

North Market Development Authority

Board Meeting Meeting Minutes

Minutes

June 28, 2022, 5:00PM, - CH HDQ "Training Room" /Google Meets

Attending: George Kauffman, Rick Harrison Wolfe, Melissa Diethelm, Adrienne Keves, Nic Crum, David Babner, Rick Grady, Ken Paul, Mac Joseph, Jeri Grier, Wayne Lin (Merchant Rep), Jerry DePizzo, Ian Holmes (Merchant Rep), Geri Sutter, Harps Mann, Mike Beaumont, Jameel Turner, Nate Fisher, Lauren Toth

Absent : Matthew Esber, Billy Cardamon, Cathay King, Allisa Amidon

1. Welcome: 5:07

2. The Next 60 Days #NoMa

- Ongoing : Farmers Market at North Market Downtown
- Ongoing: The Dublin Market at Bridge Park
- July- September : Bridge Park Weekday Pop-Up Program begins Mondays and Tuesdays
- July ? : BP Resident Event - BYOB w/ Mohican Flower Farm - *TBD on official date*
- July 7: Private event at North Market Bridge Park
- July 15: Night Market at North Market Downtown
- July 16: Private event at North Market Downtown
- August 13: Farmers' Fest at North Market Downtown
- August 19: Night Market at North Market Downtown
- August 27: Private Event : Byers Speeding to Read, 2nd & 7 8ball Tournament + Concert
- September 16-17 Wines Fest at North Market Bridge Park

3. Approval of Minutes - Motioned by David, Seconded by Lauren- Approved.

4. Reports

- **CEO**
 - i. GALA was most successful ever.
 - ii. Congratulations to all winners.
- **Staff**

- i. Saddleburg opened - new signage, cleaned everything, looks amazing. Will have a small amount of prepared that has not yet commenced.
 - ii. Announcement of Dodo Donuts at DWTN - supposed to be opened by now but Supply Chain delays - (did pop up at Gala and won dessert category)
 - iii. Started a lot of pre-work for MT - it looks like something is happening.
 - iv. Looking at May numbers other than 2 merchants, most are back to pre pandemic numbers- things are happening downtown
- **President**
 - i. Thank you Matt Esber spearheading gala tickets and all Board Members for efforts
- **BOD Committees**
- **Merchant Reps**
 - i. Wayne Lin -
 1. It is hot - (HVAC was running at 50% of capacity which made things warm inside) - it is officially fixed at 100% capacity
 2. People are curious about the merchants/potential vacancies/shifting
 3. Comment around driving lunch/weekday traffic
 - ii. Ian Holmes -
 1. So many questions around the nightmare parking situation
 - a. Will get stamped tickets in convention center once parking lot is closed
 2. Ways to incentivize construction workers to eat lunch

5. Old Business

6. New Business

7. 2022 Financials + Gala Financials (Amy Vance)

- Treasurer role - better to split workload with outside source presenting numbers with Treasurer oversight, introduction of Amy Vance (she has long been affiliated with the Market - started as part of the CPA Audit Team and then went independent and has done our financials for the last 16 years.
- Overall thanks to Gala, 2022 financials are looking good/on track

8. Merchant Updates

- Bridgepark:

- i. Reuse Revolution last day end of July - in conversations with Bar to acquire some of the space with room for pop ups. Would love to get this started Aug 1. Activate the SouthEnd.
 - ii. Little Kitchen lease end 12/31 - anticipate that Hot Chicken Takeover take over this space
- Downtown:
 - i. Full - no vacancies
 - 1. Dodo has stalled but still moving forward
 - ii. Some merchants seeing double pre-pandemic months, downtown has turned the corner
- Question: Number of spaces? - Dublin has 18, Downtown has 35ish

9. Merchant Tower Update

- City had committed \$2MM in 2022 and another \$2MM in 2023 - covering things from painting, fans, lighting, architectural, owners rep - To date \$3.5MM has been spent - City has already approved and committed to \$3.5MM for 2022 and still committed to \$2MM in 2023 - partner/landlord was there
- Bit delayed in hole in the ground - a lot of utility work that needs to be done - still thinking November/December
- TMUD application - first round was missed by the developer. In for \$30MM. Confident that they will get awarded in second round (announced summer 2022)
- Storm Drain being relocated along Spruce Street (which is closing the street) - was supposed to be a couple week project- given historical use of the North Market grounds (graveyard up until 1875 and relocated graveyard with building of North Market in 1876) dealy given finding of remains. Archeologists have been involved and provided confirmation- given confirmation it will delay the projects. Anticipated it will go public given past coverage.
- Design work continues with MMBJ - getting to architectural drawings - right now 15000 sf of expansion space. Second floor is dedicated events/programming space with additional set of bathrooms.
- QUESTIONS:
 - i. Presentation from Rockbridge on Merchant Tower to Board of Director - would look to do this at future board meeting
 - ii. Parking lot - will there be more findings - a sonar scan was completed under parking lot, not impossible but the parking lot was disrupted multiple times

10. Adjournment: 6:03pm