




MEMORANDUM

TO: Trustee Anthony Puccio, Chairperson
Economic and Community Development Committee

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: July 12, 2021

SUBJECT: Village Engagement Relative to Private Grant Applications

Following a meeting Village staff had with representatives of the Prairie Food Co-op (PFC) on June 29, staff seeks direction and concurrence by the ECDC and the Village Board to facilitate a potential federal grant application by the Village, on behalf of PFC, to secure potential grant construction funding assistance.

BACKGROUND

As the Economic & Community Development Committee (ECDC) members are aware, the Village entered in to a Redevelopment Agreement with Holladay Properties in 2019 which facilitated the sale of the property at 101-109 S. Main Street as the Lilac Station development. The Agreement included economic incentive components based upon Equalized Assessed Valuation (EAV), based upon the construction improvements, as well as a performance-based Sales Tax Agreement for the proposed grocery store approved as part of the development. PFC executed a lease with Holladay Properties and they are in the fundraising stages of their grocery store project.

At the June 29 meeting, PFC stated that they have surpassed initial funding support of over \$1,000,000 for their portion of the approximate \$3,000,000 start-up costs. They are continuing to explore various funding sources to help them meet their funding targets which will allow them to proceed to the next phases of store development.

PFC was made aware of the United States Department of Agriculture (USDA) Urban Agriculture and Innovative Production Grant Opportunity. This program focuses upon "implementation projects that accelerate existing and emerging models of urban, indoor, and other agricultural practices that serve multiple farmers. Projects will improve local food access and collaborate with partner organizations and may support infrastructure needs, emerging technologies, educational endeavors, and urban farming policy implementation." A full Frequently Asked Questions (FAQ) is attached as Appendix 1. For reference purposes, a table of the types of projects that were awarded funds by the USDA is attached as Appendix 2.

In review of the grant parameters, PFC finds that they are ineligible for making the formal application for the grant but notes that local governments (i.e., municipalities) can do so. To that end, they have requested that the Village do so on their behalf. The grant must be submitted to

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Additionally, if supported, the ECDC should also recommend to the Village Board that staff be directed to develop a written policy for this situation to be considered in order to give guidance on similar requests on a going forward basis.

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Q: What are the program priorities?

A: Projects – whether Planning Projects or Implementation Projects – should target a single or multiple urban areas, suburbs, or urban clusters in the United States where access to fresh foods is limited or unavailable and should include one or more partner organizations to achieve project goals within the target area(s).

Q: Is this a one-time funding opportunity or will there be future opportunities for this program?

A: NRCS cannot provide an answer regarding funding beyond fiscal year 2021 at this time. Approximately \$4 million is available for UAIP grants in fiscal year 2021.

Grant Types: Planning Project and Implementation Project

Q: What is the purpose of a Planning Project (PP) grant?

A: Planning Projects support the development of projects that will either initiate, build upon or expand the efforts of farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban agriculture and innovative production. PPs may be designed to develop recommendations; facilitate assessments; or support the development of business plans, feasibility studies, strategies, and municipal planning that consider policies and zoning.

Q: What is the purpose of an Implementation Project (IP) grant?

A: Implementation Projects accelerate existing and emerging models of urban, indoor, and other agricultural practices and improve access to local food. IPs may be designed to offer needed resources, such as job training, land, equipment, mentoring, and other business development assistance; increase food production; train students for careers in agriculture; or expand operations of community gardens or nonprofit farms.

Q: Can I submit an application for more than one type of grant (Planning and Implementation) in the same funding cycle?

A: No. Applicants must choose between submitting a grant application for a Planning Project or Implementation Project. If an applicant submits more than one proposal seeking funding for the same project, only one application will be forwarded for review.

Q: What is the expected funding amount for Planning Project grants?

A: Planning Projects will be a minimum of \$50,000 and shall not exceed \$200,000.

Q: What is the expected funding amount for Implementation Project grants?

A: Partners that are not eligible to receive a UAIP grant cannot receive subawards. However, a project partner that is essential to the proposed project may be included in an applicant's budget as a line item under Contractual on the form SF-424A or receive a stipend in an applicant's budget as a line item under Other on the form SF-424A. Remember to include details about the contractor and/or stipend budget and scope in the Budget Narrative. USDA will review applicant's budgets to ensure that all costs are reasonable, allowable, and allocable, and necessary.

Q: If the project is geared towards the urban community, can you work with a non-profit or farm partner in a rural community?

A: The project should target urban, suburban, and urban clustered areas. A project partner does not have to be an eligible entity and can be located in a rural area.

Q: What is the partnership requirement for UAIP?

A: Eligible entities should collaborate with one or more partner organizations to achieve project goals within the target area(s). Partners may be eligible and/or non-eligible entities.

Q: Do I need to partner with others?

A: Yes. To be eligible to receive a Planning Project or Implementation Project award applicants must collaborate with **one or more** partner organizations working in the project target area(s).

Q: Who can be a partner?

A: Applicants are encouraged to seek and create partnerships with public or private, nonprofit or for-profit entities including farms, institutions of higher education (IHEs), academic institutions (including minority-serving colleges and universities), cooperative extension, public and private schools, and/or other appropriate professionals, community-based organizations, and Federal, state, local and Tribal government entities to achieve project objectives and outcomes. Only the applicant must meet the eligibility requirements for a UAIP grant. Eligible and non-eligible entities may be partners on a project.

