

Source

Mike Hood

**TO:** City Council

**FROM:** City Manager and Staff



**DATE:** March 15, 2006

**RE:** Renovation of the March-Heibel Building Adjacent to Field Neighborhood Park

Fiscal Impact

YES

NO

**Summary:** At the September 19, 2006, City Council meeting, the Council approved a one year extension of the agreement with the Central Missouri Counties Human Development Corporation (now known as Central Missouri Community Action) to allow for completion of the renovation the building located at the corner of Rangeline and Wilkes adjacent to Field Neighborhood Park. A condition of the approval of the one year extension was that Central Missouri Community Action (CMCA) file a six month progress report detailing the status of the project. Staff has received the progress report from CMCA and it is attached for Council review.

Other Info.

**Discussion:** In September of 2000 the City entered into an agreement with Central Missouri Counties Human Development Corporation (now known as Central Missouri Community Action -CMCA) who was acting on behalf and in the interest of the North Central Neighborhood Association. This agreement allowed CMCA to acquire and renovate the old "March-Heibel Drug Store Building" located on the corner of Rangeline and Wilkes adjacent to the Field Neighborhood Park. Renovation was to be completed and a certificate of occupancy was to be issued within five years of the signing of the agreement. The agreement specified that once the building is renovated, it is to be used as a community center for neighborhood groups, school programs, and other public events.

At the September 19, 2006, Council meeting, the Council approved a one year extension of the agreement with CMCA. A condition of the approval of the one year extension was that CMCA file a six month progress report detailing the status of the project. Staff received the progress report from CMCA on March 15, 2006. A copy of the report is attached for Council review.

**Suggested Council Action:** This report is provided for Council information. If the Council wishes to take any action with regard to the report, direction should be provided to staff.



## Central Missouri Community Action

807B N. Providence Road  
Columbia, MO 65203  
(Fax) 573-875-2689 • (TDD) 573-874-6993  
573-443-8706  
[www.cmchdc.org](http://www.cmchdc.org)

March 13, 2006

Mike Hood  
Columbia Parks & Recreation  
1 S. 7<sup>th</sup> Street  
Columbia, MO 65201

Mr. Hood,

Please accept the attached information and report regarding progress on the Heibel-March building at the corner of Wilkes Boulevard and Range Line Street in north central Columbia. Central Missouri Community Action (formerly Central Missouri Counties Human Development Corporation) has gone through significant changes in the last year and we are committed to the completion of this project. There have also been changes in the group planning to renovate the building as reflected in the attached report. We fondly refer to the building as "The Corner" to reflect the corner culture that many old neighborhoods shared as community gathering places for networking and information sharing. The Corner committee intends to bring this atmosphere back to the north central Columbia area by hosting a variety of activities, services, and events in the newly renovated site.

With its new name, leadership, and vision, Central Missouri Community Action (CMCA) intends to be an active partner with the City of Columbia. I have visited with some key staff and administrators for the city and believe that CMCA can play a role in maintaining the quality of life we enjoy in Columbia. I have met several Council members in my capacity as a member of the Columbia Board of Education and look forward to working with them on this, and many other new projects as they arise. Please include this letter and attachments for consideration at the March 20 council meeting.

Please feel free to contact me with any questions or concerns regarding the progress on The Corner. Thank you for your assistance and thoughts on this matter.

Sincerely,

Darin Preis, Executive Director  
Central Missouri Community Action

Progress Report to the Columbia City Council

**The Corner**

Heibel-March building

March 20, 2006

**Overview**

The Heibel-March building located at Wilkes Boulevard and Range Line Street is being renovated to serve as a community resource and activity center serving the north central Columbia neighborhood. The Corner Action Committee refers to this building as “The Corner” to reflect the culture that old neighborhoods shared at a time when residents would gather to share the news, a laugh, or just to wind down at the end of the day. Members of the committee believe that this atmosphere can be recreated to bring a sense of community back to the neighborhood through activities, events, and services housed in the renovated structure. The report of our progress from October 2005 through March 2006 follows.

