

Source

Mike Hood
MH

TO: City Council

FROM: City Manager and Staff



DATE: September 11, 2006

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

Fiscal Impact

YES

NO X

Other Info.

*STRONGLY
RECOMMEND
WE PROVIDE
A PUBLIC
OPPORTUNITY
FOR CMCA
TO MAKE
THEIR
CASE.*

Summary: At the September 19, 2005, 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. The one year extension is scheduled to expire Tuesday September 19, 2006. Staff has received an end of the year report from CMCA which acknowledges that the renovation is not complete, documents the progress made during the past year, and requests consideration for a six year time extension to complete the project. A copy of CMCA's report is attached for Council review.

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, 2005, Council meeting, the Council approved a one year extension of the agreement with CMCA. That extension expires Tuesday, September 19, 2006. CMCA has recently submitted a report (see attached) which documents the progress made throughout this past year and which requests further time extensions to complete the project. CMCA has reapplied for Neighborhood Assistance Tax Credits. To be awarded such tax credits, CMCA must be able to show site control over the property for five years after the completion of the program. To meet that requirement, CMCA has requested a six year time extension. In the event the tax credits are not awarded, CMCA is requesting a time extension of two years to complete fund raising and renovation.

Suggested Council Action: The CMCA report is provided for Council information. If the Council wishes to consider a further time extension for the project, staff should be directed to bring back an ordinance authorizing such an extension. If no action is taken by the Council, the existing agreement will expire September 19, 2006.

Progress Report to the Columbia City Council

The Corner

Heibel-March building

September 18, 2006

Proposal

Central Missouri Community Action respectfully requests an ordinance to amend the City's agreement with Central Missouri Community Action (formerly Central Missouri Counties' Human Development Corporation) regarding the purchase/lease of the Heibel-March building and the ground on which the building is located. We request a six year time extension so that we are eligible for Neighborhood Assistance Program tax credits (see below) to complete the renovation of the building. In the event that Neighborhood Assistance Program tax credits are not awarded, our request is for a two year extension for fundraising and renovation. Progress reports will be provided at whatever interval the Council specifies.

Overview

The Heibel-March building, dubbed The Corner, located at Wilkes Boulevard and Range Line Street is being renovated to serve as a community resource and activity center. Members of the Corner Action Committee believe that The Corner can bring a sense of community back to the neighborhood through activities, events, and services housed in the renovated structure. A great deal of progress has been made towards this end since the City Council approved an extension of the lease for the land on which The Corner sits. Due to the scope of this renovation project it could not be completed during the allotted one year extension. As with many community projects, the capacity of volunteers to complete such an involved project necessitates a greater length of time to meet its objectives. Since Central Missouri Community Action (CMCA) took an active role in the renovation of The Corner in October 2005 steady progress has been made as per the report below. The Corner Action Committee has determined that Neighborhood Assistance Program (NAP) tax credits from the State are an effective tool for raising the funds and material to complete this project. To that end, a new NAP application has been submitted. To be awarded these credits however, CMCA must be able to show site control over the property for five years after the completion of the Neighborhood Assistance Program. Our proposal to extend the lease of the property at the corner of Range Line and Wilkes Boulevard will provide the time necessary to use NAP tax credits and complete the project. Annual performance targets will be established for reporting purposes. One notable advance in our plans is to make The Corner a "green" building that will be an environmentally friendly showcase for Columbia (see Notable activities for August). The report of our progress from October 2005 through September 2006 follows.

The Corner Action Committee members:

Peter Byger, Artistic Director of Home Free Theatre Co

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 and MPA 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. (See complete description under "Ongoing")
- 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 and has begun developing the website to generate community interest and donations.

March 2006

- Written report to City Council outlining 6-month progress and follow-up responses from Darin Preis and Robbin Williams.

April 2006

- Fundraising activities planned and scheduled.
- Media and Public Relations activities planned and schedule

May

- Neighborhood Assistance Program application written and submitted. If awarded, these 50% tax credits will be used to entice donors of material, labor, and funds.
- Three radio appearances throughout May, June, and July on KBIA and The Eagle 93.3. Darin Preis, Dan Cullimore, Peter Byger, and Gennie Fannensteil participated.
- Multiple newspaper articles appeared in The Columbia Daily Tribune, The Missourian, and the Columbia Business times throughout May, June, July, and August.
- Two cleanup events were held at The Corner to prepare the building for renovation and fundraising events.
- Fundraising letter and brochure sent to nearly 1,000 Columbians.

