300,000.00 dedicated to renovation and sustainable upgrades.
- Timeline: Renovations to begin within two months of acquisition and completed within 12 months.
- Economic Impact: Stimulate local businesses, increase property values, and attract new residents and visitors.

Evaluation Criteria

We believe our proposal not only meets but exceeds the City's evaluation criteria, including:

- **Highest and Best Use:** Incorporating elements from the Columbia Climate Action and Adaptation Plan (CAAP) and Columbia Imagined: The Plan for How We Live & Grow to ensure the highest and best use of the property. The integration of renewable energy solutions, as outlined in CAAP, will make this project a model of sustainability.
- **Qualifications and Experience:** Our extensive experience in historic renovation and real estate development.
- **Financial Ability:** Solid financial backing and a history of securing funding for large-scale projects.
- **Timeline to Occupy:** Detailed project plan ensuring swift transition from acquisition to occupancy.
- **Economic Impact:** Serving as a catalyst for economic growth, supporting local businesses, and increasing the tax base.

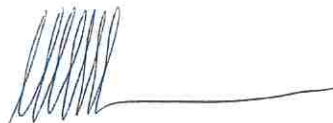
Conclusion

We are excited about the potential to contribute positively to the community and are committed to working closely with City staff to ensure the success of this project. Thank you for considering our proposal. We look forward to the opportunity to further discuss our plans and answer any questions you may have.

Sincerely,



Cheyenne Deck
Member
WalnutTrust Investments LLC



Richard Perkins
Member
WalnutTrust Investments LLC



WALNUTTRUST INVESTMENTS LLC
19 E WALNUT ST STE H COLUMBIA, MISSOURI 65203

Letter 1: Response to Condition 1: Property Sold As Is

WalnutTrust Investments LLC
19 E Walnut St Ste H
Columbia, Missouri 65203

June 6, 2024

Cale Turner
Purchasing Agent
City of Columbia
701 E. Broadway, 5th Floor
Columbia, MO 65201

Re: RFEI: Sale of Building and Property Located at 910/912 East Walnut Street – Condition 1 Response

Dear Mr. Turner,

We are pleased to submit our response to the Request for Expression of Interest (RFEI) for the sale of the building and property located at 910/912 East Walnut Street under Condition 1: Property sold as is. Our proposal aligns with the City's evaluation criteria, supported by insights from the following Columbia Reference documents: "Columbia Climate Action and Adaptation Plan (CAAP)", "Columbia Imagined: The Plan for How We Live & Grow", "Historic Preservation Commission (HPC) Manual", and the "Unified Columbia Development Code".

Proposed Purchase Terms

We propose a purchase price of \$200,000.00 for the property as is. This offer is based on a thorough analysis of the property's current condition and its potential for future development.

Intended Use of the Property

Our plan for 910/912 East Walnut Street is to transform it into a mixed-use development that respects the historical significance of the building while introducing modern, sustainable features. This project will focus on revitalizing historic buildings and creating vibrant community spaces that support a mix of uses from residential to commercial, contributing to the cultural and economic vitality of downtown Columbia. By refocusing on fill-in development and the historical renovation of the property, we aim to save significant carbon emissions compared to new construction. The project will include:

- **Capital Investment*** An estimated \$300,000.00 will be dedicated to renovation and sustainable upgrades.
- **Job Impact:** Creation of approximately 33 temporary jobs during the construction phase and 18 permanent positions once the project is completed, including 5 office occupants.
- **Timeline:** We aim to begin renovations within two months of acquisition and complete the project within 12 months thereafter.

- **Economic Impact:** Our development will stimulate local businesses, increase property values, and attract new residents and visitors to the area.

Exceeding Evaluation Criteria

- **Highest and Best Use:** Our proposal incorporates elements from the "Columbia Climate Action and Adaptation Plan" (CAAP) and "Columbia Imagined: The Plan for How We Live & Grow" to ensure the highest and best use of the property. The integration of renewable energy solutions, as outlined in CAAP, will make this project a model of sustainability.
- **Qualifications and Experience:** Our company has 15 years of real estate experience, multiple successfully completed historic renovation projects, 24 years of architectural experience, and involvement in a multitude of public commissions and groups. Notable historic renovation projects include the Central Dairy Building (Downtown Appliance), Hamilton-Brown Shoe Factory (Atkins Building), and the Miller Building. We have successfully completed numerous projects similar to the subject property and the most relatable is at 301 N 9th St.
- **Financial Ability:** With solid financial backing and a history of securing funding for large-scale projects, we are well-positioned to complete this acquisition and subsequent development without financial constraints.
- **Timeline to Occupy:** Our detailed project plan ensures a swift transition from acquisition to occupancy, minimizing downtime and maximizing community benefits.
- **Economic Impact:** This development will serve as a catalyst for economic growth, supporting local businesses and increasing the tax base.

We believe our proposal not only meets but exceeds the City's evaluation criteria. We are excited about the potential to contribute positively to the community and are committed to working closely with City staff to ensure the success of this project.

Thank you for considering our proposal. We look forward to the opportunity to further discuss our plans and answer any questions you may have.

Sincerely,

Cheyenne Deck
Member
WalnutTrust Investments LLC



Richard Perkins
Member
WalnutTrust Investments LLC





WALNUTTRUST INVESTMENTS LLC
19 E WALNUT ST STE H COLUMBIA, MISSOURI 65203

Letter 2: Response to Condition 2: Sale Price with Historic Preservation Overlay Zoning District Removed

WalnutTrust Investments LLC
19 E Walnut St Ste H
Columbia, Missouri 65203

June 6, 2024

Cale Turner
Purchasing Agent
City of Columbia
701 E. Broadway, 5th Floor
Columbia, MO 65201

Re: RFEI: Sale of Building and Property Located at 910/912 East Walnut Street – Condition 2 Response

Dear Mr. Turner,

In response to Condition 2 of the RFEI for the sale of the building and property located at 910/912 East Walnut Street, we submit the following proposal.

