



BOARD OF ALDERMEN
Work Session Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, February 18, 2025 5:00 PM
City Hall Board Room

1. GENERAL AGENDA

- A. Train Depot Lease Proposal Presentation with Denise (Bill) Glanzer, White Farmhouse Flowers

2. ADJOURN

CITY OF PARKVILLE

Policy Report

Date: February 13, 2025

Prepared By:

Brittanie Propes, Parks & Recreation Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Train Depot Lease Proposal Presentation with Denise (Bill) Glanzer, White Farmhouse Flowers

BACKGROUND:

The historic Parkville Train Depot, 8701 NW River Park Drive, was constructed in 1889 and first served the Chicago Burlington Quincy Railroad two years later. The building was significantly rehabilitated/rebuilt in 1925, which resembles its physical layout today. The City first leased the train depot from the Chicago Burlington Quincy Railroad in 1970 to use as its City Hall and the City received title to the depot and land in 1990. Following the Great Flood of 1993, the depot had to be rehabilitated due to flood water damage and City staff subsequently relocated City Hall operations to 1201 East Street as a result. The depot was transformed into a train museum and was rededicated in 2000 for civic uses by the City and downtown non-profit organizations. Over the past years, the City has entered into various lease/use agreements to utilize, maintain, and cover utility expenses for the building, including the Cathy Kline Art Gallery. Upon the end of that lease, the building has set vacant for approximately 1.5 years.

In 2024, the City issued Request for Proposals for use of this space, with two proposals received:

1. VFW, and
2. White Farmhouse Flowers, LLC

The Selection Committee was established to review and provide recommendations on the proposed tenant for the Depot building. The committee comprised of: Brittanie Propes, Stephen Lachky, Alexa Barton, Ed Linnebur, Alderman Phil Wassmer (serving as the CLARB Liaison), and Mayor Dean Katerndahl. The committee convened over several meetings and engaged in thorough discussions and negotiations regarding the use, appearance, and long-term impact of the proposal on the Depot building and its surrounding environment.

After careful evaluation, the committee determined that the proposal under consideration aligns with all existing grant guidelines and restrictions currently applicable to the Depot building. These guidelines are critical in preserving the historic nature of the structure while allowing for its functional use in a manner that is compatible with the surrounding community and infrastructure.

The steering committee recognized the importance of maintaining the Depot's historical integrity while also addressing contemporary needs and ensuring its continued vitality for future generations. Also, the committee emphasized the acceptance for the necessity within the tenant's proposal to be sensitive to the proximity of the adjacent Veterans Memorial and the parking requirements associated

with that space. It was deemed essential that the selected tenant maintain a respectful and compatible relationship with the Veterans Memorial, ensuring that the space remains accessible and the Memorial's significance is preserved. Additionally, the committee took into account the current parking situation and ensured that any proposed changes would not negatively impact the Memorial's surrounding areas or public access.

A key component of the proposal is its commitment to enhancing the historic appeal and curbside aesthetics due to the Depot location within the original entry that serves as a prominent gateway into Parkville. The steering committee placed a high value on preserving and elevating the Depot's curb appeal, as it plays an integral role in both the visual and cultural landscape of the community. The proposed changes will complement the building's historic character while ensuring it remains an attractive and welcoming feature for residents and visitors alike.

A significant aspect of this proposal is the financial incentive requested, which would facilitate improvements to the Depot building by leveraging private funds. This investment represents a positive and dynamic example of a public/private partnership, in which private resources are being directed toward enhancing a public asset. The infusion of private capital into a city-owned property ensures that much-needed upgrades and preservation efforts can be completed without placing an undue burden on taxpayer funds.

The private investment will directly benefit the entire community, as it will not only preserve and restore the Depot's historical value but will also enhance the overall aesthetic and functionality of the space. These improvements will create a more vibrant and accessible asset for residents and visitors alike, fostering a sense of pride and community. The collaboration between the public and private sectors ensures that the Depot building will be revitalized in a way that is both financially sustainable and beneficial to the broader community.

After a comprehensive review of all the elements of the proposal, the steering committee is confident that this proposal represents the most advantageous solution for the Depot building. It strikes a balance between historical preservation, functionality, and community integration. The committee strongly believes that this plan will bring the Depot space into a new chapter while remaining true to its roots and benefiting the local community.

It is important to note that prior to soliciting formal proposals, the Community Land & Recreation Board (CLARB) provided valuable feedback indicating the desire to preserve the option to utilize the Depot space for future purposes. In light of this, the proposed seven-year lease term was deemed acceptable, as it allows for a reasonable period of tenancy while retaining the flexibility for future use or re-evaluation of the space. This approach ensures that the Depot building can continue to serve the community in both the short and long term without compromising CLARB's goals.

