



# State of South Carolina Contribution Expenditure Report

This form is designed to collect the quarterly and annual expenditure reports required by South Carolina in accordance with Proviso 117.21 of the appropriations act of 2022 and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution to the designation organization at the end of year quarter and by June 30, 2023.

## Contribution Information

Amount	State Agency Providing the Contribution	Purpose
\$4,000,000.00	E160 - State Treasurer - X220 - Aid to Subdivisions -	Bluff Road and Atlas Road Improvements

Treasurer

### Organization Information

Entity Name	City of Columbia
Address	1737 Main Street
City/State/Zip	Columbia, SC 29201
Website	columbiasc.gov
Tax ID#	57-6000229
Entity Type	Municipality

### Organization Contact Information

Name	Missy Gentry, PE
Position/Title	Assistant City Manager
Telephone	(803) 545-3037
Email	missy.gentry@columbiasc.gov

### Reporting Period

Reporting Period	Quarter 4: April 1, 2023 - June 30, 2023
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### Accounting of how the funds have been spent:

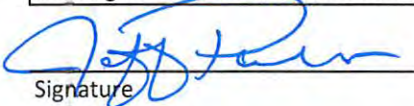
Description	Budget	Expenditures					Balance
		Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	
Acquisition Cost	\$1,300,000.00			\$721,208.88	\$668,808.53	\$1,390,017.41	-\$90,017.41
Master Planning for full site and pre-construction costs	\$650,000.00				\$20,903.25	\$20,903.25	\$629,096.75
Construction of initial elements of Comm.Retail multi-use Market Place	\$2,050,000.00					\$0.00	\$2,050,000.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
						\$0.00	\$0.00
<b>Grand Total</b>	<b>\$4,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$721,208.88</b>	<b>\$689,711.78</b>	<b>\$1,410,920.66</b>	<b>\$2,589,079.34</b>

### Explanation of any unspent funds (to be provided only if unspent funds remain at the end of the fiscal year):

Development team plan is to develop and construct a multipurpose market place venue in a phased approach. Phase I (completed) included appraisal, environmental assessments, and project funding allocation. Phase II (completed) land acquisition and master planning RFQ. The remaining balance of funding will be used to complete Phase III which includes completion of the master plan, feasibility study, and construction cost for intial elements of the market place site.

### Expenditure Certification

The Organization certifies that the funds have been expended in accordance with the Plan provided to the Agency Providing the Distribution and for a public purpose.

  
 Signature  
 Jeff Palen  
 Printed Name

Assistant City Manager  
 Title  
 7/12/2023  
 Date

# Market Place at Congaree Point

## FY 2022- 2023 - Progress Report

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**Project Description:** Our plan for the 9+/- acre site on Bluff Road is to provide spaces for multipurpose use. The strip development plan is to be facility that includes space for farmers' market, retail sales, commercial kitchens, and event space. The site is expected to include an area for a food truck zone, public space and areas for garbage disposal, grease disposal and recycle disposal. The market place and retail space are priority and will develop in first phase. **The proposed development is on a corridor that has a history of disinvestment and residents lack access to fresh food and health care.** The City of Columbia Food Policy Committee has identified the area as a food desert. Additionally the City's Comprehensive Plan identified the area as an area lacking quality of life necessities. We have engaged Eau Claire Cooperative Health (ECCH) as a partner and they will construct a 10,000 medical facility with pharmacy. ECCH has the unique ability to write prescriptions for their clients to purchase fresh food that we plan to sell at the market. Additionally there is over 1,000 affordable apartment units under construction behind the site shown.

### **Milestones To-date:**

#### 3<sup>rd</sup> Quarter

- Master planning development team retained.
- Land purchase completed for 8.8 acre site on Bluff Road.
- HUD Part 58 Environmental completed for 8.8 acre site.
- Contract completed for 3650 Bluff Road, and purchase closing date selection in progress.
- Contract completed for 3214 Bluff Road, and purchase closing date selection in progress.
- HUD Part 58 Environmental in-progress for 3650 and 3214 Bluff Road.
- Title work completed.
- Finalized partnership with project development team and Clemson Extension to review and update 2020 published a paper on feasibility of a shared commercial kitchen in the Columbia area.
- Survey completed and purchase contract in progress for Eau Claire Cooperative Health site.
- Initial site plan completed.

#### 4<sup>th</sup> Quarter

- HUD Part 58 Environmental completed for 3650 Bluff Road and 3214 Bluff Road.
- Master plan process initiated.
- Land purchase completed for 3650 Bluff Road.
- Land purchase completed for 3214 Bluff Road.
- Contract completed for Eau Claire Cooperative Health site, and purchase closing date established
- Feasibility Study underway with Clemson Extension.
- 3 development team meetings completed.

### **Budget Update:**

Budgeted:	\$ 4,000,000.00
Expenditures To-Date:	\$ (1,410,920.66)
Encumbered:	\$ (80,043.00)
Remaining Balance:	\$ 2,509,036.34