



## **INFORMATIONAL MEMORANDUM**

**TO: Community Development and Neighborhoods**

**FROM: Derek Speck, Economic Development Administrator**

**CC: Mayor Ekberg**

**DATE: March 19, 2019**

**SUBJECT: Tukwila Village Food Hall Update**

### **ISSUE**

This item is a status update on a possible food hall at Tukwila Village.

### **BACKGROUND**

For many years City staff has explored options for a restaurant to be located in Building A at Tukwila Village. Building A is the structure that is currently under construction and is located just north of Tukwila Library. When completed in early 2020, it will be a six-story structure with 79 apartments, four live/work units, and approximately 8,000 square feet of commercial space. One of the commercial spaces is designated for a restaurant and is intended to be a gathering place for Tukwila residents.

In early 2017 City staff began working with the Food Innovation Network (FIN), which is a program of Global to Local. Part of FIN's mission is helping low income entrepreneurs, particularly those who are recent immigrants, minorities, or women, become self-sufficient through food-based businesses. FIN has been exploring the feasibility of opening a "mini-food hall" in the restaurant space in Building A. They have started a capital fund raising campaign and recently applied for funding from Washington State to contribute toward the tenant improvements.

### **DISCUSSION**

Staff believes a mini-food hall at Tukwila Village operated by FIN would be an excellent community asset and hopes that their fundraising campaign and negotiations with the Tukwila Village developer will be successful.

Ms. Kara Martin, FIN Program Director, will give a presentation on the food hall to the Committee and answer questions.

### **FINANCIAL IMPACT**

No City financial impact because no city funds are involved in FINS's Tukwila Village food hall.

### **RECOMMENDATION**

Information only.

### **ATTACHMENTS**

Food Innovation Network Tukwila Village Food Hall – flyer  
Tukwila Village Food Hall – slide presentation





FOOD  
INNOVATION  
NETWORK

# Tukwila Village Food Hall



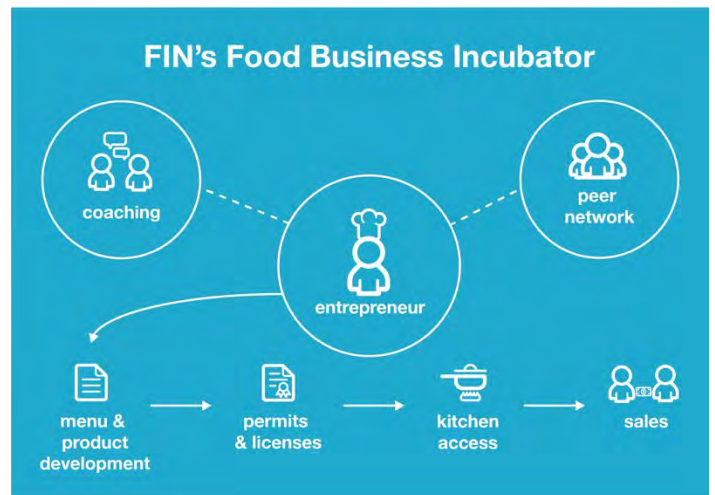
A program of Global to Local, Food Innovation Network’s mission is to enhance the local food system, increase access to healthy food, create pathways for success, and support resource- and idea-sharing that engages the diverse communities of SeaTac/Tukwila and South King County. Our **community-led work spans across the local food system**, from farm to fork.

## The Challenge

Through extensive community outreach and a feasibility study, we know at least 200 South King County residents are interested in starting food businesses. Over half of these aspiring entrepreneurs come from families with annual **household incomes under \$25,000**. And although over **two-thirds of these residents already have food industry experience**, they face **barriers to starting a business**. The key barriers they identified include accessing capital and financing, accessing commercial kitchen space, and navigating licensing and permitting.

## The Solution

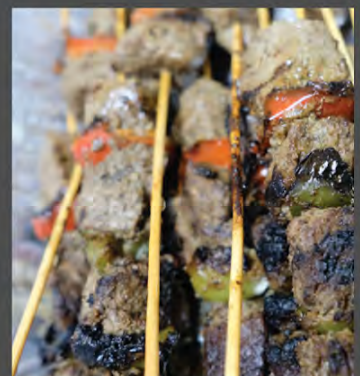
In 2017, with input from many partners and community members, we piloted a **food business incubator for underserved residents**. Most of our participants are part of immigrant and refugee communities. We provide subsidized rent at a commercial kitchen, as well as other business supports including permit assistance and market channel development. We have since helped launch nine businesses.