In conclusion, after careful consideration and deliberation, the Selection Committee endorses this proposal as the best fit for the Depot building. The proposal meets all regulatory guidelines, respects the surrounding historic and cultural elements, and offers a balanced, sustainable approach to the future use of this important space in Parkville. The infusion of private funds into the Depot building ensures that it will be revitalized and preserved for the enjoyment of the community, solidifying this project as a prime example of successful public/private collaboration.

In furtherance of this proposal, City staff has been negotiating with Denise (and Bill) Glanzer of White Farmhouse Flowers, LLC (the "Tenant"). The proposed Lease, a copy of which is attached, provides for a 7 year lease term. Rent is on a per square foot basis (1929 sq ft), and increases annually. The

annual rent amounts are shown in Section 3.1.

The Tenant proposes to construct certain improvements which will enhance and improve the Train Depot, including new doors, a handicap accessible ramp, and new sidewalk from the east parking lot. These improvements, referred to in the Lease as the "Tenant Improvements," are shown in Exhibit D to the Lease. Upon completion, the City will certify the cost of the Tenant Improvements. The amount of the Certified Tenant Improvements Costs, subject to a maximum amount of \$202,444, will serve as a basis for a Rent Incentive. The Rent Incentive is available as a credit against rent equal to 75% of rent in the first 5 years of the Term, and 40% of Rent in the last two years of the Term. Application of the Rent Incentive is described in detail in Section 3.2 of the Lease. Again, this is only a credit against Rent; if the Maximum Rent Incentive (the lesser of the Certified Tenant Improvement Costs or \$202,444) is not reached upon the expiration or earlier termination of the Lease, the Tenant is not entitled to any further payment or credit relating to the cost of the Tenant Improvements. The only exception is if the City terminates the lease for convenience; in such a case the City would reimburse the Tenant in an amount equal to the remaining amount of Rent Incentive that would have been available through the end of the Term.

Exhibit B to the Lease lists the Landlord's Work, which is finish work to be done before the Tenant takes possession. Exhibit B also lists three planned maintenance projects relating to the Train Depot, including the replacement of HVAC units. Per Section 2.2, these projects are subject to change and appropriation of funds.

Section 1.3 and Article 6 detail the public nature of the Train Depot and the surrounding area, and Section 6.1 provides that the Tenant will maintain public access to the premises.

The Tenant is still reviewing the draft Lease and may have comments. Accordingly, the attached Resolution allows for the City Administrator to sign the Lease in substantially the same form as is attached hereto and accompanied with the city attorney's review.

BUDGET IMPACT:

The Park Fund has adequate funds for related maintenance needs, as outlined, for train depot property within the Park Fund

ALTERNATIVES:

1. Provide consensus for staff to move forward with the lease with White Farmhouse Flowers.
2. Provide consensus for staff to look at alternatives.
3. Postpone item.

STAFF RECOMMENDATION:

Staff recommends the City lease the train depot to White Farmhouse Flowers, LLC.

ATTACHMENTS:

1. Train Depot Proposal - White Farmhouse Flowers



WHITE FARMHOUSE FLOWERS & GIFTS



THE DEPOT



Exterior Renovations

EXTERIOR



Landscaping:

- Clean up existing landscaping around building and property
- Remove brush and overgrowth along 9 Hwy (blocking view to the Depot)
- Add Native Plants to landscaping
- Add irrigation to landscaping

THE DOORS

Our goal is to replace the existing cargo doors on the front eastern side of the building with 2 tall custom glass doors. The doors have large windows on each side. It will require widening the door opening. A structural engineer has been hired to make sure this is feasible.

The back cargo doors will also be replaced with French doors, however, there will not be the side windows.



THE PORCH

The new doors will serve as the new main entrance into the shop. There will also be a large 10 x 8 concrete front porch that will span the width of the front doors with a handicap accessible ramp that will extend to the parking lot.

We are also planning for exterior lighting above the front door.

Our goal is to make the front door as welcoming as possible.



ADA SIDEWALKS

Replace the existing side walk on the south end of the building with a 5' ADA accessible sidewalk. This sidewalk will connect to the main entrance sidewalk, where we will an ADA sidewalk to the front main entrance

Also, the original hitching post will be painted with the exterior.



Permanent Lighting

Sparkle Squad to install lighting around the Depot.

Permanent lighting option is shown. It is all controlled by remote, and can change colors with the season.



THE BACK PATIO

We propose replacing the aging and uneven brick patio with an ADA Accessible, low-maintenance stamped concrete patio to extend White Farmhouse Flowers and create a welcoming community space. This upgrade will transform the patio into a vibrant hub for creativity and connection, enhancing both our business and the community experience.



Usage Ideas For the Back

One of our ideas for the back patio is to have a pop up bar, similar to the one shown. We thought it might be fun to design it like a caboose.

Patio

Another option would be to have local food trucks scheduled to be at the depot during seasonal dates. We could cross promote and share on social media, bringing their followers to the Parkville area.



