



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2024

Re: Land Acquisition – 403 N. 5th Street

Executive Summary

The Parks and Recreation Department is requesting Council approval to acquire a parcel of land located at 403 N. Fifth Street and for the City Manager to execute the real estate contract for the property. The parcel is owned by Aspire Rentals LLC. and is located adjacent to Douglass Park. Staff negotiated a selling price of \$135,000 for the property. The land will be incorporated into Douglass Park and will allow for the future completion of the third phase of the Douglass skate park. 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 403 N. Fifth Street coincides with the Parks and Recreation Department's plan to acquire additional property for the expansion of Douglass Park. Between 2010 and 2012, the City of Columbia acquired three properties on Fifth Street for park expansion. On December 2, 2013, City Council approved a new comprehensive plan for the park that included improvements within the newly-acquired park space on Fifth Street. If approved by City Council, the property located at 403 N. Fifth Street will be incorporated into Douglass Park.

The property is 7,700 total square feet and is located between Douglass Park and Fifth Street Christian Church. The property currently includes one small structure that will be removed after acquisition of the property. Park staff contacted representatives of Aspire Rentals LLC. earlier this year to discuss the availability of this property to incorporate into Douglass Park. Ongoing negotiations from the first meeting with their representative to now led to a tentative agreement to purchase the property for \$135,000. The structure on the property is classified as a duplex. At the anticipated time of the property closing, one half of the duplex will be vacant and the City will manage the lease on the other half until October 21, 2024. This is the termination date on the original lease between the renter and Aspire Rentals, LLC. The City will keep all monthly payments related to the remainder of the lease and those funds will be appropriated back to the Park Sales Tax land acquisition account at a later date. A similar arrangement was conducted in 1992 when the City acquired what is now Rock Quarry Park as that house had a tenant for approximately one year after park acquisition.

The property was appraised by Moore & Shryock Real Estate Appraisers and Consultants on August 4, 2023; and as shown on the attached appraisal, was valued at \$125,000 for the property. Previous parks and recreation administrations had made several attempts to purchase the property first in 1999 and again in 2010-2012 when adjacent lots were



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acquired. Unfortunately, either the previous owner wasn't interested in selling or the department and subsequent owners could not agree to appropriate terms. The department was, and is not interested in utilizing legal means to acquire so having a willing seller with a negotiated price meets the needs of the Douglass Park Comprehensive Plan.

The parcel will be incorporated into Douglass Park and will allow for the future expansion of the skate park, additional parking spaces and ADA sidewalk improvements. Funding for the acquisition of the property, totaling \$135,000, is from the Park Sales Tax park acquisition account.

Fiscal Impact

Short-Term Impact: The proposed purchase price for this property is \$135,000. Funding set aside for land acquisition from the Park Sales Tax is available to cover the cost of this acquisition.

Long-Term Impact: The future development of park amenities on this portion of Douglass Park is not funded at this time and staff will return to Council at a later date to discuss potential park improvements.

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
11/06/23	B252-23: Authorizing construction of improvements at Douglass Park to include phase II construction a skate park, basketball court improvements and renovations to the aquatic center; calling for bids for a portion of the project through the Purchasing Division; authorizing an agreement with the Curators of the University of Missouri for the limited use of a trademark. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=6380737&GUID=23DADF4C-0DD7-4D97-AD1E-C3D7B22F1489&Options=&Search=
02/15/16	B23-16: Authorizing construction of the Douglass Park - Phase II improvement project to include construction of shelters, replacement of playground equipment, construction of a skate spot, ADA walkway improvements, the



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12/02/13	<p>installation of new signage and park lighting improvements; calling for bids for a portion of the project through the Purchasing Division.</p> <p>https://www.como.gov/Council/Commissions/downloadfile.php?id=20498</p> <p>B351-13: Approving the Douglass Park Comprehensive Plan; authorizing construction of the Douglass Park – Phase I improvement project to include construction of an outdoor amphitheater and small shelter, parking improvements, the installation of new signage, construction of walkways, and additional landscaping, storm water and forestry improvements; calling for bids through the Purchasing Division.</p>
08/20/12	<p>https://www.como.gov/Council/Commissions/downloadfile.php?id=11754</p> <p>B199-12: Authorizing the acquisition of property located at 405 North Fifth Street for park purposes.</p>
04/04/11	<p>https://www.como.gov/wp-content/uploads/2021/02/council_2012_08_3_405NFifthacq.pdf</p> <p>B83-11: Authorizing the acquisition of property located at 407 North Fifth Street for park purposes.</p>
06/07/10	<p>https://www.como.gov/wp-content/uploads/2021/02/council_2011_03-21_douglass_lot.pdf</p> <p>B116-10: Authorizing the acquisition of property located at 413 North Fifth Street for park purposes.</p> <p>https://gocolumbiamo.granicus.com/MetaViewer.php?view_id=2&clip_id=235&meta_id=15217</p>

Suggested Council Action

Approve the legislation authorizing the acquisition of a parcel of land located at 403 N. Fifth Street and for the City Manager to execute the real estate contract for the property.