Proposed Purchase Terms

We propose a purchase price of \$200,000.00 for the property.

Intended Use of the Property

Our plan for 910/912 East Walnut Street is to transform it into a mixed-use development that respects the historical significance of the building while introducing modern, sustainable features. This project will focus on revitalizing historic buildings and creating vibrant community spaces that support a mix of uses from residential to commercial, contributing to the cultural and economic vitality of downtown Columbia. By refocusing on fill-in development and the historical renovation of the property, we aim to save significant carbon emissions compared to new construction. The project will include:

- **Capital Investment:** An estimated \$300,000.00 will be dedicated to renovation and sustainable upgrades.
- **Job Impact:** Creation of approximately 33 temporary jobs during the construction phase and 18 permanent positions once the project is completed, including 5 office occupants.
- **Timeline:** We aim to begin renovations within two months of acquisition and complete the project within 12 months thereafter.
- **Economic Impact:** Our development will stimulate local businesses, increase property values, and attract new residents and visitors to the area.

Evaluation of the Proposed Condition

While we acknowledge the flexibility that the removal of the Historic Preservation Overlay might provide, we believe that our intended use aligns better with the preservation of the historical integrity of the property and the principles outlined in the Columbia Climate Action and Adaptation Plan (CAAP), Columbia Imagined: The Plan for How We Live & Grow, Historic Preservation Commission (HPC) Manual, and the Unified Columbia Development Code. The removal of the Historic Preservation Overlay contradicts the core values and strategic plans highlighted in these documents and does not align with our vision of contributing to the cultural and economic vitality of downtown Columbia.

The following are excerpts from the HPC manual:

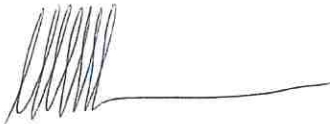
- "The preservation of historic buildings typically requires very skilled labor, trained service professionals, and specific building materials to effectively restore a historic property or district"
- "Historic preservation is inherently a sustainable practice: A commonly quoted phrase, 'the greenest building is the one that's already built,' succinctly expresses the relationship between preservation and sustainability"
- "The City of Columbia estimates that about 2,357 tons of waste goes to the landfill each year as a result of historic property demolition"

Sincerely,

Cheyenne Deck
Member
WalnutTrust Investments LLC



Richard Perkins
Member
WalnutTrust Investments LLC





WALNUTTRUST INVESTMENTS LLC
19 E WALNUT ST STE H COLUMBIA, MISSOURI 65203

Letter 3: Response to Condition 3: Sale Price with Historic Preservation Overlay Zoning District Removed and Building Structure Above Utility Easement

WalnutTrust Investments LLC
19 E Walnut St Ste H
Columbia, Missouri 65203

June 6, 2024

Cale Turner
Purchasing Agent
City of Columbia
701 E. Broadway, 5th Floor
Columbia, MO 65201

Re: RFEI: Sale of Building and Property Located at 910/912 East Walnut Street – Condition 3 Response

Dear Mr. Turner,

We are pleased to present our response to Condition 3 of the RFEI for the sale of the building and property located at 910/912 East Walnut Street.

Proposed Purchase Term

We propose a purchase price of \$200,000.00 for the property.

Intended Use of the Property

Our plan for 910/912 East Walnut Street is to transform it into a mixed-use development that respects the historical significance of the building while introducing modern, sustainable features. This project will focus on revitalizing historic buildings and creating vibrant community spaces that support a mix of uses from residential to commercial, contributing to the cultural and economic vitality of downtown Columbia. By refocusing on fill-in development and the historical renovation of the property, we aim to save significant carbon emissions compared to new construction. The project will include:

- **Capital Investment:** An estimated \$300,000.00 will be dedicated to renovation and sustainable upgrades.
- **Job Impact:** Creation of approximately 33 temporary jobs during the construction phase and 18 permanent positions once the project is completed, including 5 office occupants.
- **Timeline:** We aim to begin renovations within two months of acquisition and complete the project within 12 months thereafter.
- **Economic Impact:** Our development will stimulate local businesses, increase property values, and attract new residents and visitors to the area.

Evaluation of the Proposed Condition

While we recognize the potential benefits of the additional flexibility provided by building over the utility easement, we believe that adhering to the Historic Preservation Overlay and not compromising utility infrastructure aligns better with the sustainability and resilience goals set forth in the Columbia Climate Action and Adaptation Plan (CAAP), Columbia Imagined: The Plan for How We Live & Grow, Historic Preservation Commission (HPC) Manual, and Columbia Development Code Integrated Draft. Our intended use adheres to the principles outlined in these Columbia Reference documents and does not find additional value in removing the Historic Preservation Overlay or building over the utility easement.

The following are excerpts from the HPC manual:

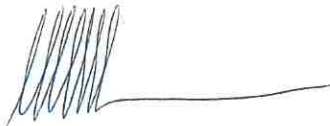
- "The preservation of historic buildings typically requires very skilled labor, trained service professionals, and specific building materials to effectively restore a historic property or district"
- "Historic preservation is inherently a sustainable practice: A commonly quoted phrase, 'the greenest building is the one that's already built,' succinctly expresses the relationship between preservation and sustainability"
-
- "The City of Columbia estimates that about 2,357 tons of waste goes to the landfill each year as a result of historic property demolition".

Sincerely,

Cheyenne Deck
Member
WalnutTrust Investments LLC



Richard Perkins
Member
WalnutTrust Investments LLC





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