A photograph of a dining room with a wooden table, chairs, a green island, and a checkered floor. The room has white walls, a ceiling fan, and two windows with blinds. The floor is covered in a black and white checkered tile. A green island with a wooden countertop is in the center. A wooden chair is on the right. A wooden table and chairs are on the left. The text "Interior Renovations" is overlaid on the image.

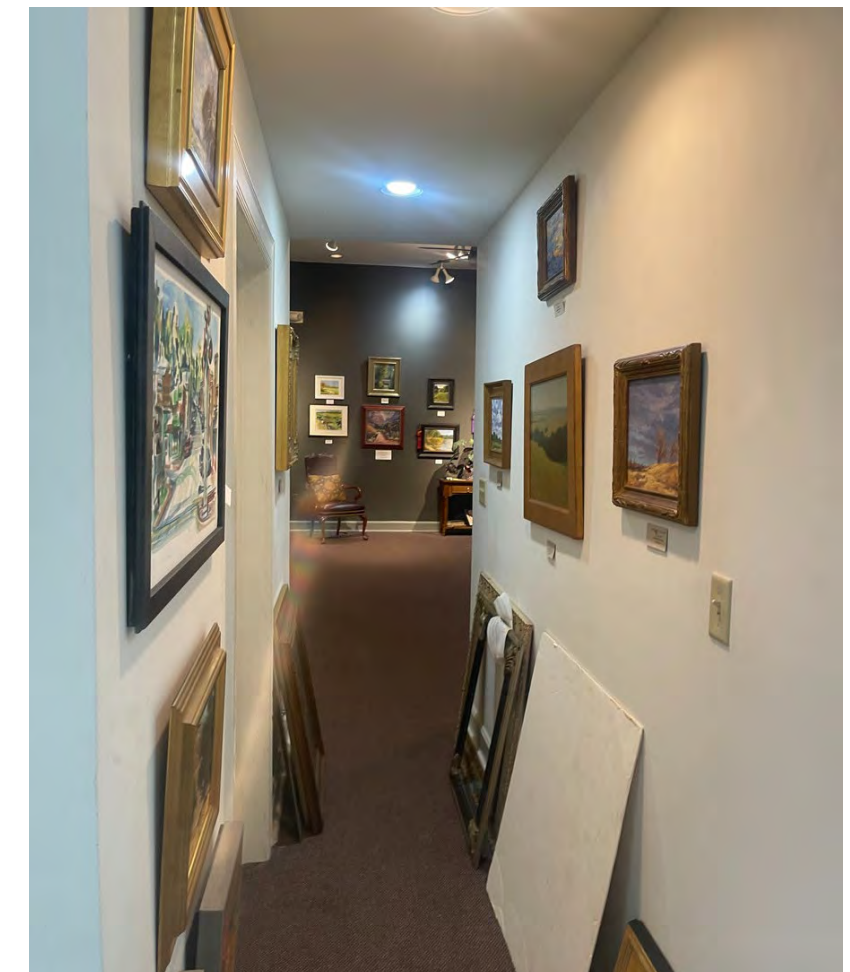
Interior Renovations

WALL REMOVAL

Remove the wall from the current studio area to the black and white floor. This wall currently has a very old fireplace that would be demolished and headers would be placed to secure the ceiling.

The entire closet would be removed, opening this area up for retail space.

It will also make the hallway handicap accessible from the new front doors.



THE FLOORS

The floors would be replaced in this area with a laminate hardwood flooring. Flooring is included as a 12 mil LVP, color to be chosen out of stock by owner. This is included only in the area described as the “Showroom” as it is assumed that the current ceramic tile in other areas will remain. This also includes a rubber cove base at the described areas.



