

EXPANSION TIMELINE

Engagement & Organizational Reorganization			Design & Financing		Construction & Readiness		
2012	2013	2014	2015	2016	2017	2017-18	2018
Long-Term Vision & Strategy	Organizational Alignment on Long-Term Vision	Discovery, Feasibility & Due Diligence	Feasibility & Due Diligence	Design & Approvals	Business Plan & Capitalization	Site Work & Construction	Operational Implementation
<ul style="list-style-type: none"> • East parking lot addition - 2011 • Board discussion on growth & capacity • Owner/Member Survey • Office reorganization 	<ul style="list-style-type: none"> • Long-term strategy • Owner engagement with Community Conversation - ongoing • Backroom expansion 	<ul style="list-style-type: none"> • Market Study • Owner/Member Survey • Management, Board & Staff engagement - ongoing • Owner engagement - ongoing 	<ul style="list-style-type: none"> • Hire NCG Development Co-op Consulting group • Project announcement • Site selection • Property due diligence • Select general contractor/architect 	<ul style="list-style-type: none"> • Concept site plans • Purchase site • Center Avenue city variance • Owner/Member Survey • Environmental reviews • Parking lot construction • Market Study updated • Design development • Store layout development • Pro forma draft • Format final decision • Bank selection • Loan authorization • Final store layout • City approvals 	<ul style="list-style-type: none"> • Finalize criteria • Format scenarios - assess directions • Finalize pro forma • Capitalization Strategy • Business Plan • Secure NMTC • Owner Capital Campaign • Hire key staffing positions 	<ul style="list-style-type: none"> • Construction documents issued • Permits • Pricing • Construction contract • Groundbreaking • Construction 	<ul style="list-style-type: none"> • Organizational Chart finalized • Finalize department plans & implement • Order & install equipment • Marketing & PR campaign • Job fair & orientations • Ribbon cutting • Grand opening