**The Corner Action Committee members:**

Peter Byger, Artistic Director of Home Free Theatre Co

John G. Clark, President of the North Central Columbia Neighborhood Association

Betty Cook Rottmann, North Central Columbia Neighborhood Association

Dan Cullimore, Contractor and Project Manager

Carl Edwards Sr., Attorney

Carol Garman, Principal of Field Elementary

Darin Preis, Executive Director of Central Missouri Community Action

Linda Rootes, founder and Vice President of the North Central Columbia Neighborhood Association

Steve Tatlow, Columbia/Boone County Community Partnership

Robbin Williams, Secretary of The Corner Action Committee and MU Law student

**Notable activities:**

October 2005:

- Progressive Artists determined that its organizational goals did not meet those of the Corner Action Committee. That organization chose to no longer participate in planning for the renovation of The Corner though we are maintaining the possibility of hosting some of their programs at The Corner.
- To replace the energy and participation of Progressive Artists, several new members were recruited to the Corner Action Committee. Their subsequent participation has been invaluable.

November 2005:

- CMCA sponsored Dan Cullimore’s (project manager for the Corner Action Committee) participation in a project management seminar hosted by the Missouri Association for Community Action.

December 2005:

- The Corner program statement was revised and approved by the committee (see attachment).
- Tiger Signs-N-More donated and installed “The Corner” signs on the building to raise community awareness. Contributor’s names have been highlighted on the main entrance.

January 2006:

- Keith Miller of Columbia Associates was selected as the coordinating architect for the project. His entire fee has been waived in favor of Neighborhood Assistance Project (NAP) tax credits. In partnership with Columbia Associates, CM Engineering will develop engineering plans and also accept tax credits rather than charge for this service.

February 2006:

- Fundraising activities begin with the development of a fundraising letter (see attachment). Grants from local and national foundations are being solicited in addition to requests from local construction and development companies for service compensated by NAP tax credits.
- Carol Garmen, Field Elementary Principal has joined the committee to explore partnership opportunities for the students at Field including afterschool tutoring, art exhibits, and performing arts opportunities.
- Local artist and art history teacher at Central Methodist University, Gennie Pfannensteil, has committed to displaying local art and facilitating ongoing art projects for children and residents. She will work with the Field School community to produce a neighborhood/community oral history and mural that preserves the history of the grocery/drugstore and the corner culture that has inspired this project.
- The Village Art team has been approached to consider incorporating The Corner into a neighborhood "Art Walk" in the fall in coordination with the city's Festival of Arts.
- Central Missouri Community Action purchased the website domain name [www.AtTheCorner.org](http://www.AtTheCorner.org) and has begun developing the website to generate community interest and donations.

Attachments:

Revised building program statement  
Architectural renderings  
Proposed floor plan  
Letter of support from Carol Garmen  
Field School Family News (newsletter)  
Fundraising letter  
Tribune article about The Corner

For additional information contact:

Dan Cullimore, Project Manager, at 573-875-0887 or;  
Darin Preis, CMCA, at 573-443-8706 x225 or [darin-preis@ShowMeAction.org](mailto:darin-preis@ShowMeAction.org)

The Corner  
**Building Program Statement**

Revised January 23, 2006

Building program statement for renovation of 2,700 SF of space at 900-902 Range Line Street, known historically as the Heibel-March Drugstore, as a community resource center. (based on meetings in 1999 and on 3/9 and 3/22/02; approved 3/22/02; revised 8/26/02.)