June

- The Happening Art Installation fundraiser and social networking event took place at The Corner.
- Architectural and engineering documents and work completed by Keith Miller at Columbia Associates. All work was completed as a donation to the project and tax credits are being awarded under the initial NAP credit arrangement. 3D images are being generated.

July

- Donations from general public have been generated. Contributions have ranged from \$10 to \$500. The Corner Action Committee is re-evaluating fundraising strategies to increase potential.
- JobPoint/Youth Build partnered with CMCA for general demolition to remove the plaster and lath ceiling and disconnect plumbing and electrical fixtures from the building. The equivalent costs of demolition labor, as provided by the students from Job Point/Youth Build, is estimated by the project architect to be, by category:
 - Ceiling ----- \$1,250.00⁺
 - Partition wall----- \$ 200.00
 - Plumbing fixtures----- \$ 240.00
 - Ductwork-----\$ 60.00
 - Electrical (incomplete)----- \$1,500.00
- Sheet metal workers to provide labor. On September 28th Mr. Russell Unger informed the committee that the Sheet Metal Workers International Association, Local 36, will install all HVAC equipment and associated ductwork in the Corner, upon acquisition of necessary building permits and as time can be scheduled. Additionally, he allowed that Hewlett Heating and Air Conditioning has expressed interest in providing HVAC equipment, especially should the project again gain NAP tax credits. Labor and material cost to install this equipment is estimated by the project architect to be on the order of \$12,000 to \$13,000.00.
- Carol VanGorp, Executive Director of the Columbia Board of Realtors, is working with the Corner Action Committee to identify realtors interested in supporting the project and re-energizing the fundraising campaign.

August

- Koontz Glass has agreed to replace the broken windows at The Corner at no charge.

- The Corner Action Committee has agreed that Central Missouri Community Action will maintain control, management, and oversight of the renovation and subsequent coordination of activities at The Corner.
- Throughout the planning process, The Corner Action Committee has expressed interest in renovating The Corner in as environmentally friendly a manner as possible. In August the group agreed to formalize this commitment and intends to submit a planning grant application to the Kresge Foundation's Green Building Initiative. This process will require the expertise of additional community members and will expand the membership and thought process of the Corner Action Committee. It will require an analysis of our existing architectural plan and subsequent modifications to implement an integrated design approach.

Ongoing

Central Methodist University instructor and artist Gennie Pfannensteil has been working with Field School principal Dr. Carol Garman on a cooperative art project between CMU students and Field pupils and families. Dr. Garman wants a project that will increase literacy among her pupils. Ms. Pfannensteil wants her students to experience a unique teaching and learning opportunity, and for the elementary students and families to gain an appreciation of their own creativity. The Corner committee wants to strengthen community ties and neighborhood cohesion while adding to the potential user base for the building. Each of these goals is addressed in this project.

Last May, during a meeting with the Corner committee, it was suggested that the art project was a great opportunity to engage the life-long residents of the neighborhood in the life of Field school. Oral histories recorded by the elementary students and focused on life in the neighborhood and Field Elementary during the middle decades of the last century will provide the material from which stories and images can be created. Illustrated children's books will provide the artistic models and story structures. Four senior students from CMU have signed on to the project. Connections have been made with several long-time neighborhood residents and local businesses with long neighborhood histories. Dr. Garman has agreed to provide after school space for the project, and third through fifth grade students and their families will be invited to participate. In addition to the use of appropriately illustrated children's literature and the oral histories (whose collection will be supported and then archived by the Missouri State Historical Society), theatrical tableau will be enacted and photographed to model the action of the stories to be depicted in the mural. Funding for supplies and salaries is being sought from the Starbucks Foundation, which provides grants to innovative arts projects that encourage community involvement and reach disadvantaged youth.

This project will provide training to college-age teachers-to-be that could not be found in a traditional classroom. It will connect young people just learning to read, write, draw, and paint, to senior neighborhood residents who have lively, colorful stories to tell, enhancing their literary and creative education, and encouraging a bigger vision of civic life.