## Meet Entrepreneur Caroline Musitu

Caroline Musitu grew up helping her mother cater events in Congo. After coming to SeaTac, Caroline cooked for celebrations within the Congolese community. She joined our incubator to formalize her business and extend her reach to a broader market.

Taste of Congo, the only Congolese food business in the region, is now a point of pride for Caroline's community. Her business has also been a hit at farmers markets, where she's generated income to help support her family.



## The Opportunity

Now we have an exciting opportunity to build off this success and expand the program to accommodate more entrepreneurs. **We plan to open a food hall that will be six times the size of our current location.** It will be located in Tukwila Village, a new mixed development and affordable housing project. Community members have guided the design of the food hall, which will serve as the heart of our food business incubator. It will also be a space where **people can gather, learn about, and celebrate the community's rich food traditions** while creating community wealth.



The 2,900-square-foot space is on the ground floor of six-story building. The commercial kitchen will accommodate at least **20 food businesses, including eight that will rent stalls in the food hall.** Others will use the kitchen for off-site sales, such as catering and farmers markets. We have an agreement with the developer, Pacific Northern, and we're now finalizing facility design and equipment layout. We plan to **open for operations in early 2020.**

## Funding Needs

To build out the space and expand the program, we are raising \$700,000 in capital funds. Funds will support designs, construction, and equipment to get the facility up and running.

## Get Involved

Contact FIN Program Director Kara Martin: [kara@foodinnovationnetwork.org](mailto:kara@foodinnovationnetwork.org) or (206) 850-2877. Find more information at [foodinnovationnetwork.org](http://foodinnovationnetwork.org).



## Meet Entrepreneur Lucy Kamau

Lucy Kamau, an immigrant from Kenya, had lots of experience cooking for large groups of friends and family. She worked with FIN to launch her catering company because she needed support to expand beyond her core community.

She says her favorite part of operating Sherehe Kenya Kitchen is “the opportunity to share my ethnic food and social culture with other people, the chance to feed my clients special healthy meals and improve their health and quality of life.”





# Tukwila Village Food Hall

Presentation to City of Tukwila City Council's  
Community Development and Neighborhoods Committee

March 26, 2019

Presented by Kara Martin, FIN Program Director

[Kara@foodinnovationnetwork.org](mailto:Kara@foodinnovationnetwork.org)



growing food



making & selling

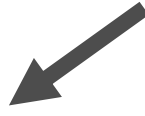


eating & celebrating food



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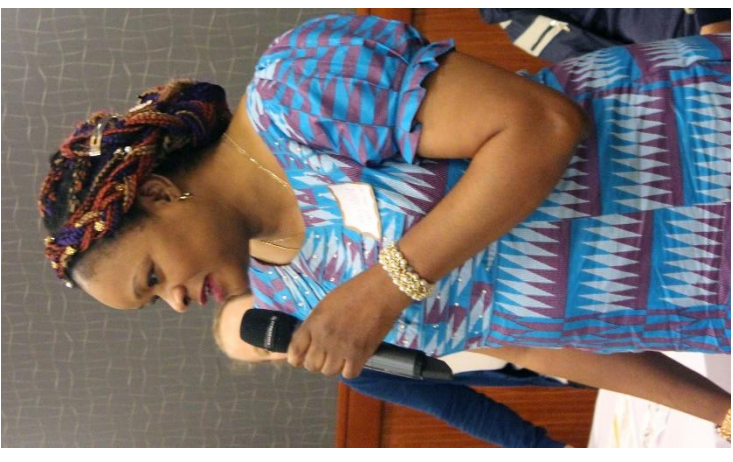
a program of Global to Local



# Our Team



FIN Staff



FIN Community Advocates

# ∞ High Demand to Start a Food Business

- Nearly 200 people in South King County
- Over half from families with household incomes *under* \$25,000
- 2/3 have food industry experience
- 5,000 more jobs in King County food sector over 5-year period