Q: Can you clarify how "partnership" is defined?

A: The eligible entity that submits the application to the Natural Resources Conservation Service is responsible for receiving and managing the award, if selected. Applicants that apply as "partnerships" or other similar groupings must clearly describe the relationship between the applicant and the "partner" parties in the narrative of the Project Proposal. Each award will **ONLY** be made to a single entity.

Q: What documentation does NRCS need about the Partnership?

A: The following entities in any of the 50 States, the District of Columbia, the Caribbean Area (Puerto Rico and the U.S. Virgin Islands), and the Pacific Islands Area (Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands) are eligible to apply for either a Planning Project grant or Implementation Project grant:

- Native American tribal governments (federally recognized);
- Native American tribal governments (other than federally recognized);
- Nonprofits having a 501(c)(3) status with the IRS (other than institutions of higher education);
- Nonprofits that do not have a 501(c)(3) status with the IRS (other than institutions of higher education);
- A unit of local government; and
- Any school that serves any of the grades kindergarten through grade 12.

Q: Are 501(c)(4) eligible for these grants?

A: Yes. Nonprofits that do not have a 501(c)(3) status with the IRS are eligible for UAIP grants, which includes nonprofit organizations with 501(c)(4) status such as social welfare organizations and local associations of employees.

Q: Who is not eligible to apply?

A: Individual such as a farmer or gardener, for-profit organizations and small businesses, Federal agencies, state governments, Institutions of Higher Education including extension programs, and foreign applicants are not eligible to apply for UAIP grants. It is important to note that non-eligible entities can be partners on a project.

Q: I am a for-profit entity, am I eligible for this grant?

A: No. For-profit organizations and small businesses are not eligible to receive a UAIP grant. However, for-profit organizations and small businesses can be partners.

Organization Name	State	Project Name	Project Description
		School Classrooms	program into school curricula, launch a Harvest program to engage the greater community, and create a hands-on hydroponic farming job training certification program at the high schools.
Association of Africans Living in Vermont	Vermont	New Farms for New Americans: Improving Lands, Improving Lives	The project will build upon the existing garden infrastructure to improve local food access, offer a 48-week agriculture program for refugee farmers focusing on food systems and nutrition, and establish a leadership/mentorship program with the Vermont Community Garden Network. Over 250 people of multiple ages, over seven languages and five ethnic groups will be reached.
Arkansas Interfaith Power and Light	Arkansas	Building a Network of Growers to Improve Access to Local Food	Arkansas Interfaith Power and Light will collaborate with partners to improve access to local food, foster a network of urban gardeners and farmers who share resources and knowledge, assist local growers with building infrastructure, expand and improve community gardens to become self-sustainable, educate the community on food systems and the nutritional value of plant-rich diets, share knowledge of environmental benefits of local agricultural production, offer hands-on learning in organic farming, mentor youth and young adults interested in urban agricultural occupations, and engage more people in local food production.
Famicos Foundation	Ohio	Grow Glenville	The project will reinvigorate the garden at the Michael R. White STEM School using emerging technologies to produce healthy, fresh food for area residents, provide a STEM education opportunity, offer jobs to local youth, and generate income at Famicos' Gateway 105 Market.
The Greenleaf Foundation	Georgia	Eastside Hyper-Local Food System Project	The project includes a community farm, a payflex farm stand, and a community gathering space to connect and educate residents. It will also expand the Edible Neighborhoods program to provide equitable access to fresh produce, educate residents on edible landscaping, and serve as an entry point into the food system.



Village of Lombard

June 29, 2021

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- Economic Impact
- 109 S. Main
- How to Learn More



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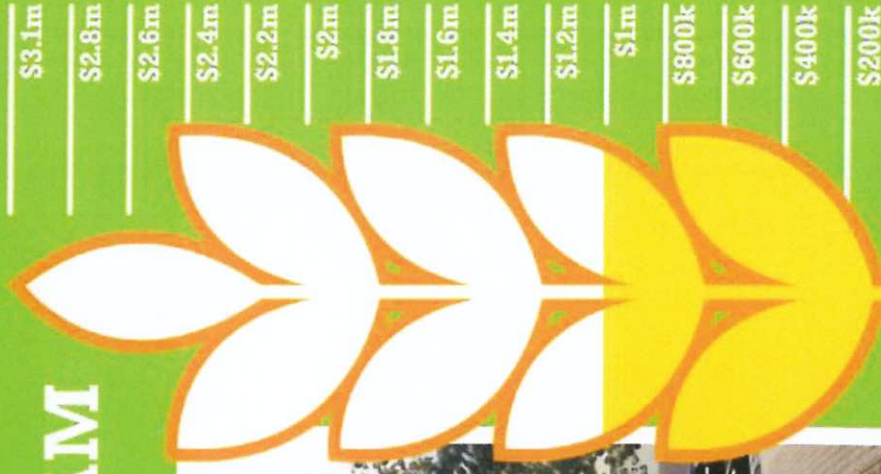
Community Investment Program

