

From: Mukhtar Sharif <msharif34@gmail.com>
Sent: Wednesday, March 10, 2021 12:24 PM
To: Pease, Londell
Subject: Re: FW: DRC deadline noon tomorrow

African Business Community (ABC), a coalition of small businesses and investors seeking to develop the property at 1701 American Blvd East ("Property") as a business hub for the south-metro East African business community. In the near term, ABC plans to sign a lease with Afrique Hospitality Group, which will build out a portion of the Property as a restaurant. Other proposed uses of the Property will include offices/co-working space, and we will be bringing forward a CUP application for a small university at the Property.

In addition, ABC intends to develop a portion of the Property as a small-business training and incubator center ("Business Center"). ABC will act as a community development finance corporation that will use the Business Center to educate, train, and develop African and African diaspora entrepreneurs from A through Z of the business startup process. Entrepreneurs will be provided office space, access to critical resources, and space in a curated indoor East African business plaza, with a limited number of retail shops, professional, and medical services. This effort is consistent with City of Bloomington's racial equity and inclusion initiatives, which include building a diverse skilled workforce, growing diverse businesses, and eliminating barriers to equity.

While these near-term uses are permitted and conditional uses under the current zoning, we understand that there are likely additional processes necessary to allow the Business Center and retail elements of ABC's planned business model.