



Source: Parks and Recreation *MH*

Agenda Item No: REP 89-12

To: City Council  
From: City Manager and Staff *MM*

Council Meeting Date: June 4, 2012

Re: Parks and Recreation Commission Recommendation regarding Heibel-March Building at Field Park

**EXECUTIVE SUMMARY:**

At the May 17 meeting of the Park and Recreation Commission, Commissioner Linda Hutton raised concerns about the dilapidated condition of the Heibel-March Building at Field Park. Following a discussion of the issue, Commissioner Hutton made a motion to recommend to the Council that the demolition of the building proceed if no agreement for its restoration has been entered into by August 1, 2012.

**DISCUSSION:**

In December 1998, the City purchased a one acre tract of land located at the corner of Rangeline and Wilkes Boulevard with the intent of creating a neighborhood park for this area of the City. Located on the property was a building, now known as the Heibel-March Building, which had most recently functioned as a auto parts retail business. During the initial planning of Field Park, Parks and Recreation staff recommended that the building be demolished and a large attractive landscape bed be placed at the corner where the building now sits. However, numerous parties expressed interest in the preservation and possible use of building and a decision was made to delay demolition pending possible restoration efforts. Although a number of organizations and individuals have over the years expressed interest in restoration and use of the building, nothing has come to fruition. A detailed history is attached to this memo.

Following Commissioner Hutton's request for the Commission to address the issue of the building, Commission Chair Marin Blevins opened discussion by stating he believed there would be opposition to the demolition of Heibel-March by the City's Historic Preservation Commission, based on past history. Commissioner Hutton acknowledged that the building is considered a local historic property, however considering the building's poor condition, combined with high costs of renovation, and its continued lack of use, she indicated she would like to see the building removed.

Commissioner Dan Devine asked what would happen to the land if the building is removed? Parks and Recreation Director Mike Hood said the park would likely be expanded and the corner on which the building sits would become green space.

Commissioner Hutton made a motion that the Commission recommend to Council that the City proceed with the demolition of the Heibel-March Building at Field Park at the corner of Wilkes and Rangeline, if no interested party has entered into a fully funded contractual agreement with the City for the building's restoration by August 1, 2012. Motion seconded by Commissioner Bill Pauls.

Voting in favor of the motion: Blevins, Davis, Pauls, Kloeppe, Devine, Hutton and Donaldson.  
Voting against the motion: No one.  
Motion passed 7-0.

**FISCAL IMPACT:**

None, unless the Council directs staff to proceed with the demolition of the building.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

12.1 Goal: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

**SUGGESTED COUNCIL ACTIONS:**

Accept the report of the Parks and Recreation Commission. If any additional action is desired, provide staff with guidance as to how the Council would like to proceed.

<b>FISCAL and VISION NOTES:</b>					
<b>City Fiscal Impact</b> Enter all that apply		<b>Program Impact</b>		<b>Mandates</b>	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

# History of the Heibel-March Building

*Taken from the Parks and Recreation web site*

This building was the former home for Heibel Drug Store (dating back to the 1930's), the Black Grocery Store, and more recently, Rangeline Auto Parts. In December 1998, the City purchased the one acre tract and the former auto parts building on the property for park purposes from Harold and Paul Hinshaw for approximately \$150,000, with monies from the Community Development Block Grant (CDBG) fund. During the initial planning of Field Neighborhood Park, Parks and Recreation staff recommended that the building be demolished and a large attractive landscape bed be placed at the corner where the building now sits. The concept was that the park and landscape area would serve as an entryway into both the Columbia College campus and downtown Columbia for those traveling Rangeline from the north.

However, the North Central Columbia Neighborhood Association (NCCNA) expressed interest in keeping the building for a community resource center. The decision to proceed with efforts to preserve the building was arrived at after considering input from residents, businesses, schools and other interested groups using a series of park planning sessions, public hearings, as well as other sources.

## **Restoration Proposal by Central MO Counties' Human Development Corp**

The NCCNA partnered with Central Missouri Counties' Human Development Corporation (CMCHDC)\* as a conduit for funding and building ownership/lessee. The building located at 902 Rangeline was sold to the CMCHDC\* for \$10 in September 2000 to satisfy grant qualification requirements. The land on which the building is situated was, at the same time, leased to CMCHDC\* to allow the agency time to raise funds and renovate the building. Renovation was to be completed and a certificate of occupancy was to be issued within five years of the signing of the agreement. The original agreement was amended twice, extending the completion deadline to September 19, 2008. The agreement specified that once the building was renovated, it was to be used as a community center for neighborhood groups, school programs, and other public events.