Shared vision on building characteristics:

1. usable by all ages
2. usable during day and evening
3. usable year round
4. usable for structured and unstructured activities
5. usable for a wide variety of uses (see list of range)
6. usable for a variety of uses with respect to time:
  - at the same time: multiple meetings; space for supervised\* childcare; meeting in one part with class in another part; meeting in one part with drop-in activity in another part
  - on the same day at different times
  - \*\*attention to soundproofing
7. usable as a whole or in parts:
  - 900 by itself
  - 902 by itself
  - addition by itself
  - access to amenities by themselves
  - \*\*attention to soundproofing
8. usable by various agencies to deliver services
  - general needs
  - specific needs, if any, as identified by agencies
9. supervisable
10. usable for meetings, classes, events, performances:
  - people able to see and hear easily
  - people able to move around space easily
  - appropriate wiring
  - appropriate support for meeting and productivity aids - computers, phones, audio-visual equip, etc.
  - small coffee bar/snack bar including space for microwave, small refrigerator and freezer\*
  - multi-purpose performance area in big room; versatile staging/platform (we will garner advice on lighting and staging for inclusion in suggestions to architect)+; include load-in/load-out access\*

-include space and IT infrastructure for technology center+

11. usable for office space (permanent or temporary)

-general administrative

-private meeting space

12. some private space, but not hidden from view

13. some storage space.

\*\*ample storage space for furnishings and equipment

\*\*secure storage space for valuable equipment

14. bright, cheery space; accessible, comfortable welcoming

15. continue to exist as example of the neighborhood commercial architecture of its time in Columbia

16. visual connection between the parts of the building

17. visual connection with the park

18. easily maintainable

\*\*design with eye to keeping operating expenses low

-sustainable, green--including things like "on-demand" hot water instead of storage tank; provision for future solar photovoltaic retrofit on roof; consideration of ground source heat pump; use of passive/active solar--winter/summer heat gain/shading; etc. +

19. five exterior\* doors

20. renovation budget of \$150,000 (minimum)\*

21. note any exterior work that has been done

22. \*\*maintain visual connection on west and south sides so that activities are visible

23. \*\*two+ ADA compliant toilets with diaper-changing stations\*.

