

Successful Implementation

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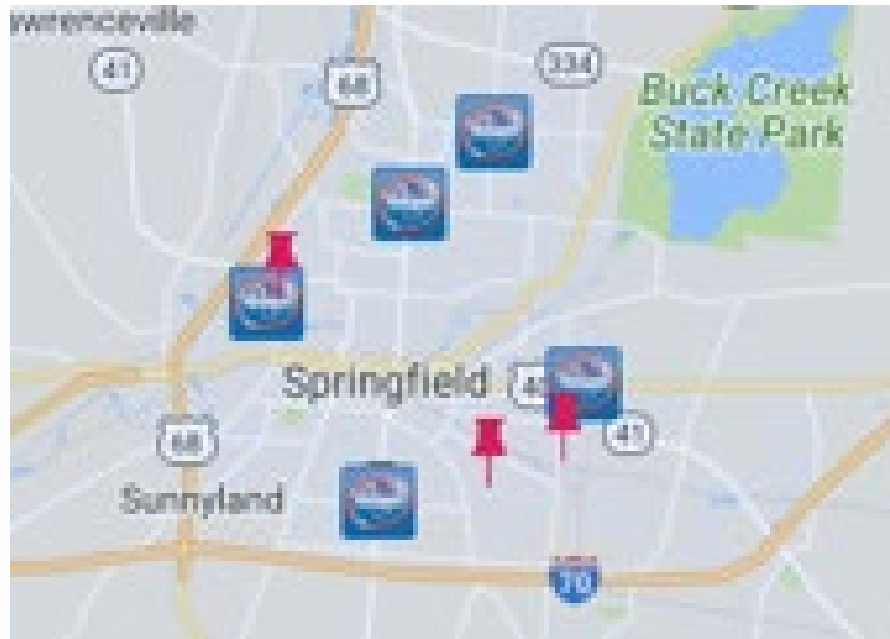


Clark County
LAND REUTILIZATION CORPORATION



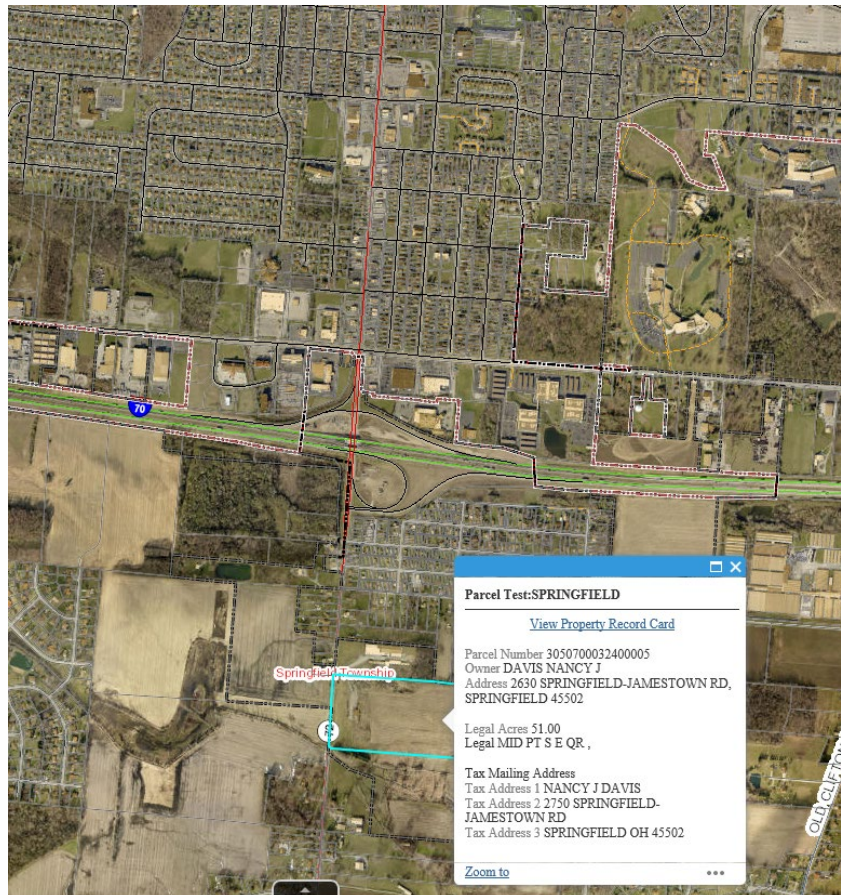
Springfield's Grocery Saga

In 2015 there were 5 Kroger's and 3 other traditional grocery stores operating in Springfield, serving a City population of 60,000 and a County population of 135,000