Attachments:

Budget comparison: 2000-2005; 2005-2006; and 2000-2006

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

Central Missouri Community Action
Statement of Revenues and Expenditures - THE CORNER
From 10/1/2000 Through 9/30/2005

	BOONE CO. PARTN. & INTEREST	THE CORNER DONATIONS	THE CORNER INKIND	Total
Revenue				
	<u>10,592.84</u>	<u>10,500.00</u>	<u>2,627.63</u>	<u>23,720.47</u>
Total Revenue	<u>10,592.84</u>	<u>10,500.00</u>	<u>2,627.63</u>	<u>23,720.47</u>
Expense				
PROJECT COORDINATOR	0.00	7,563.75	0.00	7,563.75
EMPLOYERS FICA	0.00	468.96	0.00	468.96
EMPLOYERS-MEDICARE	0.00	109.68	0.00	109.68
EMPLOYERS SUTA(UNEMPLOYMENT)	0.00	565.62	0.00	565.62
WORKER COMP	0.00	175.58	0.00	175.58
PROFESSIONAL SERVICES	2,772.25	200.00	591.35	3,563.60
UTILITIES	65.44	154.26	0.00	219.70
MAINTENANCE AND REPAIRS	500.00	0.00	0.00	500.00
OTHER SPACE COSTS	410.00	192.02	0.00	602.02
TERMITE SOIL TREATMENT	0.00	0.00	700.00	700.00
OFFICE SUPPLIES	391.22	0.00	0.00	391.22
COPYING	37.43	0.00	0.00	37.43
INSURANCE - BLDG & GEN LIAB	1,183.88	0.00	0.00	1,183.88
FIRE/THEFT/BLDG INSURANCE	1,048.64	0.00	0.00	1,048.64
STAFF TRAINING	215.00	0.00	0.00	215.00
TELEPHONE-LONG DISTANCE	1.90	0.00	0.00	1.90
POSTAGE	3.78	0.00	0.00	3.78
INDIRECT COSTS	0.00	0.00	1,336.28	1,336.28
Total Expense	<u>6,629.54</u>	<u>9,429.87</u>	<u>2,627.63</u>	<u>18,687.04</u>
Total Revenues (Expenditures)	<u>3,963.30</u>	<u>1,070.13</u>	<u>0.00</u>	<u>5,033.43</u>

Central Missouri Community Action
Statement of Revenues and Expenditures - THE CORNER
From 10/1/2005 Through 8/31/2006

	BOONE CO. PARTN. & INTEREST	THE CORNER DONATIONS	THE CORNER INKIND	Total
Revenue				
	<u>68.97</u>	<u>1,030.66</u>	<u>31,000.03</u>	<u>32,099.66</u>
Total Revenue	<u>68.97</u>	<u>1,030.66</u>	<u>31,000.03</u>	<u>32,099.66</u>
Expense				
PROJECT COORDINATOR	0.00	0.00	0.00	0.00
EMPLOYERS FICA	0.00	0.00	0.00	0.00
EMPLOYERS-MEDICARE	0.00	0.00	0.00	0.00
EMPLOYERS SUTA(UNEMPLOYMENT)	0.00	0.00	0.00	0.00
WORKER COMP	0.00	0.00	0.00	0.00
FGP VOLUNTEER TIME	0.00	0.00	0.00	0.00
VOLUNTEER TIME	0.00	0.00	2,160.00	2,160.00
COMPUTER COSTS	150.00	0.00	0.00	150.00
PROFESSIONAL SERVICES	0.00	0.00	28,840.03	28,840.03
UTILITIES	0.00	123.92	0.00	123.92
OTHER SPACE COSTS	0.00	10.00	0.00	10.00
OFFICE SUPPLIES	1,438.45	60.00	0.00	1,498.45
FOOD	107.00	107.00	0.00	214.00
MAINTENANCE/CLEANING SUPPLIES	149.37	0.00	0.00	149.37
COPYING	36.24	0.00	0.00	36.24
INSURANCE - BLDG & GEN LIAB	363.93	0.00	0.00	363.93
FIRE/THEFT/BLDG INSURANCE	325.63	0.00	0.00	325.63
ADVERTISING/RECRUITMENT	598.00	0.00	0.00	598.00
TELEPHONE-LONG DISTANCE	0.00	0.00	0.00	0.00
POSTAGE	<u>236.92</u>	<u>0.00</u>	<u>0.00</u>	<u>236.92</u>
Total Expense	<u>3,405.54</u>	<u>300.92</u>	<u>31,000.03</u>	<u>34,706.49</u>
Total Revenues (Expenditures)	<u>(3,336.57)</u>	<u>729.74</u>	<u>0.00</u>	<u>(2,606.83)</u>