Phase 1 Campaign: March 15 - May 15

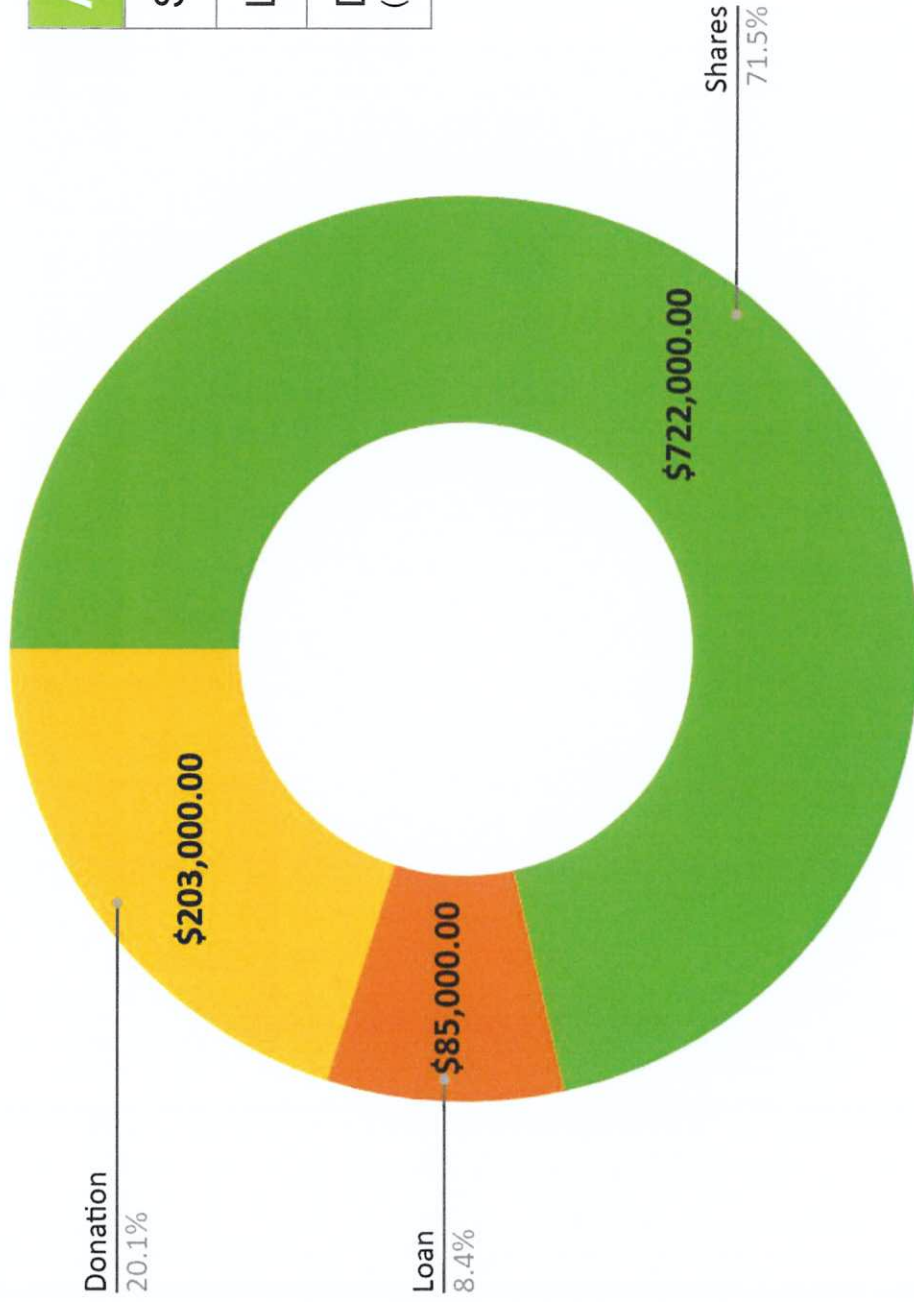


COMMUNITY INVESTMENT PROGRAM

\$1,008,050

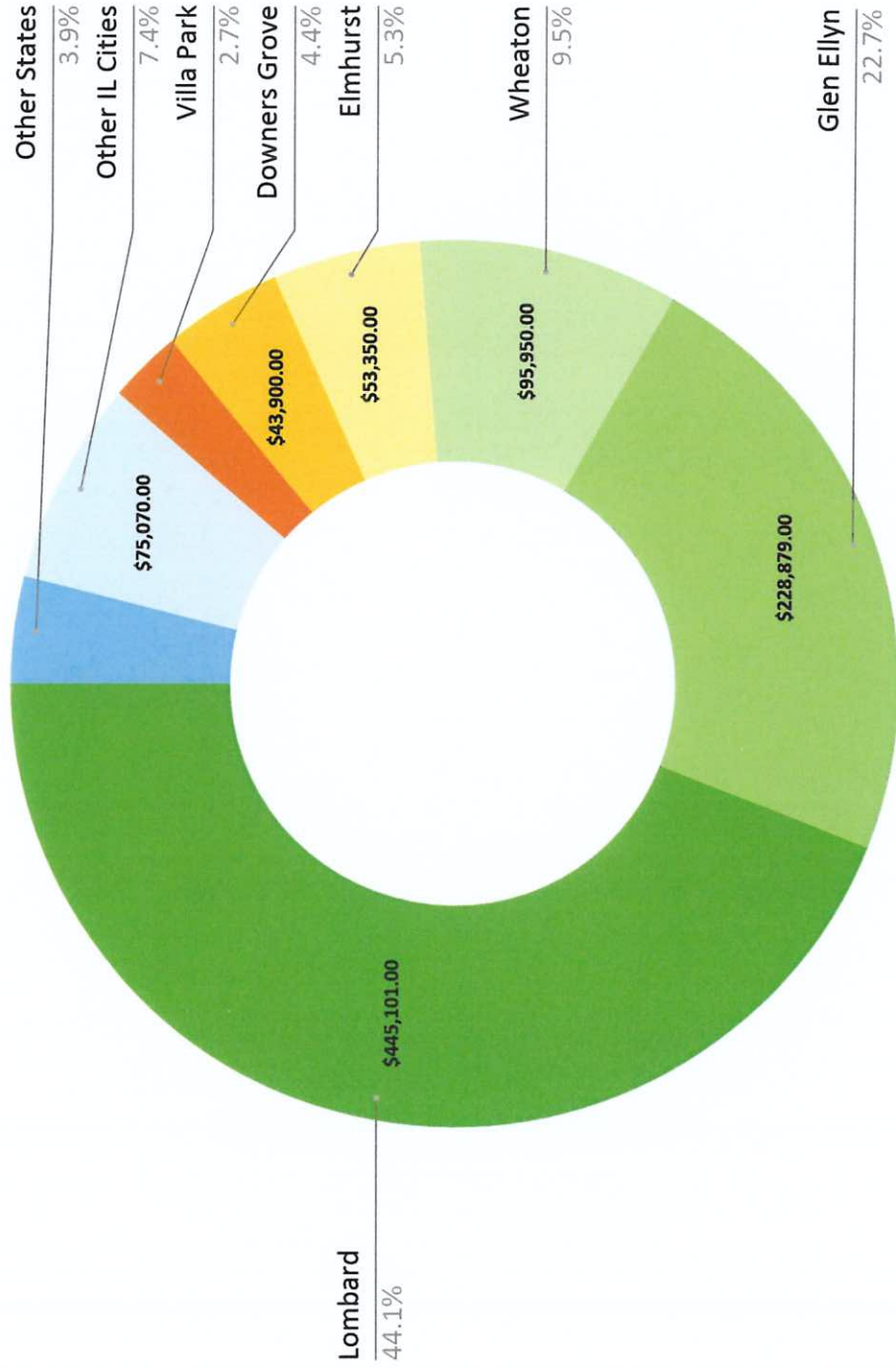


Contribution Types



Average Pledge = \$2,542	
Shares	\$2,865
Loans	\$10,000