Springfield's Grocery Saga

In the early part of 2018 Kroger was in the due diligence of acquiring property just south of I70 in Springfield Township



Springfield's Grocery Saga

- By the summer of 2018 Kroger had backed out of the purchase and subsequently closed a Kroger on the North Side
- At the same time Save-A-lot on the West side closed



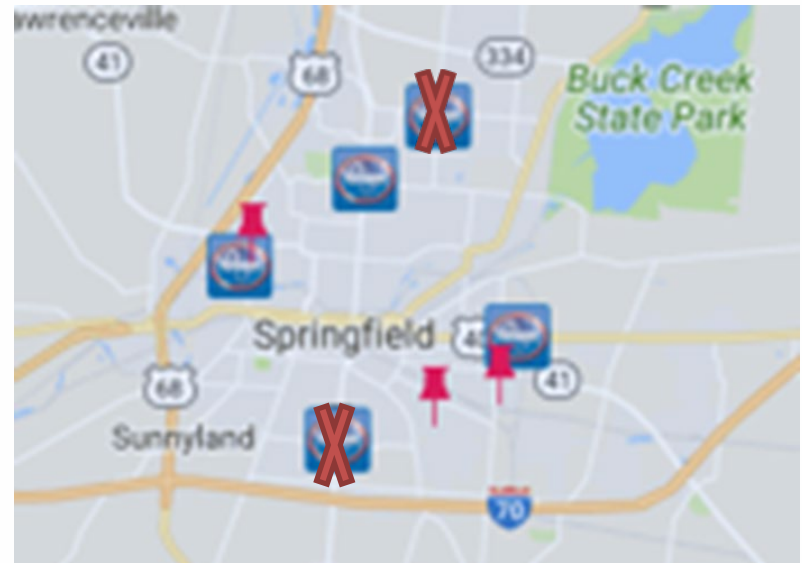
Springfield's Grocery Saga

- At the beginning of 2020 Kroger's announced it would be closing the South Limestone Kroger



Springfield's Grocery Saga

- The closing of the Kroger on S. Limestone led to the creation of a food desert for those neighborhoods south of downtown.



A community comes together

- A coalition of community members immediately came together.
- The Governor's office got involved.
 - Governor lives south of Springfield and has been known to shop at this Kroger.

A community comes together

- Had several large community forums to discuss what the community wanted and the best way to address the issue.
 - Kroger executives attended the first meeting
 - Following the first meeting the Land Bank agreed to take donation and manage the building. The City agreed to pay the expenses including 50% of admin.
 - This required significant coordination and time

A community comes together

- Second meeting was a large community meeting
- Third meeting was a strategic planning session led by Dillin LLC.
 - The “Four Corners Plan” came out of the planning sessions.
 - Visual on next slide, Note visioning

A community comes together “Four Corners Plan”



< Caption

Marketing

- Following the meeting the City entered a joint venture to develop the Four Corners Project.
- The Land Bank continued to manage the property and support the City and Realtor groups for approximately 9 months.

Marketing

- Local realtor and businessman Sunny Dhingra had a friend that owned several groceries in the Cincinnati area.
- After many months of courting the potential owner/operator he agreed to take on the project.
- The city worked out an Economic Development incentive to redevelop the location.
- On May 28th the Land Bank sold the property to GroceryLand. They plan to open this December.



Key Takeaways

- Must have the right people in place
 - Skilled and collaborative mined team
- Stay positive with the business
- Need a land bank
- Need Financing