Central Missouri Community Action
Statement of Revenues and Expenditures - THE CORNER
From 10/1/2000 Through 8/31/2006

	BOONE CO. PARTN. & INTEREST	THE CORNER DONATIONS	THE CORNER INKIND	Total
Revenue				
	<u>10,661.81</u>	<u>11,530.66</u>	<u>33,627.66</u>	<u>55,820.13</u>
Total Revenue	<u>10,661.81</u>	<u>11,530.66</u>	<u>33,627.66</u>	<u>55,820.13</u>
Expense				
PROJECT COORDINATOR	0.00	7,563.75	0.00	7,563.75
EMPLOYERS FICA	0.00	468.96	0.00	468.96
EMPLOYERS-MEDICARE	0.00	109.68	0.00	109.68
EMPLOYERS SUTA(UNEMPLOYMENT)	0.00	565.62	0.00	565.62
WORKER COMP	0.00	175.58	0.00	175.58
FGP VOLUNTEER TIME	0.00	0.00	0.00	0.00
VOLUNTEER TIME	0.00	0.00	2,160.00	2,160.00
COMPUTER COSTS	150.00	0.00	0.00	150.00
PROFESSIONAL SERVICES	2,772.25	200.00	29,431.38	32,403.63
UTILITIES	65.44	278.18	0.00	343.62
MAINTENANCE AND REPAIRS	500.00	0.00	0.00	500.00
OTHER SPACE COSTS	410.00	202.02	0.00	612.02
TERMITE SOIL TREATMENT	0.00	0.00	700.00	700.00
OFFICE SUPPLIES	1,829.67	60.00	0.00	1,889.67
FOOD	107.00	107.00	0.00	214.00
MAINTENANCE/CLEANING SUPPLIES	149.37	0.00	0.00	149.37
COPYING	73.67	0.00	0.00	73.67
INSURANCE - BLDG & GEN LIAB	1,547.81	0.00	0.00	1,547.81
FIRE/THEFT/BLDG INSURANCE	1,374.27	0.00	0.00	1,374.27
ADVERTISING/RECRUITMENT	598.00	0.00	0.00	598.00
STAFF TRAINING	215.00	0.00	0.00	215.00
TELEPHONE-LONG DISTANCE	1.90	0.00	0.00	1.90
POSTAGE	240.70	0.00	0.00	240.70
INDIRECT COSTS	0.00	0.00	1,336.28	1,336.28
Total Expense	<u>10,035.08</u>	<u>9,730.79</u>	<u>33,627.66</u>	<u>53,393.53</u>
Total Revenues (Expenditures)	<u>626.73</u>	<u>1,799.87</u>	<u>0.00</u>	<u>2,426.60</u>



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

September 18, 2006

Mike Hood
Columbia Parks & Recreation
1 S. 7th 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.

We have made significantly more progress during the past 12 months than the previous five years. I hope that our progress will be considered in the context of a community project operating on volunteer time. We have attached two budgets to show the difference between revenues and expenses from 2000-2005 and 2005-2006, and a third to show total revenues and expenditures throughout the entire period. You may note that we have received far more donated service (or "inkind") and funds and spent far less during the last year than the previous five.

Please feel free to contact me with any questions or concerns regarding the progress on The Corner. I will also be available for questions at the City Council meeting on September 18. Thank you for your assistance and thoughts on this matter.

Sincerely,

A handwritten signature in black ink that reads "Darin Preis". The signature is written in a cursive, flowing style.

Darin Preis, Executive Director
Central Missouri Community Action