Donations (\$20-\$25,000)	\$1,140

Contribution Communities



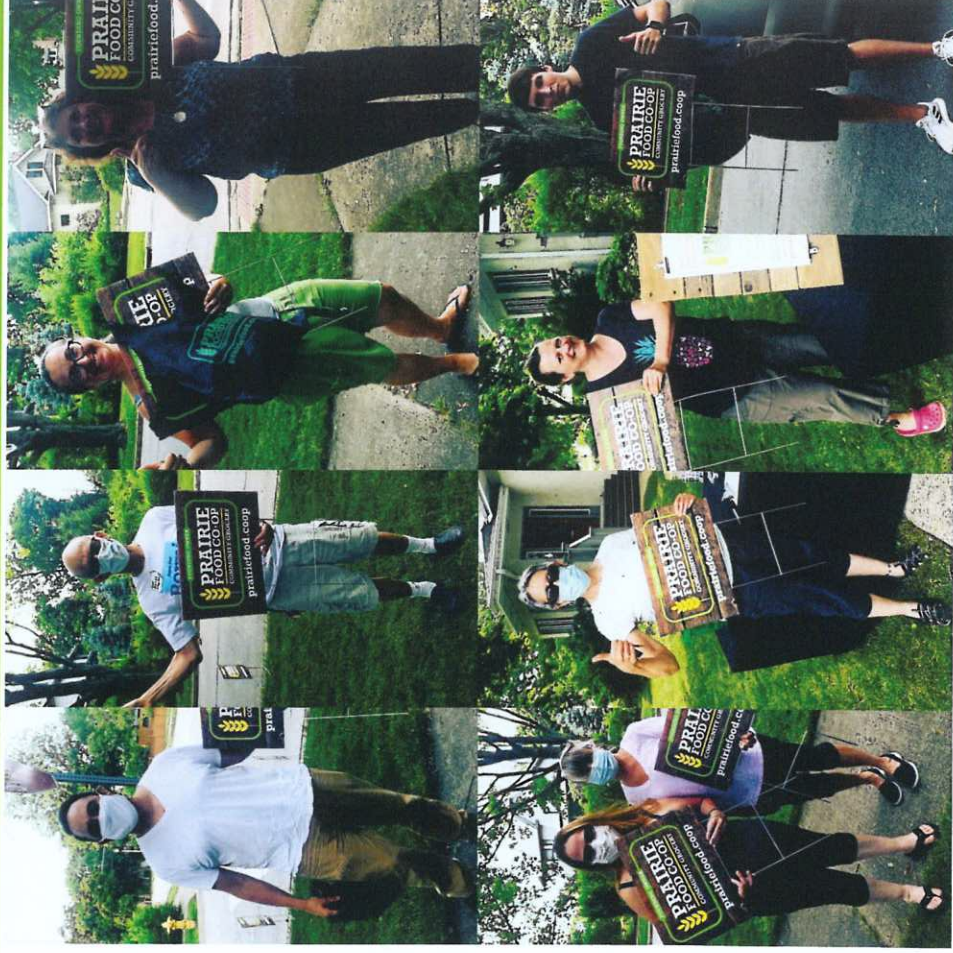
Average Pledge	
Wheaton	\$3,998
Elmhurst	\$3,557
Downers Grove	\$2,927
Glen Ellyn	\$2,861
Lombard	\$2,226
Villa Park	\$1,827

