



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2025

Re: Authorizing a First Amendment to the Development Agreement between the City of Columbia and Mid-Am Development, LLC; Authorizing an Escrow Agreement (Spring Brook Subdivision Roundabout Construction on Veterans United Drive)

Executive Summary

Staff has prepared for Council consideration a First Amendment to the Development Agreement between the City and Mid-Am Development, LLC, the developer of the Spring Brook commercial and mixed-use development located southeast of Providence Road and Veterans United Drive. The amendment modifies a provision that had required the developer to construct a single-lane roundabout at the intersection of the subdivision entrance (which also serves as Veteran's United's middle driveway entrance) with Veterans United Drive prior to the issuance of the fourth building permit, or prior to a specified projected traffic impact, whichever would be first to occur. As amended, the agreement would allow the developer to proceed with building permits on five specific lots prior to completion of the roundabout.

Discussion

The Council approved a development agreement together with the preliminary plat of Spring Brook, a 13-lot subdivision, on June 20, 2023. One of the developer's obligations in the agreement was the construction of a single-lane roundabout on Veteran's United Drive where it intersects with entrances to the Veterans United campus (i.e., the Spring Brook subdivision entrance) and the MU Health Providence South Medical Park. During review of the subdivision staff identified the need for the roundabout to mitigate the traffic impacts of the development. By agreement, development would proceed on three lots and the fourth building permit would require completion of the roundabout. Alternatively, a lesser number of permits, if resulting in projected trip generation of more than 145 trips, would require construction of the improvement.

To date, City Council has approved two final plats totaling seven of the anticipated 13 lots in Spring Brook. Staff has approved building permits for Mid-America Bank on lot 4 (now complete), a two-tenant commercial building on lot 1 (Canvas Salon and the Life Health clinic), and a land disturbance permit and building plan approval for American National Red Cross on lot 6, Spring Brook Plat 2 (lot 12 on the preliminary plat). The developer has sold lot 3 to Carter's Coffee and plans to develop another commercial structure on lot 2. Staff has reviewed and substantially approved the developer's engineering plans for the roundabout.

Meanwhile, the developer has encountered difficulties acquiring easements for the roundabout on property owned by JDM II SF National, LLC the owner of the underlying real estate leased by State Farm and sublet to Veterans United. After discussions of the alternatives, staff agreed to recommend condemnation of the easements from JDM which the Council authorized by ordinance in February, 2025. Council also has on its June 16, 2025



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agenda the acceptance of easements for the roundabout on University of Missouri property. Considering the length of time required to complete the condemnation process, and the developer's success in securing tenants and purchasers for the platted lots, staff has concluded that an amendment to the development agreement is appropriate. The proposed amendment will provide the developer more time to complete the roundabout while providing the city with a financial guarantee of its completion.

Approval of this first amendment will allow the developer, or owners of lots 2 and 3 as the case may be, to seek building permits prior to completion of the roundabout. Prior to any construction of a building on lot 5, Spring Brook Plat 1, (identified as lot 13 on the preliminary plat) or any lots in a future phase of Spring Brook (lots 6-11 on the preliminary plat), the roundabout must be completed. The accompanying Escrow Agreement requires the developer to deposit 150 percent of the engineer's certified cost estimate to complete the roundabout, \$1,447,500, in the City Treasury. In the event the developer fails to meet its obligations, the city will have the financial resources to complete the work.

Executed agreements and supporting exhibits are attached.

Fiscal Impact

Short-Term Impact: Neutral. The developer is responsible for design, easement acquisition, and construction of the roundabout.

Long-Term Impact: Neutral. Incremental cost to maintain roundabout will be offset by revenues from new development.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
June 16, 2025	[pending B129-25] Accepting conveyances associated with the construction of the Spring Brook roundabout project
February 17, 2025	Ord. 025894 Authorizing the acquisition of easements associated with the construction of a roundabout at Veterans United Drive and MU Healthcare Drive/Veterans United Middle Drive
November 20, 2023	Ord. 025513 Approving the Final Plat of "Spring Brook, Plat No. 2" [two lots]



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October 16, 2023	Ord. 025487 Approving the Final Plat of Spring Brook, Plat No. 1 [five lots]
June 20, 2023	Ord. 02364 Approving the Preliminary Plat of Spring Brook and authorizing a development agreement

Suggested Council Action

Authorize First Amendment to the Development Agreement and Escrow Agreement.