



NORTH MARKET

NMDA Executive Committee Meeting

Agenda

July 20th , 2021 (July Meeting)- 5:00pm, NMBP Conference Room/Google Meet

Attending, Tom McCormick, Rick Grady, Adrienne Keves, Mike Beaumont, George Kauffman, Brian Suiter, Melissa Diethem, Rick Harrison Wolfe, Peggy Outcalt, Meghan Brouillette, & Jillian Woltz

1. Welcome
 - a. 5:03PM
2. BHM 2020 Audit Presentation
 - a. Run through of a number of professional standards relating to audit.
 - b. Overview of financial audit.
3. June 2021 Financials
 - a. For June we're coming in at a loss of 150k, a 50k improvement from last time we met. Parking continues to trend higher than projected. Added revenue from upcoming event (~net 30k profit).
 - b. 160k in opportunity (Forgiveness of PPP and Mix&Shake) but still looking at potential legal fees in relation to Market Tower.
4. Director Reports
 - a. Facility/Operations, Downtown
 - i. At the request of Experience Columbus we opened on July 12th for convention. 13-15 business were open and all reported that it was well worthwhile.
 - ii. Most businesses are still seeing labor challenges in relation to staffing.
 - iii. We had a significant amount of water leaking into electrical room on Sunday, July 10th. Rick reported incident to city.
 - iv. Otherwise, adjusting to staffing reconfigurations due to Ryan spending half his time at Bridge Park.
 - b. Facility/Operations, Bridge Park
 - i. Welcome to Allison Glass, new office manager at Bridge Park. One of our first two part-timers at Bridge Park and is now full-time.
 - ii. The wooden 'hero' doors have been fixed and now close and open properly.
 - iii. Amy Vance is now engaged in a different capacity in relation to accounting. She is presenting reports and answering technical questions to Crawford/Hoying beginning next week.
 - iv. Saddleberk stall is moving along very quickly. Hoyo's and The Pit are getting closer and closer. The hope is they're open before Labor Day.
 - v. We signed a lease for our new pizza vendor at Bridge Park. Press release will be going out early next week. Gallo's Pizzeria will be our new pizza merchant. They do a NY-style pie as well as stromboli and a selection of salads. Will be able to buy by-the-slice as well as full pies.
 - vi. Swich Social is very interested in being up here at Bridge Park
 - c. Communications/Marketing

- i. Reminder – sent out an invite from Dos Hermanos for an event happening tomorrow at Bridge Park where they are honoring Rick and North Market. At Bridge Park – all invited.
 - ii. At Home By High is coming next week to do a flower arranging workshop with Marty and Market Blooms.
 - iii. Sponsorship planning is in the works now.
 - iv. Press – Rime Time and Market Share long term pop up press release went out and was well received. Gallo’s coming next. Tangine House coming soon as well.
 - v. Ads – We swapped out our billboards. Mini Super, Jeni’s and Lan Viet are now up.
 - vi. Visit Dublin posted a lifestyle photo shoot from Bridge Park and gave us all the photos which was much-appreciated.
 - d. Programming/Events
 - i. We have decided to postpone Wine Fest at Bridge Park till 202. However we will be introducing a new annual event, Taste of the Market Gala at North Market Bridge Park. Will be similar to Apron Gala. Will be happening in November.
 - ii. Mix&Shake – getting ready to put tickets on sale soon.
 - iii. Farmer’s Market – we replaced lost farm with a better one and hit budget.
 - iv. We have National Emergency Number Association happening on Sunday. Everything is in good shape for those events.
- 5. MT Update
 - a. Tons of meeting with Rockbridge last couple of weeks. Making progress.
 - b. NBBJ is working on designs for us. We should see concepts this week or next.
 - c. Trying to get Rockbridge to pay for second level in atrium. Would increase our square footage by 4,200 sq.ft.
 - d. Had to increase our lease with the city for another 40 years for a tax credit that Rockbridge is seeking.
 - e. We need to decide on an owner’s rep. Ken Paul is working with the city to get us additional funding for that. We solicited bids. We received two bids. Discussion around these two applicants.
 - f. Ken is working on helping with a number of other upgrades we need and items that need to be taken care of when MT construction is underway.
 - g. Met with Don Brown. Discussed a number of things around the Market Tower project.
- 6. Merchant Updates
 - a. Had a very good June both Downtown and Bridge Park. Nearly all merchants showing marked increases over last year.
 - b. Sticking with Mondays off through August due to continued staffing challenges.
- 7. HR Structure Follow-Up
 - a. More coming soon on this. Still a work-in-progress.
- 8. New Business
 - a. Bridge Park budget – Coming in at a loss of 700k. Cleaning is trending in the 30k+ range per month. CAM is only coming to 3k per month so is not even close to covering it. We might need to look at re-negotiating CAM with our merchants in the future.
 - b. Wine Fest – an ambitious project but not feasible right now due to a variety of factors.
- 9. Adjournment