Accelerated Owner Growth

- May 2014 - 139 (+139)
- May 2015 - 298 (+159)
- May 2016 - 480 (+182)
- May 2017 - 657 (+177)
- May 2018 - 830 (+173)
- May 2019 - 962 (+132)
- May 2020 - 1108 (+146)

Owner Count Now: 1455

+347

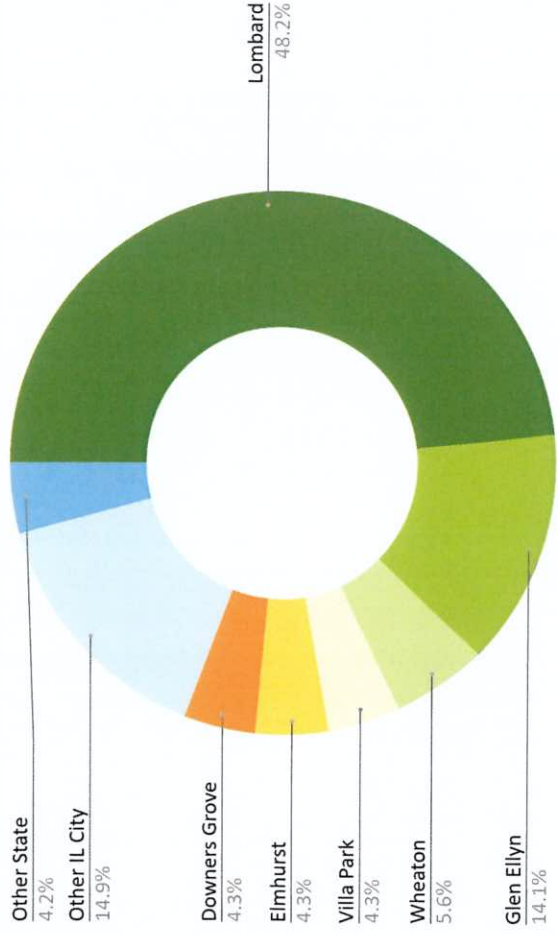
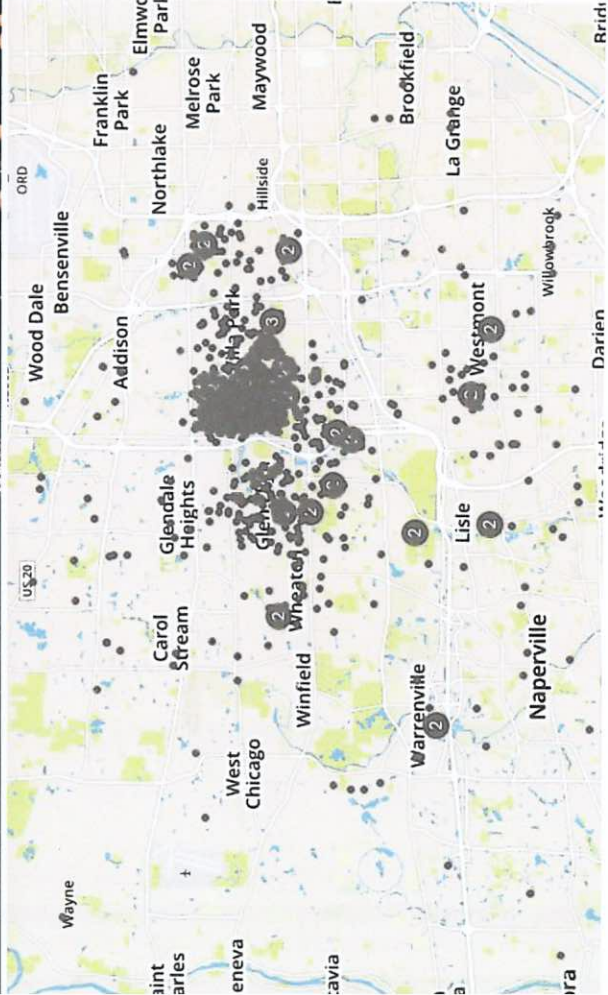