24. exterior lighting++

-security

-aesthetic

-period-style

25. period-style signage++

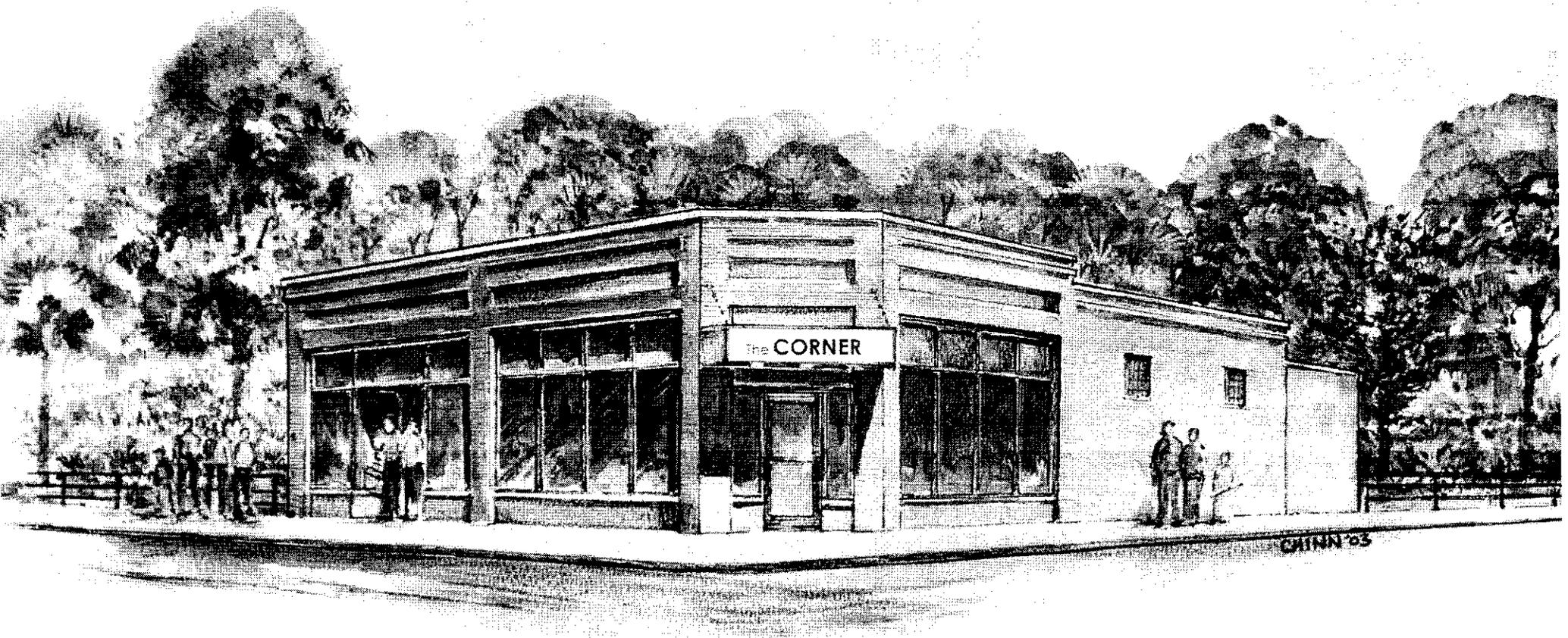
\*\* = added at 8/26/02 meeting

+ = added 12/19/05

\* = added 1/17/06

++ = added 1/23/06

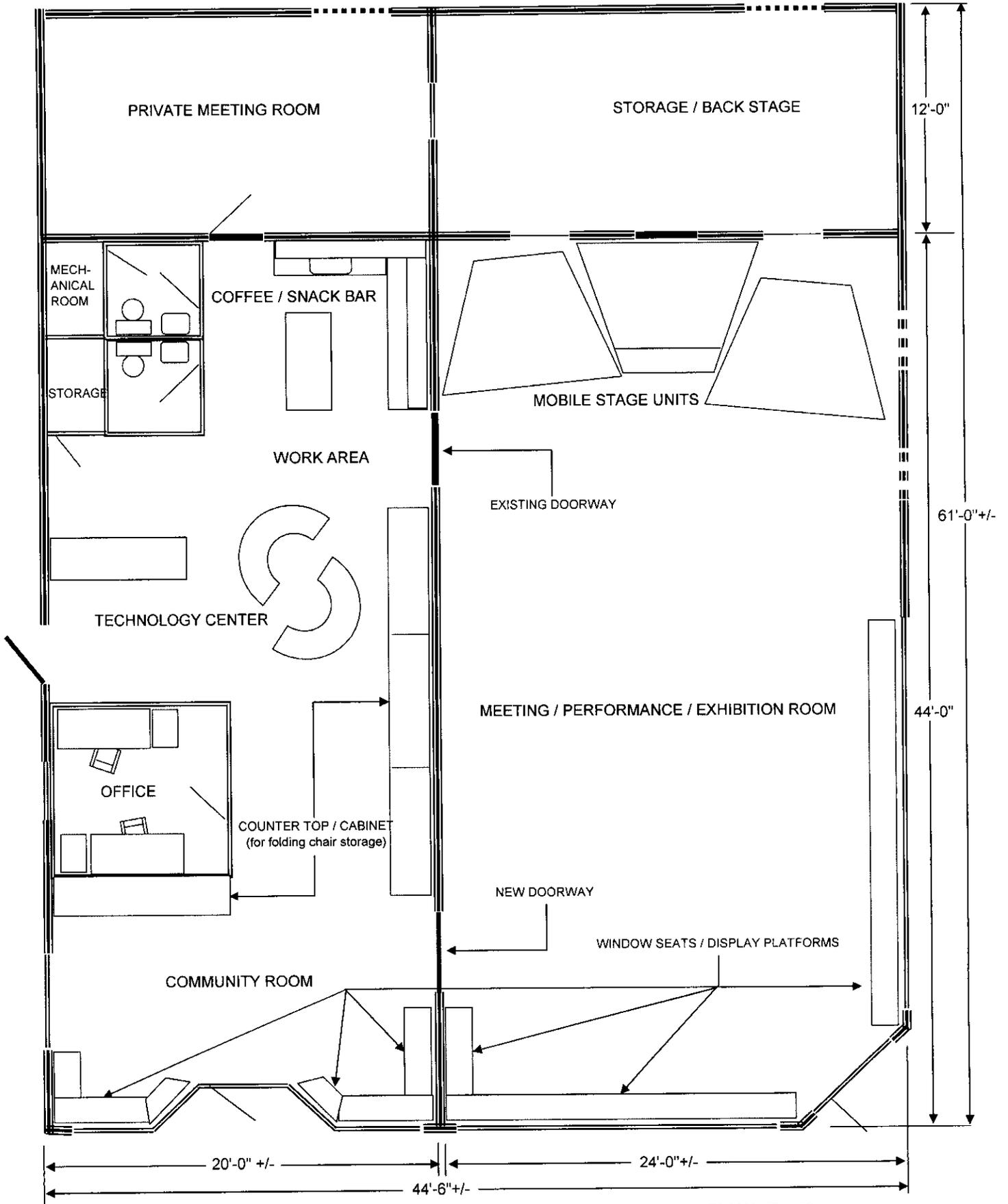
Voted and approved 1/23/06 (with additions).