# Top Barriers to Starting a Business



Capital & financing

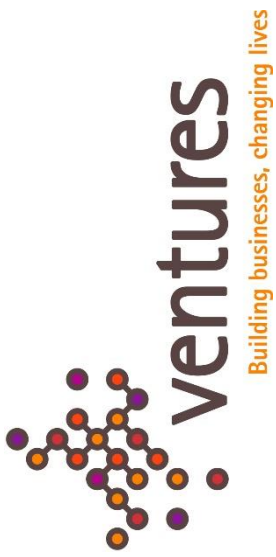


Commercial kitchen space

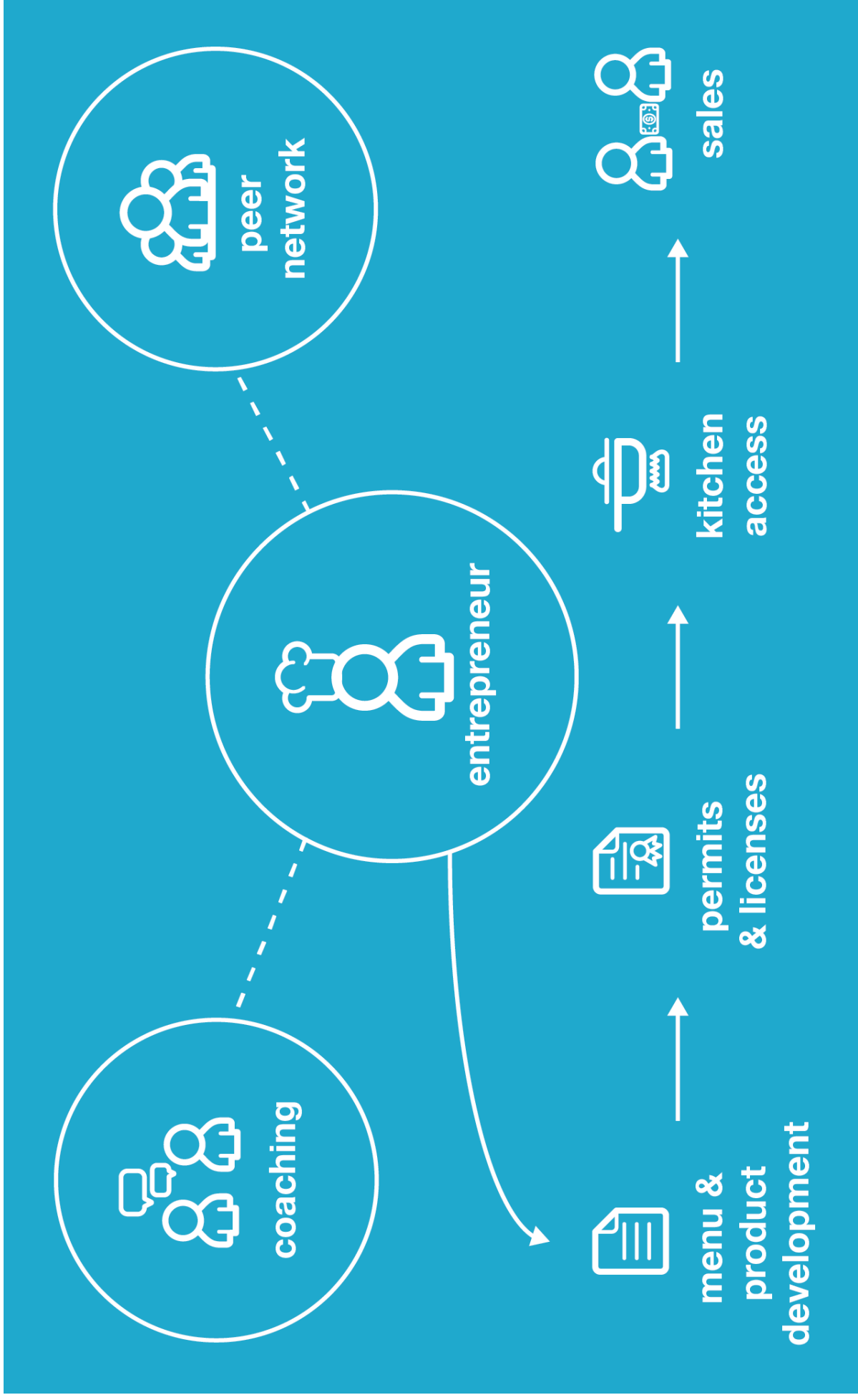


Permits & licenses

# Pilot Launched in 2017



# FIN Incubation Services



# Tukwila Village Food Hall

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Ground floor of apartment building  
2,900 SF of commercial kitchen  
& dining hall space