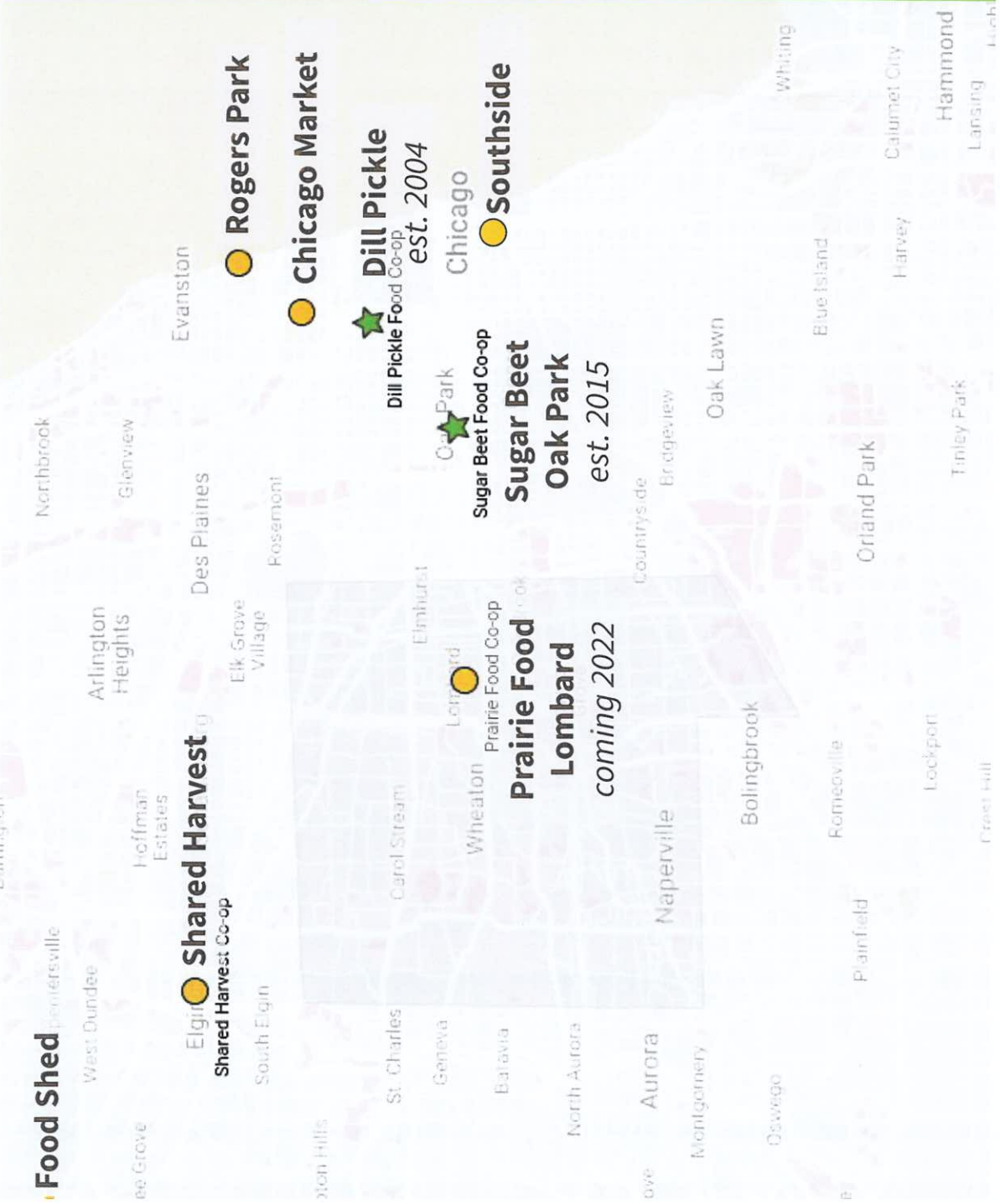
Economic Impact

Lombard, IL 60148

1455 Owners and growing...



Prairie Food 1st Co-op in DuPage County



Economic Multiplier

Where Our Food Dollars Go

with Prairie Food Co-op

Minnesota

5.1%

Germany

5.6%

Washington

6.7%

Cook County

7.3%

Arkansas

13.1%

Ohio

14.1%

**\$5M Stays Right in Lombard and
Generates \$8M in economic activity**



Business Incubator

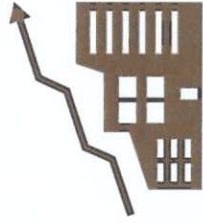


- Food Co-ops provide a consistent market for small, local food businesses
- PFC Vendor Form has over 75 submissions from LOCAL businesses
- PFC expected to stimulate creation of 8-12 micro-businesses

Co-ops Make a Powerful Impact

Generates

\$1604 in local economic activity for every \$1000 spent.



Features

157 local farmers and food producers.

Donates

24,100 pounds of healthy food to pantries.



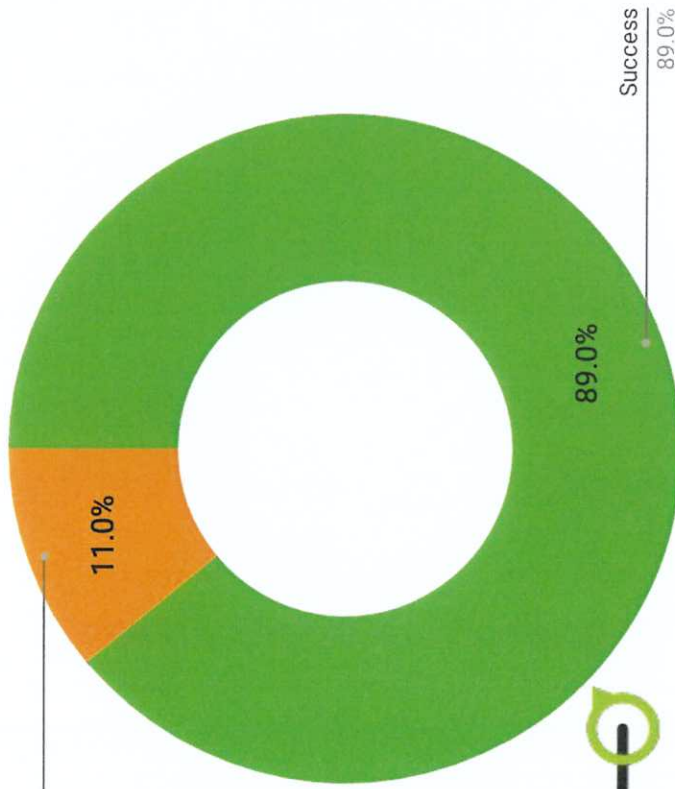
Offers

92 community workshops each year.