The CORNER

GIINN '83





□ = approximately 1 sq. ft.

PLAN VIEW #3 (not to scale)  
 the CORNER COMMUNITY CENTER  
 900-902 RANGE LINE STREET  
 COLUMBIA, MO 65201



Eugene Field Elementary School

1010 Range Line

Columbia, MO 65201-4852

Dr. Carol Garman, Principal

Mr. Troy Hogg, Assistant Principal

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*"Inspiring and empowering each other to positively impact our community and our world!"*

March 9, 2006

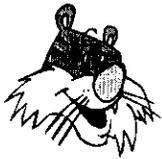
I would like to take this opportunity to express support for renovation and development of The Corner Resource Center located at the corner of Rangeline and Wilkes Blvd. This building is adjacent to Eugene Field Elementary School and has potential to be a great asset to the neighborhood.

The Corner Resource Center will provide a gathering place for established residents to welcome new neighbors. The plan includes meeting rooms and places for after-school tutoring. Many of the children in our area would greatly benefit from this service. With an area for the performing arts and art exhibit areas, this building could bring cultural opportunities to the children of this neighborhood.

As the principal at Eugene Field Elementary School I see this project as a vehicle to enrich the lives of many children and families in the area. I urge your support for this project.

Sincerely,

Dr. Carol Garman  
Principal, Eugene Field Elementary School



# Field School Family News

Eugene Field Elementary School

1010 Rangeline St., Columbia, MO 65201

Phone: 573-214-3620 Fax 573-214-3621

Volume 5, Issue 6

February 2, 2006

## Inside this issue:

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## Comments from Dr. Garman

WOW!!! We have so many exciting things going on at Eugene Field Elementary School that it will take a while to tell you about all of them!!

**Reading Improvement:** We just finished a brief assessment of all of our students in reading. This assessment tells us if our approach to teaching reading is being successful. We saw over 95% of students show growth from the beginning of the year. We feel very confident that what we are doing is working. I caution you that it may not show up on the state assessment this year but I believe we will see substantial increases next year and beyond.

**Summer School at Eugene Field Elementary:** We have requested that we be able to hold our own summer school for our students that are incoming Kindergartners up to those that **will be entering 3<sup>rd</sup>** grade. We feel like this will give our students a head start on the school year by attending in our building and working

with our teaching staff. If you know someone that has an incoming Kindergartner let us know so we can get them information on Summer School at Field. Please make plans to send your child to summer school this year. The experience of being in a learning environment can help your child continue on the right track in school. Be watching your child's Thursday Folder this month for more information regarding Columbia Summer Adventure.