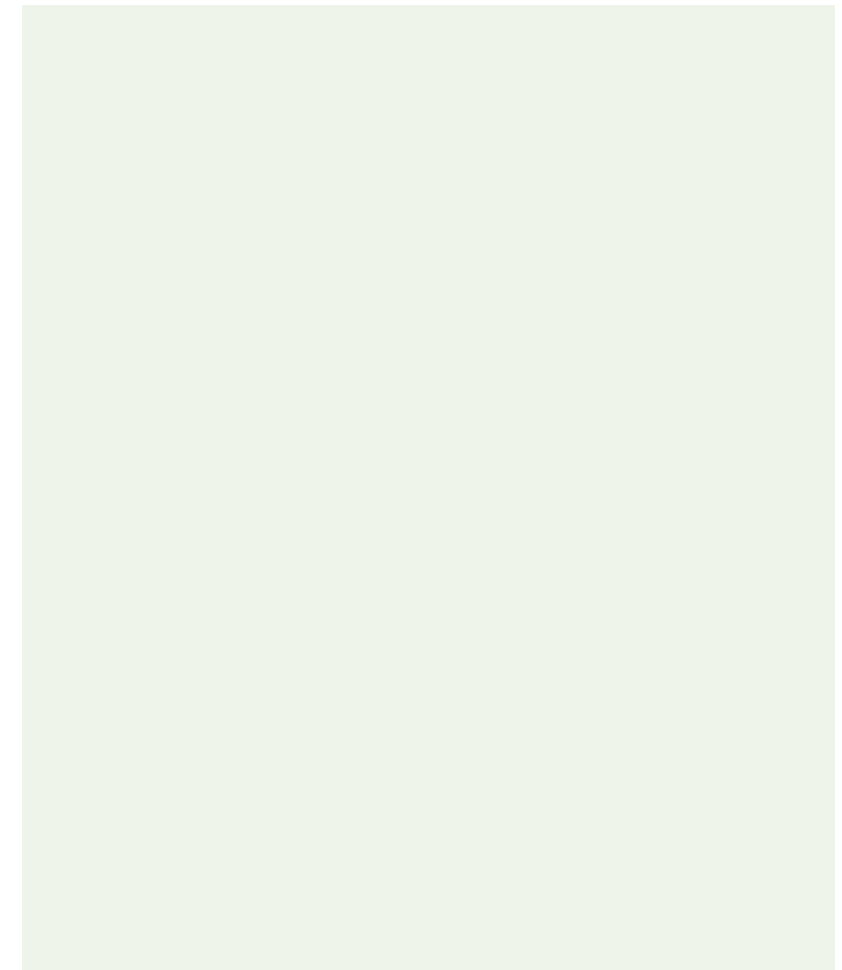
INTERIOR WALLS

A fresh coat of paint will be added to the interior of building.



STORAGE

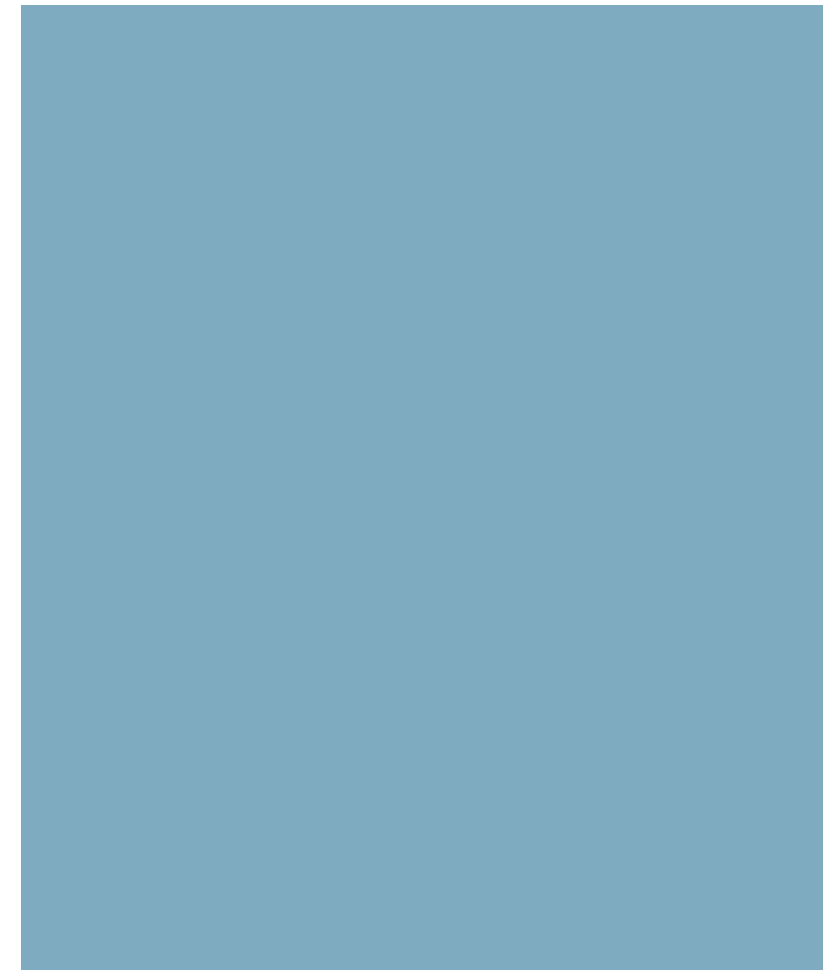
Convert the mini kitchen area into a storage area for back stock. This would include ripping out the current cabinets and replacing them with functional shelving and cabinets.



FLOREAL DESIGN ROOM

We plan to utilize this room as the floral design room. We will have a walk in cooler that we will purchase to store our flowers.

There will also be a utility sink with hot and cold water that will connect to the back side of the restroom.





WHITE FARMHOUSE
FLOWERS & GIFTS
est 2020

Thank You!