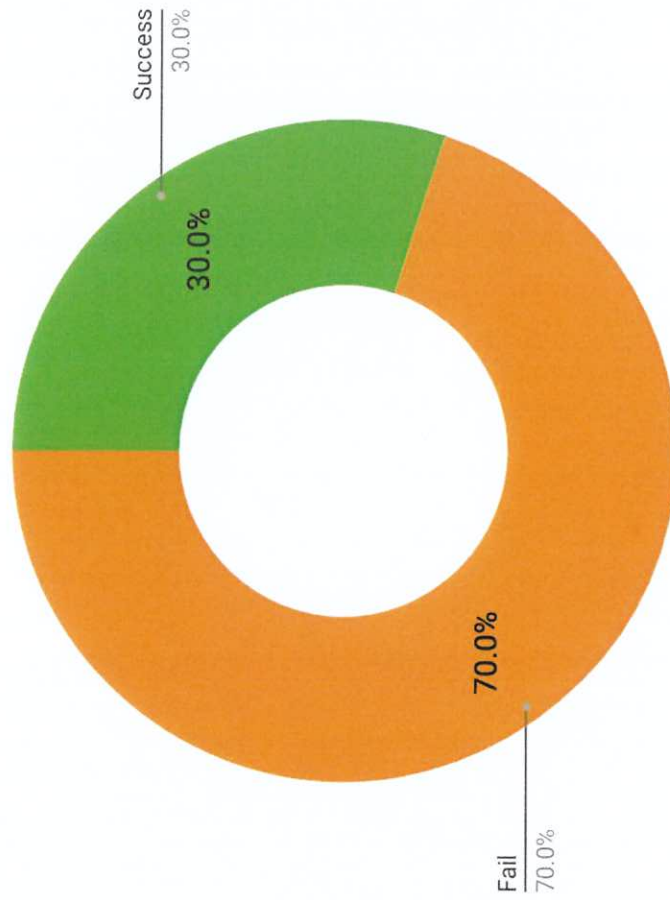


Food Co-ops Are Successful

Food Co-ops



Small Business



**FOOD CO-OP
INITIATIVE**

New co-ops start here.



109 S. Main Street

Lombard, IL 60148

MISSION STATEMENT

Prairie Food Co-op is a community-owned and democratically operated grocery store dedicated to strengthening our economy and creating a marketplace for transparently labeled, local, organic and sustainable food.