Unfortunately, efforts by CMCHDC\* and the Neighborhood Association to raise the necessary funds to complete the project were unsuccessful. In March of 2008 it was announced that renovation efforts were being suspended. Upon the expiration of the lease, the title to the building was transferred back to the City.

*\* Now known as Central Missouri Community Action (CMCA)*

## **Notable Historic Property**

In 2005, the City's Historic Preservation Commission named the building as one of that year's 10 most notable historic properties within the city. Significant interest has since developed in preserving the building as an historic property. When Central Missouri Community Action (formerly CMCHDC) announced in 2008 that their efforts to renovate the building were ceasing, the Historic Preservation Commission initiated discussions regarding possible alternatives for raising the necessary funds to preserve the building. The renovation costs were estimated between \$200,000 and \$250,000.

## **Request for Proposals for Renovation and Use of the Building**

Discussions between Parks and Recreation staff and the Historic Preservation Commission resulted in a recommendation to the City Council to seek requests for proposals from individuals, firms, or organizations for the renovation and use of the Heibel-March building. An acceptable proposal would preserve the historic integrity of building's exterior and result in a use of the building that would be compatible with the adjacent neighborhood park, elementary school, and other surrounding properties.

### **Restoration Proposal by First Chance for Children**

Only one proposal was received by the City. This proposal which was submitted by First Chance for Children was deemed a viable alternative for use of the building. The proposal was to use the building as First Chance's main office. In addition to staff offices, the interior would also include a larger conference/meeting room capable of serving functions, such as group training sessions for caregivers, parent networking activities and Board of Director's meetings. First Chance would raise the funds to restore the building while preserving the historical attributes. The organization would also operate and maintain the facility as part of its annual operating budget.

At the February 16, 2009 Council Meeting, the City Council directed staff to negotiate a formal agreement with First Chance for Children.

On October 8, 2009 First Chance officially notified the City that they would not be pursuing the Heibel-March project.

### **Restoration Proposal by Legacy Construction Group**

In September 2010 Legacy Construction Group submitted a proposal to the City of Columbia to restore and occupy the building for private commercial use. The proposal would result in the overall restoration of the building, but would include some modifications to the building's historic exterior. Legacy's initial proposal also sought additional land/space from the City to develop parking. Legacy was advised by City staff that that as the land was acquired with federal funds, the use of the land for private parking conflicts with federal regulations and such use should not be considered as a viable option. Legacy confirmed they remained interested in the possible use of the building without the parking option.

As part of their proposal, Legacy requested that the City:

1. Sell the building to Legacy Construction at a minimal price.
2. Approve exterior modifications to the building to allow the installation of an overhead door.
3. City would retain ownership of the land on which the building is constructed.
4. Sale of the building to be complete by January of 2011.

Unfortunately, with June 2011 death of Legacy's founder, Mr. Keith Windham, no further action on this proposal has occurred.

### **Additional Interest In Use of the Building**

Since the summer of 2011, staff has received four or five preliminary inquiries about potential use of the building from private organizations and/or individuals. Staff has provided information

about the building and given tours to those wishing to see the building. Only one of those organizations has indicated an interest in submitting a proposal to the City, however to date no proposal has been received.



Sheela Amin <SKAMIN@gocolumbiamo.com>

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## Heibel-March

**Brian Treece** <treece@treecephillips.com>

Wed, May 23, 2012 at 10:14 AM

To: mayor@gocolumbiamo.com, ward6@gocolumbiamo.com, ward5@gocolumbiamo.com, City Of Columbia Ward2 <ward2@gocolumbiamo.com>, ward1@gocolumbiamo.com, ward4@gocolumbiamo.com, ward3@gocolumbiamo.com

Cc: Sheela Amin <SKAMIN@gocolumbiamo.com>, Timothy Teddy <tteddy@gocolumbiamo.com>

Dear Mayor & Members of Council:

The Columbia Parks & Recreation Commission has recommended the demolition of the Heibel-March building and plans to forward a report to Council at your June 4 meeting.

The City of Columbia's Historic Preservation Commission would appreciate the opportunity to review and discuss this report at the Historic Preservation Commission's meeting on Tuesday, June 5. Please consider tabling any action on this issue until the Historic Preservation Commission has a chance to meet and make a recommendation for your review.

Thank you for your consideration.

Sincerely,

Brian Treece, Chair

Historic Preservation Commission

## Heibel-March Building in line for demolition

Monday, May 21, 2012 | 3:56 p.m. CDT; updated 9:34 a.m. CDT, Tuesday, May 22, 2012