

North Market Development Authority

Board Meeting Meeting Minutes

Minutes

February 22, 2022, 5:00PM, Dublin Metropolitan Library

Attending: Rick Harrison Wolfe, Melissa Diethelm, Adrienne Keves, Nic Crum, Matthew Esber, Lauren Toth, Nate Fisher, Jeri Grier, Wayne Lin (Merchant Rep), Ian Holmes (Merchant Rep), Geri Sutter, Billy Cardamen, Jerry DePizzo, Jameel Turner,

Absent : George Kauffman, Mac Joseph, Cathay King, Allisa Amidon, David Babner, Ken C. Paul, Rick Grady

Stepped off: Brian Suiter (due to conflict of interest)

- 1. Welcome: 5:10**
- 2. The Next 60 Days #NoMa**
 - a. Next Executive COmmitee - Tue 3/22 + 5pm + location TBD
 - b. Next BOD Meeting + Tu 4.26 + 5pm + Location TBD
 - c. New line music NMBP Thursdays for Happy Hour
 - d. New expanded hours take effect at NMBP on Mon 3.7
 - e. Save the Date: Apron Gala DWTN Fri 5.20
- 3. Approval of Minutes** - Motioned by Melissa, Seconded by Jameel
- 4. Reports**
 - a. **CEO**
 - i. Figuring out BP, new leadership (transition from departures)
 - ii. DT Business has been stronger, more conventions coming back, Arnold is coming back.
 1. One empty merchant - April filling m
 - b. **Staff**
 - c. **President** - not present to report
 - d. **BOD Committees**
 - i. Merchant - (formally Brian L, will need to be revisited) - potentially Matt as he is a current member.
 - ii. Market Tower Development - Rick Grady leads

e. Merchant Reps

i. Wayne Lin -

1. Everyone happy with New Hours
2. CAM Fees: Circulated a letter signed by 8 of the Merchants (9 of them did not) - Most of the folks that didn't sign would agree with most of things in it (but understand Market dynamics + didn't want to engage)
 - a. Was 4% of Retail Sales - is what the current. Now it's trending 8-10% of retail sales (hopeful extended exams, increase of Revenues)
 - b. QUESTION: Are we passing on costs for lack of up front spending (i.e. new building shouldn't have these costs) - response it is maintenance expense are what is being passed on.
 - c. QUESTION: How do we respond to specifics - some are part of Authority requirements, some can be mitigated with more Events (upside), are appreciative of longer hours
 - d. COMMENT: taking feedback from Merchant Summit to engage on the good ideas that came out of that meeting
 - e. COMMENT: Merchants in both locations - comparison comment - thoughts around broader diversity amongst locations?
 - f. COMMENT: Group bargaining power - is there a way to help paper costs / some component costs to help Merchants - Makes sense to have the conversation again - perhaps revisit at the next Merchant Summit
 - g. QUESTION: What is the response to the Letter? What do we need to do/action item?
3. WIFI Issue - still don't have public WIFI - ongoing complaint

ii. Ian Holmes -

1. Everyone is worried about the hole in the ground that is coming.
 - a. Major merchant summit is coming around the Market Tower update. We will get definitive answers in preparation for this conversation
2. Question about Downtown Office - is the Market updated on information/updates from the City on details of folks to come back?

5. Old Business

6. New Business

- a. **Harpreet Mann - VP Associate General Counsel - APPROVED**
 - i. Motion by Jameel to approve, Jeri seconded, Approved
 - ii. QUESTION: No openings
- b. **Crawford Hoying Commercial Management Agreement Proposal**
 - i. Reviewed by Rick and Aaron Burke (our counsel from Vorys on BP).
 - 1. Vorys review with Tax Counsel
 - ii. Not yet approved by the Executive Committee
 - 1. OPMA board approves (Not full board)
 - iii. They are willing to start training people next week -
 - 1. Could be in place by March 1.

7. January 2022 Financials

8. 2022 Budget Approval

- a. Operating Income Budget is \$76K - slight decrease from 2021.
 - i. Difference between years highlighted page 3
 - 1. Parking question - only half of year because of construction, offset by Developer fixed pay once construction begins.
 - ii. NOTE: 2020 is an outlier re: operating income percentage due to PPP + Grant money, 2022 projected percentage in line with pre-pandemic years
 - iii. NOTE: Email approval anticipated after Ex Com approval

9. Merchant Updates

- a. One opening - anticipated tenant in by April - Donut to replace Destination Donuts

10. Market Tower Update

- a. Utility work begins in June, expectations around Parking Lot work beginning is still in August (still TBD), Rockbridge got approval from Downtown/Historic Resource Commission, sign relocation work still to be done. Full construction documents from Rockbridge have been submitted to the City. Permits expected in the next 30 days. Looking to sign a design agreement with MMBJ just for our work (just Phase 1). Phase 2 will be full drawings. City money would cover this expense.
- b. QUESTION: Apron Gala 2023 change of location? TBD.

11. Adjournment: 6:40pm