Downtown Lombard

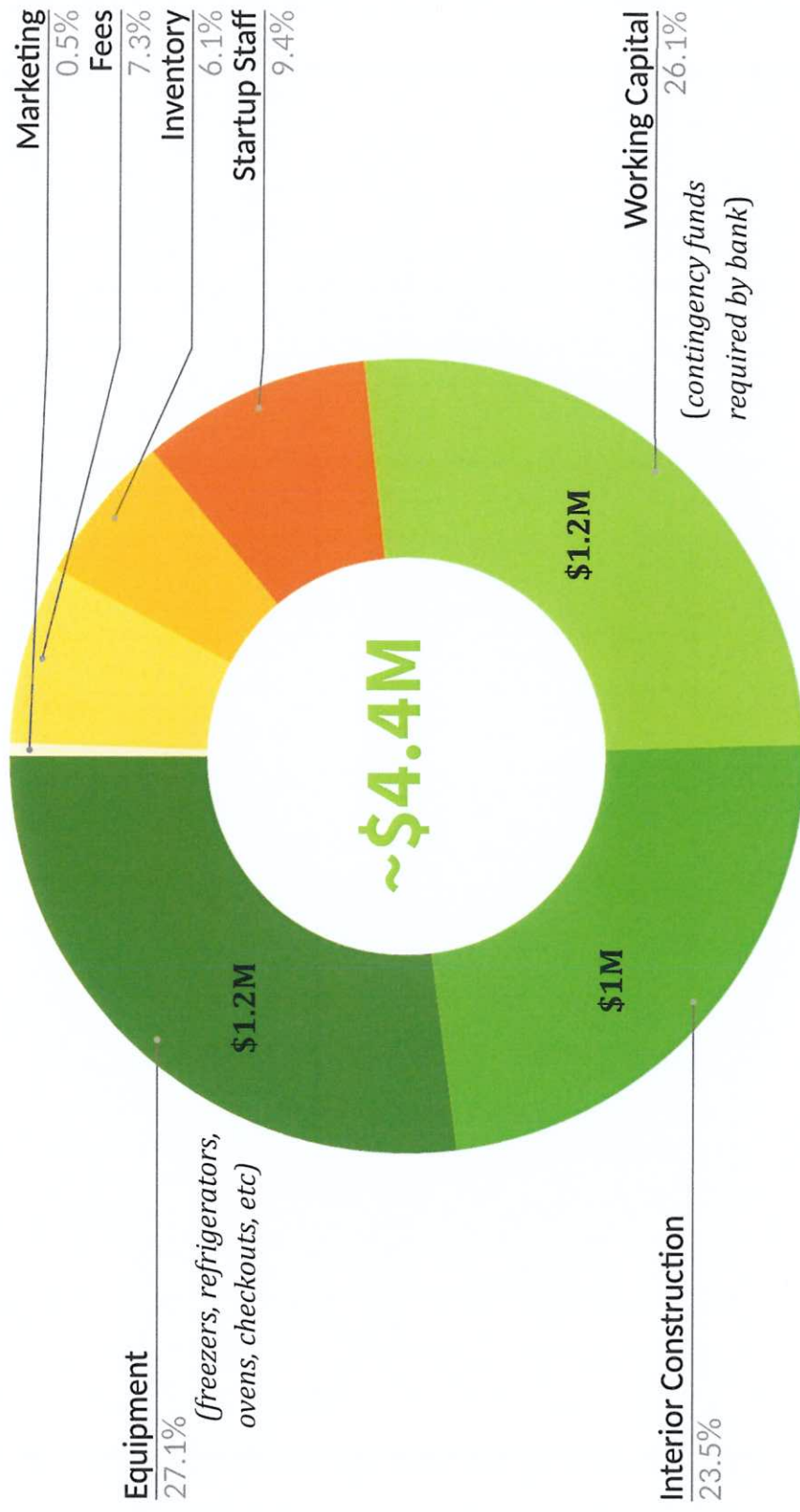


- 109 S. Main Street Lombard
- Accessible via Bike Path, Metra, and Pace
- **Within 1-mile:**
 - 15k Residents
 - 2.5k Daytime Workers
 - 1.2k+ Daily Commuters
 - 469 Businesses
 - No other grocery stores

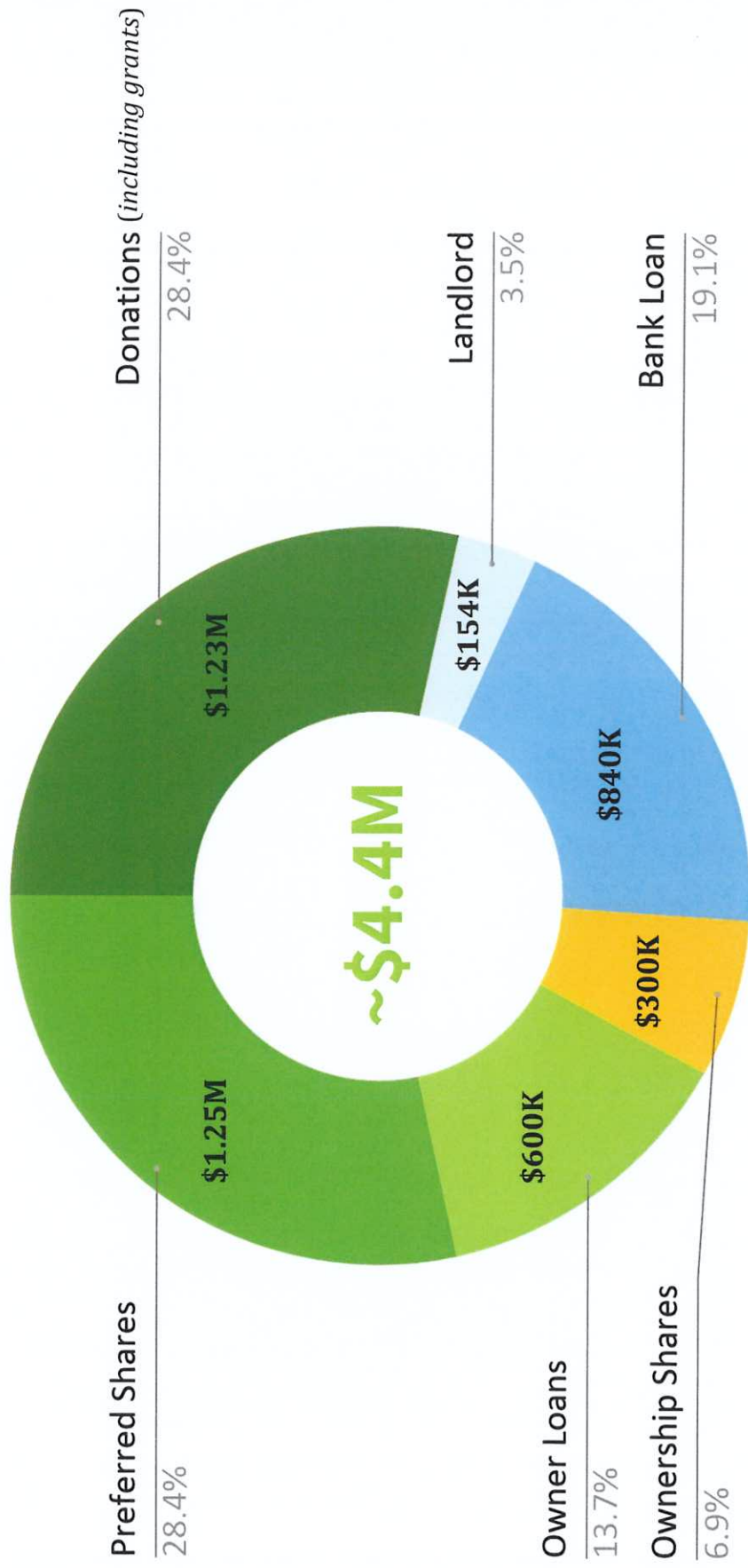




Projected Startup Expenses



Startup Income Sources



Timeline



Learn More

- www.prairiefood.coop
- Follow us on Facebook
<https://www.facebook.com/PrairieCoop>
- Join our newsletter
http://www.prairiefood.coop/newsletter_sign_up
- We will speak to your group!

Thank You!



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