



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Action Minutes

Public Market Advisory Commission

Thursday, July 18, 2024

5:30 PM

Larcom City Hall, 301 E Huron St,
Basement Conference Room

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99. Online at a2gov.org/watchCTN

A CALL TO ORDER

Chair Woolf called the meeting to order at 5:31pm

B ROLL CALL

C APPROVAL OF AGENDA

A motion was made by Nemeth, seconded by Hardy, that the be Agenda Approved as presented. On a voice vote, the Chair Woolf declared the motion carried.

D FIRST PUBLIC COMMENTARY (AGENDA ITEMS ONLY) - (3 Minutes per Speaker)

No commentary provided by the public

E APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Young, seconded by Booge IV, that the Minutes from the previous meeting be Approved as presented. On a voice vote, Chair Woolf declared the motion carried.

F REGULAR BUSINESS (AGENDA ITEMS)

I. General Updates

- a. Yearly Stall & Parking Payments
- b. Events
- c. Vendor Updates
- d. Facility/Repairs
- e. 330 Detroit & 121 Catherine Construction Updates

II. Transfer of Seniority- Nemeth Orchard

- a. Vote

III. MIFMA Rapid Market Assessment Survey Finalized

- a. Market Manager Stauffer mentioned that the yearly payment deadline for

vendor stall and parking payment was on June 30. The payments cover the fiscal year from July 1 2024- June 30 2025

b. Market Manager Stauffer discussed market events, including Food Truck Rallies, Cooking Demo, Senior Project Fresh coupon distribution, kids' events with the library, and the 3rd Annual Local Food Festival. She discussed the July season kick-off Food Truck Rally from the previous day. It was very full, very successful, with 14 carts & trucks, including new & returning businesses. Local band Ain't Dead Yet! played live music. Stauffer mentioned that we will have a few more trucks/carts in August & September. Woolf asked about how we could make the events larger- what do we need? Market Manager answered that it was a lesson that bigger is not necessarily better and it was a perfect size event this time and we don't really need to go large, as we learned from last year's rallies.

Stauffer also provided an update about food trucks & carts at market days updates. She said that the lack of space due to office trailer has constrained our ability to have as many as in the past. Regular vendors take priority with access to space but it is a nice amenity to add on. She mentioned that Vegano Italiano has been a regular with the Taco truck coming back for the next 2 Saturdays. She also said that food carts/pop-ups Pilar's tamales has been there regularly & brand new vendor Succulent street food with plant-based Mexican food just started 2 weeks ago. She hopes to have more at Wednesday market.

Market Manager Stauffer discussed the Cooking Demos. Community Member Karen Wanza conducted the July one in the rain, making summer crepes featuring market produce. Argus Farm Stop staff person Mary Balog will be conducting the August one & another one is TBD September. She said that a MIFMA food safety grant is funding this series.

Stauffer noted the Senior Project Fresh coupon distribution for 7/10, and we are still scheduled 7/31 WIC day although it may be cancelled if not enough growers sign up. She said that at the moment there are only 7 growers in the whole state enrolled in the program after the major delivery change...

Stauffer mentioned that Kid's Events w/ library are finally returning to market! She said Emerson School Robotics was here Wednesday for live demos & did another event in June. She said that a camp attended yesterday so good overlap with programming for kids.

Market Manager Stauffer discussed the upcoming 3rd Local Food Festival this fall and introduced OSI local foods coordinator Azella Markgraf. She also mentioned that OSI Climate interns have been regularly at Wednesday Market, and they did a food waste trivia activity at the Wednesday Market this week.

c. Market Manager Stauffer mentioned stall move-up is coming in September but the date has not been chosen yet. She's not sure how many stalls will be available for move-up but a vendor gave up their annual status this week so we know at least one.

She also mentioned there was an incident with a vendor last month and it is being handled by the City leadership in line with market rules. She also said we are still pretty much full with vendors for this season but may have one more spot after the vendor departure mentioned above.

d. Market Manager Stauffer mentioned the outlet & spigot repairs that are on-going and that we still hope to have the bird netting up in August. Repairs are still happening although the main focus is on the office construction project.

Commissioner Nemeth asked if the City has anyone to help with maintaining the parks? He was asking specifically about the weed in the area by the benches behind the office building. Market Manager Stauffer agreed that we had some questions about that and had been told Republic Parking maintained that area behind the market office building but is not sure if that is correct. The City has also contracted with Feral Flora to maintain the rain gardens and garden bed on 4th Ave, but not in the area in question.

e. 330 Detroit & 121 Catherine Construction Updates

Stauffer mentioned that the on-going parking conflicts with the job site had bubbled up again in recent weeks but this week it seemed to be less bad since the underground parking at 330 Detroit is now open for construction staff to use. She also said the 121 Catherine project abruptly closed 5 parking spots on the street suddenly last Wednesday.

Chair Woolf mentioned the upcoming Braun Ct. development that was just announced. Market Manager Stauffer said it was still in the design-review stage so we should not discuss it until it was finalized and she would be sending info to vendors about it once it is available.