# Building on Success

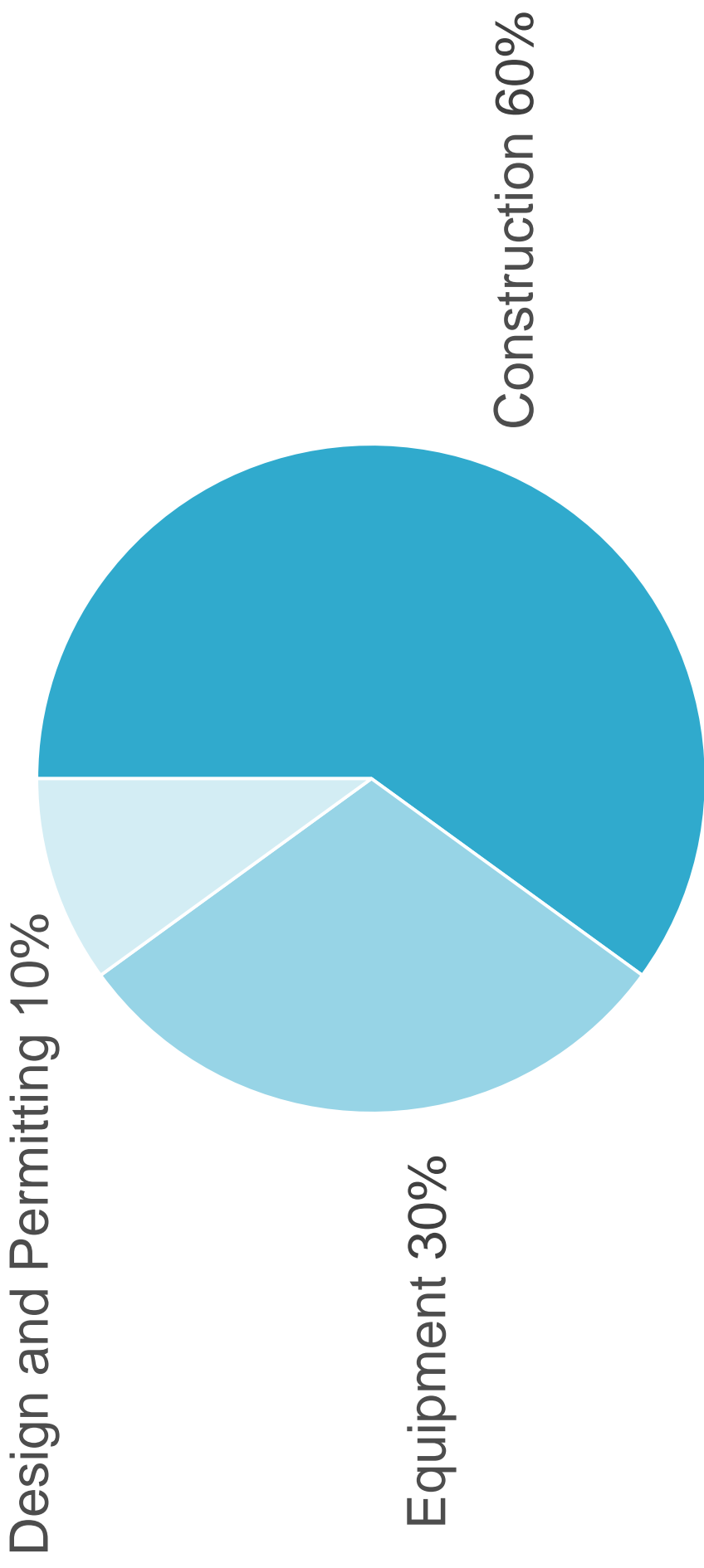
- In 5 years:
- 30 food businesses launched
  - 40 jobs created



# Meet Caroline, Owner of Taste of Congo



# \$700,000 Capital Campaign



Average new restaurant build out = \$500K & up

# \$400,000 State Capital Request

~ sponsored by Senator Bob Hasegawa

## *Community Partners*

City of Tukwila

King County Local Food Initiative

Ventures Non-Profit

StartZone at Highline College

Sustainable Housing for Ageless  
Generations (SHAG)

Somali Health Board

Congolese Integration Network

Lutheran Community Services

Forterra

Tukwila Village Community Development  
Association

Highline Urban Ag Program

International Rescue Committee

South King County Food Coalition

Food Lifeline

Northwest Harvest

Wakulima (Kenyan farming community)





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a program of Global to Local

cater your next event &  
support our capital campaign

[foodinnovationnetwork.org](http://foodinnovationnetwork.org)