



# Avondale Town Center Healthy Food/Grocery Initiative

*City of Cincinnati, Budget & Finance Committee  
August 2020*

THE **C**OMMUNITY  
**B**UILDERS

# Avondale Healthy Food Initiative Timing

- **2008** ALDI Closes
- **2012** City of Cincinnati Food Access Task Force establishes the Cincinnati Fresh Food Retail Financing Fund;  
Avondale Officially Designated as a Food Desert
- **Early 2017** ATC predevelopment: Nationals Grocer Abandons Negotiated Lease
- **Late 2017** Avondale Town Center Financing Closes  
Construction Commences
- **Late 2019** Construction Complete
- **2020 – 21** Commercial Space Leasing/Buildout/Opening

# Avondale Town Center



- 119 Rental Apartments
- 76,000sf Commercial/Retail Space

# Avondale Town Center



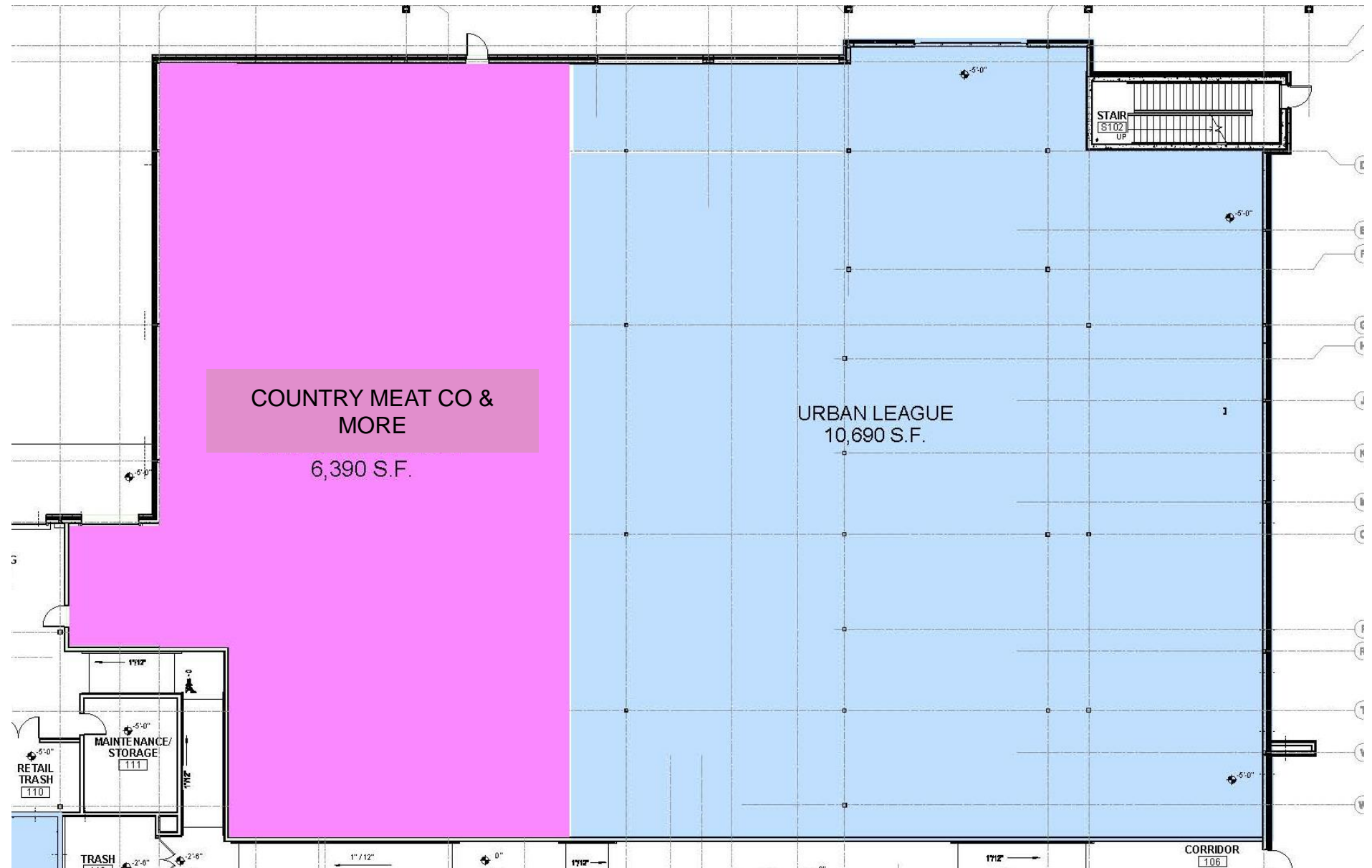
## Retail/Commercial Tenants:

- Health Center
- Laundromat
- Barber/Nails/Clothing/Retail
- Childcare
- Chiropractor / Holistic Medicine
- Doggy Spa
- Restaurant