II. Transfer of Seniority- Nemeth Orchard

- a. Commissioners voted on this Transfer of Seniority proposal for Nemeth Orchard. Commissioner Nemeth did not vote due to conflict of interest.
- b. ALL voted in favor so the transfer of seniority is approved

III. MIFMA Rapid Market Assessment Survey Finalized

Market Manager Stauffer said that there are 5 questions—2 required questions, and that it is a dot survey so needs to be straightforward & can have multiple responses. Commissioners Young, Hardy, & Woolf all asked questions about the use of the data and whether it will impact market decision-making. There was confusion & questions about whether or not there was continuity between 2016 MIFMA Rapid Market Assessment data collection, a survey the market conducted itself in 2019, and today

Stauffer mentioned an USDA MSU Farmers Market Promotion Program study is also going on concurrently with the goal of the getting more customers to the market.

PRESENTATIONS

Adam Fercho & Remy Long update about Market Office Construction Project

Adam Fercho & Remy Long provided an update about Market Office Construction Project. Key takeaways were that:

- 1) A contractor has been selected with an intent to award- 8/8/25 City Council meeting. Very fast moving project as response.
- 2) They are trying to disrupt the market the least amount possible and demolition will not happen during market events. Demolition will happen

between 1/2/25-4/26/24

3) This is an unique opportunity for the Farmers Market to determine needs for the vendors and the public and lost of community engagement is coming with this 'amazing amenity for the City.'

4) Parks Planner Fercho said he will be returning to give another presentation and Market Manager Stauffer can be the point person for the time being.

Parks Deputy Manager Long gave the final word after the presentation. He emphasized how sudden and unexpected the issue was for this project and wanted to highlight the efforts that Park Planner Fercho & all market staff have been putting into this project, especially while also having positive experiences at market and at market events. He said it has been exceptionally inspirational.

Commissioner Nemeth said he likes the idea of tearing it down over the winter after the Christmas season. He asked what the plan is for the area once the demolition happens? Will they put gravel in? Will people be able to walk on it? Parks Planner Fercho said it will be an accessible walkway on the area once the building is down, the area behind the sidewalk will be aggregate but can still be walked on, and there will also be a concrete sidewalk also for access.

Commissioner Hardy asked about where the funding will be coming from for this project. Fercho said funding has been set aside for the project and the DDA is on board and wants to be a partner in the project as it moves forward. He said there is a financial sustainability component to this project that will help scope what future infrastructure will look like on the site. He said it is an issue for Parks as a whole but that is part of the study to make sure what is done is realistic. He said that they will take into consideration the previous studies and the difference now is the emergency nature of the issue and will have to take a look at the project as it moves forward.

Commissioner Young asked what is the role of the Steering Committee (SC)? Fercho said he will look at what has been done and what the overall goal is for the project. Once he gets that info the committee is going to meet to develop what the ask is, then, once they get proposals put together they will do interviews and do another round. He said the SC will be crucial to help identify who will be the best fit for us for this project. He mentioned that when they did the ADA study had a lot of community members were very helpful for that process, building trust, to help us lead the project.

Commissioner Booge asked when does the SC start functioning? Fercho said in the next month it will start up and that all his efforts have been put into getting the demo lined up. He wants to start this in mid-August and would be meeting into Sep. & Oct. to get the RFP out there. RFP will be for ~2 months and then next spring will get someone on board after the RFP process.

Commissioner Nemeth wants everyone to keep in mind that it is getting pretty tight for him to back his truck in there and wants this to be on the radar for the curb redesigns and all. Fercho said that will be part of the feedback needed since "It's only successful if it can be used."

Commissioner Young said she had raised questions before about someone else being on the Steering Committee, specifically another voice from another

vendor and annual vendor. Fercho said 5 or 6 members is a lot and PMAC will be still playing a large role in the design process and much larger part of the conversation and the process. Once we get into the process the more voices the better.

Chair Woolf asked when the RFP comes out, the product of it will be a plan for what the layout will look like? Fercho replied yes & no. From what he has seen with other markets- the engagement is first gathering all the needs and getting all the data together. He used West Park bandshell as an example of how this process goes. In that case, they found out there was a large crack in it since it was built on top of a river bed. He discussed all the different ways that they gathered public comment and input about it, then gave it to their consultant to help get feedback for the community on. He said it is a very complex, layered process, that is successful when you have the majority of people that want the same outcome, but failure comes when the groups have not all been engaged. Chair Woolf said he remembers that there was tensions with the sandlot project, specifically the time frame and the money that was spent on consultants, or that the project was so far down the road that it was too late and not everyone was on board with the project. He asked about a charette. Fercho- said it could happen and he will ask the consultants about that type of process.

H NEW BUSINESS (NON-AGENDA ITEMS)

Commissioner Young asked about PMAC bylaws. Remy said that that is on him & may have been missed. Young also wants to talk about scheduling another in person meeting.

J SECOND PUBLIC COMMENT (NOT LIMITED TO AGENDA ITEMS)

Market Vendor Christine Schopieray, who is a 30 year vendor at the market, said she is excited about changes to the market. She is not excited about the fact that we now have 3 construction projects around the market. She's worried about parking issues around the market and wanted to know are we working with Community High or the County to use their lots? She knows that we want to make a walk-able market but wants more parking as well as another bike rack.

Market Vendor Debbie Marx, who is a 35 year vendor at the market who is there all year, said she is so excited that she could cry about the upcoming improvements for the market. Annual status vendors have a lot of input and knowledge to help move this forward and she wants to echo Christine about the parking access needed for the market. She suggested maybe having a free parking radius for the market, valet parking, volunteers helping to carry products to cars, etc. She also wants to see more in person meetings and wants to know about why we need to wait to have more people on the commission. She thanks to everyone for their time and stated that the market is so important to the town and vendors.

L ADJOURNMENT

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
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