### Field Family School Partnership sponsors a Valentine's Dance for children and their parents/guardians.

We encourage you to come JOIN the FUN! We will have baskets of goodies that we will be raffling off, family photo opportunities for just \$3.00 and hot dog, chips and a drink for just \$2.00. There will be no admission fee this year. Mark your calendar for February 11, 5:00-7:00pm and plan to come join in the fun. All children must be accompanied by a parent or guardian at least 18 years of age.

### Dates to Remember

- February 6 – CogAT Testing Grades 2 & 5
- February 20- **NO SCHOOL** President's Day
- February 22- Early Release 1:10pm
- February 24 – End of 2<sup>nd</sup> Trimester
- February 27 – **NO SCHOOL** Teacher Workday K-5
- March 2<sup>nd</sup> – **Spring Pictures**
- March 3<sup>rd</sup> – **NO SCHOOL** Parent Teacher Conferences



### FFSP-Valentines Dance

Field's Valentine's Day Dance will be February 11th. The dance will be from 5:00-7:00pm. All Field students and Family members are welcome to attend.



### McTeacher Night- A Fundraising Event Tuesday, March 7<sup>th</sup> from 4-8pm.

Come join the teachers of Field Elementary Schools at the McDonald's on Clark Lane as they take an opportunity to raise money for the school. A portion of all proceeds goes to Field.

### Rebuilding Field School Neighborhood History

From time to time, you may have seen art by Field Elem. School students displayed in the windows of an otherwise empty brick building south of the school. The old Heible-March building, at the corner of Wilkes Blvd. and Rangeline St., was for decades a neighborhood grocery and drugstore. Built in the 1920's the building was recognized in 2005 by Columbia's Historic Preservation Commission as a "Notable Historic Property", one of the few such storefronts remaining from that period. Central Missouri Community Action (CMCA) – formerly Central Missouri Counties Human Development Corporation is rebuilding the old storefront as a neighborhood community resource center; one of the goals: make it available to Field Elementary School Families. If you would like to be involved in the renovation, please call Dan Cullimore, Project Manager, at 573-875-0887.



## Central Missouri Community Action

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To Whom It May Concern:

March 6, 2006

The Corner Action Committee is seeking your support to renovate the historic Heibel/March Drugstore/Grocery Building, a 2005 City of Columbia Notable Historic Property, as a neighborhood community resource center. This committee is a cooperative venture of Central Missouri Community Action (CMCA), the North Central Columbia Neighborhood Association, the Village Arts Team, and other community stakeholders.

On the Northeast corner of Wilkes Boulevard and Range Line Street, the former Heibel/March Drugstore/Grocery will make a wonderful new community center and bring our past back to the present.

When the Heibel/March building was constructed in the 1920's, North Central Columbia was a flourishing working-class neighborhood. Once commonplace, corner groceries such as Heibel/March sold commodities, provisions and even offered in-house credit. Most importantly, these corner stores were the location for a "neighborhood corner culture" where residents exchanged vital information, sought employment, socialized, and shared their lives together.

In recognition of such "corner culture" values The Corner Action Committee, composed of a group of like-minded professionals, has dedicated itself to a vision for the Heibel/March Drugstore/Grocery Building we call **The Corner**. This community resource center will provide much needed common space, economic development services and expressive arts experiences for adults and children alike.

Our \$200,000 fundraising goal includes funds for renovation, ongoing maintenance, supplies, furnishings and equipment. To realize our goal we are seeking grants, tax deductible donations, in-kind services and volunteers. In addition, Neighborhood Assistance Project tax credits are available up to \$200,000 for qualified donations. These tax credits are worth 50% of donated services or materials.