# Avondale Town Center



# Urban League / Country Meat Co. & More



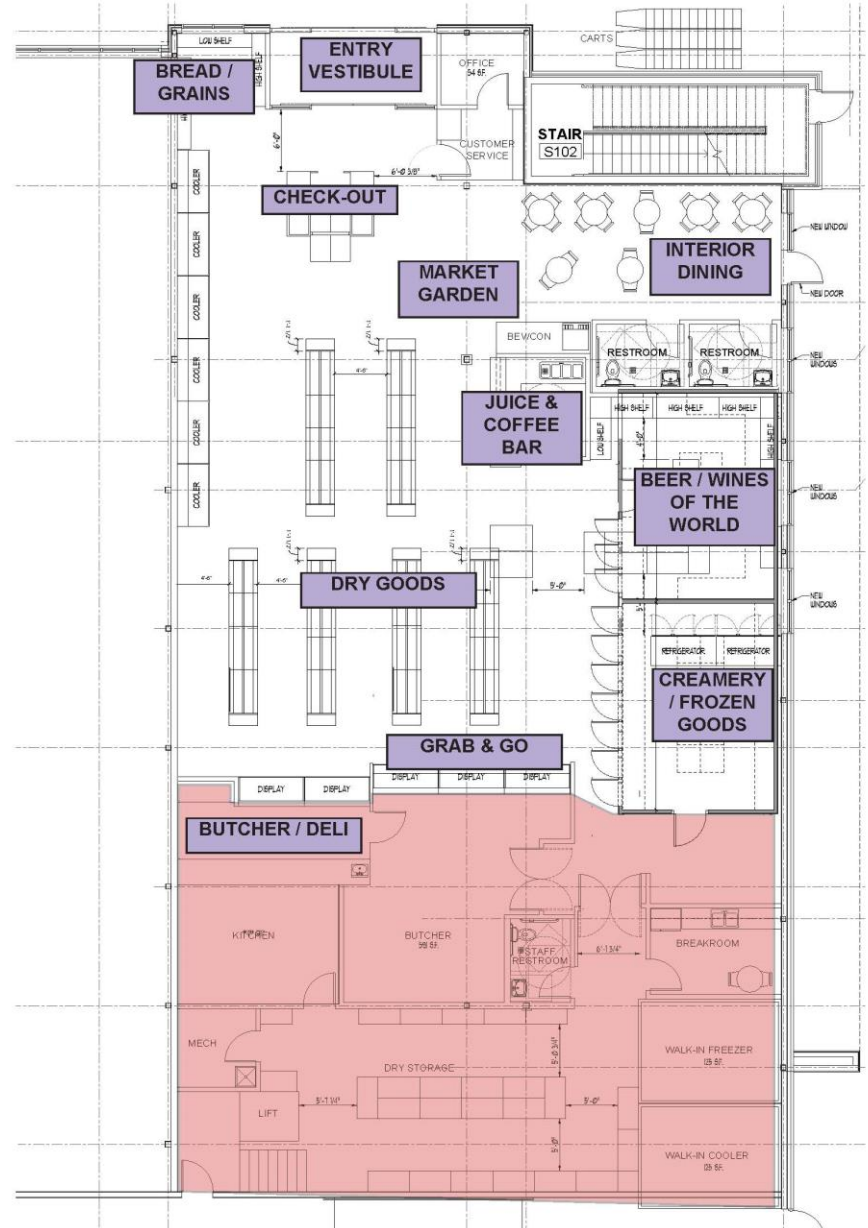
# The Country Meat Co & More

## Tennel and Chanel Bryant

- Owner/Operator
  - Aunty's Homemade Food
    - Prepared meals, catering and contract food management
  - Country Meat Co.
    - Findlay Market, Cincinnati
    - Logan St Market, Louisville
- Committed to bringing solutions to urban food deserts
  - “Old school” butcher shop
  - Fresh produce, dairy, bakery
  - Shelf-stable dry goods
  - Grab-and-Go prepared foods



# Country Meat Co & More





# Country Meat Co & More and ULGSO Timeline

- **August 2020**      **LOIs Executed**  
**Firm Commitments for Funding Secured**
- September 2020      Lease Executed  
Space Design Completed
- October 2020      Permitting Process Starts
- November 2020      Permits Secured  
Tenant Improvement Build-Out Commence
- Spring 2021      Tenant Improvement Build-Out Complete  
Occupancy and Opening

# Avondale Town Center Project Costs

<b>PROJECT COSTS</b>	
TCB Landlord Work	300,000
Tenant Improvement/Build-out	1,700,000
ULGSO Rent Reserve (funded by Community & Institutional Partners, see below)	1,200,000
Brokerage Fees	100,000
Grocery Startup Costs	1,000,000
<b>TOTAL PROJECT COSTS</b>	<b>4,300,000</b>
<b>SOURCES</b>	
TCB / Other Funding	1,800,000
Grocery Operator Start-Up Funds	1,000,000
Community & Institutional Partners (listed below)	1,500,000
<i>Cincinnati Children's Hospital</i>	600,000
<i>City of Cincinnati</i>	500,000
<i>Greater Cincinnati Foundation</i>	150,000
<i>Interact</i>	75,000
<i>Haile Foundation</i>	75,000
<i>Fifth Third</i>	25,000
<i>United Way</i>	pending



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