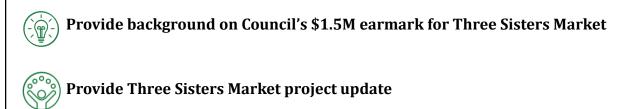


Three Sisters Market Update

SEPTEMBER 5, 2023

Presentation Objectives



ight) Provide staff funding recommendation and discuss next steps

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Background

Staff shared a range of proposed ARPA-funded community vitality investments at the February 7, 2022 City Council Strategy Session, including \$3M in support of two separate food security-related initiatives:

- \$1.5M for Carolina Farm Trust to advance the Hoskins Road Local Foods Production and Distribution Center. Council approved funding on February 14, 2022, and the project is now underway.
- \$1.5M <u>placeholder</u> established for developing Three Sisters Market Co-op Grocery Store, with an expectation that staff would return with a formal funding recommendation once the project plan was further developed



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Food Insecurity in West Charlotte Is Well Established



- <u>1998 West Boulevard Corridor Plan</u> Priorities included development of a neighborhood shopping center/grocery store
- <u>2019 West Boulevard Corridor Playbook</u> Recommends construction of Three Sisters Market food cooperative grocery store to provide essential access to healthy food and anchor new business growth
- <u>2019 West Boulevard Market Assessment & Strategic</u> <u>Revitalization Study</u> *Recommends to establish a Food cooperative (Co-op) Grocery Store*
- <u>2022 Tackling Food Insecurity in West Charlotte</u> Recommends full-service grocer needed with educational programming, placemaking, and a food delivery system to drive desired health outcomes and achieve commercial success
- <u>2023 West Boulevard Congress for New Urbanism (CNU)</u> <u>Legacy Charrette</u> Envisions Three Sisters Market at West Blvd and Clanton Rd intersection, providing year-round, affordable, and healthy food options

Three Sisters Market: Vision and Overview

- Full-service cooperative grocery store, +/- 12,500 sq. ft, to serve West Boulevard corridor by offering fresh produce, meat, and other groceries
- For-profit community owned market will create jobs, serve as a community gathering place and contribute to health equity with a community kitchen for demonstrations and classes
- Initiated by West Boulevard Neighborhood Coalition, with operational oversight transitioning to West Boulevard Cooperative Food Market Board of Directors
- Estimated total cost +/-\$10M, with \$7.5M allocated for construction and equipment



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Recent Project Milestones



- Board of Directors established for West Boulevard Cooperative Food Market
- Site control achieved INLIVIAN/HUD land lease approval, 99 years @ \$1,200/yr
- \$3M funding commitment by Mecklenburg County
- Development team established
 - Freedom Communities project management
 - Neighboring Concepts & LandDesign site & architectural design
 - Crosland Southeast vertical construction
- General Manager candidate pool established, with interviews forthcoming

Capital campaign launch expected in October 2023

Next Steps

Contingent on Committee feedback, a Request for Council Action – seeking approval of \$1.5million of ARPA in support of Three Sisters Market – to be included on the September 11, 2023 business agenda