We gratefully acknowledge contributions from CMCA, the Boone County Community Trust, Boone County National Bank, Columbia Associates, Commerce Bank, Columbia/Boone County Community Partnership, CM Engineering, and Tiger Signs-N-More. Please join us in supporting the reincarnation of a "neighborhood corner culture" in North Central Columbia. Help "make our past present" and provide a valued neighborhood community resource center at **The Corner**.

Please contact me at 573-443-8706 or [Darin-Preis@ShowMeAction.org](mailto:Darin-Preis@ShowMeAction.org) for more information or to get involved.

Sincerely,

A handwritten signature in black ink that reads 'Darin Preis'.

Darin Preis  
Executive Director, CMCA

# Actor/teacher touts value of The Corner

By LYNN ISRAEL  
of the Tribune's staff

Peter Byger knows a good drama — and a good stage — when he sees one. The Stephens College actor/teacher and arts gadfly is trying to direct renewed attention to a building in the North-Central Columbia Neighborhood that could serve as a locus for arts, learning and community outreach to the immediate area and beyond.

The building — the former Heibel/March Building at 902 Range Line St. — now sits empty. The Corner can rightly be called both a place and an idea, and its one-story roof is already packed to the rafters with visions by Byger and other activists who see the historic site as a future community resource center that needs the public's help and involvement — more so in the coming new year.

The renovation and renewal of the 1920s building — owned by Central Missouri Community Action or CMCA — is the five-year-old dream of The Corner Action Committee. The committee includes John Clark and Dan Cullimore of the North Central Columbia Neighborhood Association, Robin Williams of VP Progressive Artists Inc., and Darin Preis of CMCA. Other individuals involved with the project include Mike Martin and Carl Edwards.

"It is so well placed, and it would be such a lighthouse," said Byger, who also serves as artistic director of the Home Free Theatre Company. "I just have a feeling about this, that it is a diamond in the rough."

"And there are two things I believe in as medicine for our ailing culture: One is community, and the other is the arts."

The building — that once also served as a mom-and-pop grocery store as well as an auto parts store — used to be frequented by coal miners, farmers, shoe factory workers and, later on, college students. In February, it was recognized by Columbia's Historic Preservation Commission as one of 2005's 10 notable historic properties.

Sitting on land owned by the city, the structure contains 2,600 square feet of space that could be divided into meeting rooms, including areas for computers, a stage and even a kitchenette. Other potential uses could include a space for dances, plays, exercise, bake sales, public meetings, after-school programs, classes, a public access point to the



## Behind the Scenes



Ed Pfuelter photo

**This building at 902 Range Line St. could be turned into a place to showcase art and foster community outreach.**

Web, an exhibit space or even a police mini-station.

"It has two long rooms, and one room would work perfectly as a performance space, gathering space or a work-out space, however you wanted to use it," Byger said. "The other side would be perfect for a little storefront area, a little area for some offices and a kitchenette, and then an area for a couple of computers."

Various groups such as the Missouri Rural Crisis Center, Neighborhood Alliance, the Columbia Youth Music Coalition and after-school groups such as the Boys and Girls Club have expressed interest in using the facility in the past.

Byger said \$200,000 would complete the renovations to the building, although the cost of maintenance, utility costs and replacement reserves remain an open-ended question. He said one estimate of annual operating costs might be around \$10,000.

"My idea is basically to take it to

the people of Columbia," he said. "I think it would be interesting if 100,000 gave a few bucks."

He has approached certain individuals in town without success but The Corner supporters will continue to solicit funds and seek grants for the not-for-profit venture. One major incentive for business owners who want to help is the ability to take advantage of attractive tax credits through the state's Neighborhood Assistance Program or NAP. Donors who give to The Corner would be eligible for 50-percent NAP tax credits that offer a five-year carry forward provision.

For more information on The Corner, contact Byger at 443-0651, Clark at 442-7077 or Cullimore at 875-0887.

"We want to go the next level, whatever it takes," Byger said. "Once we got it up, there would be so many people who would want to use it."