



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes Public Market Advisory Commission

Thursday, July 23, 2015

4:00 PM City Hall, 301 E Huron St, Second floor, City Council Chambers

Special Meeting

A CALL TO ORDER

Meeting was called to order at 4 p.m.

B ROLL CALL

Market Manager Sarah DeWitt, Assistant Market Manager Carrie DeWitt and Parks Planner Amy Kuras were also present.

Present: 5 - David Santacroce, Aimee Germain, Jillian Lada, Karlene Goetz, and Peter Woolf

C APPROVAL OF AGENDA

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

E APPROVAL OF MINUTES OF PREVIOUS MEETINGS

E-1 15-0913 Public Market Advisory Commission Meeting Minutes of May 21, 2015

Approved by the Commission and forwarded to the City Council due back on 9/7/2015

F PRESENTATIONS

Infrastructure Improvement Project

Market Manager Sarah DeWitt provided a brief overview and background for the Market Infrastructure Improvement Project:

Proposed infrastructure improvements for the Ann Arbor Farmers Market focus on a new market structure to expand vendor stall capacity year-round. The project is intended to serve the market's vendors, customers and staff as the market evolves and continues to provide a critical outlet for local food in the community and serves as a central community gathering space throughout the year. The market project first identified in the City's Capital Improvement Plan highlighted the need to improve winter capacity at the Farmers Market. This project is intended to realize improved stall space for the market's vendors in all seasons. The project reflects the priorities of the Public Market Advisory

Commission, which has advocated for the expansion and improvement of market infrastructure for winter purposes. Parks & Recreation Services is committed to improving this park space within the downtown area of the City of Ann Arbor.

The market commission has been highlighting the need for winterization for a number of years. Market winterization has been listed in City's Capital Improvements Plan for several years now. Commissioner Santacrose requested that the market project description in the CIP be updated to include the possibility of a year-round structure for the "sand lot" portion of the market. When the commission supported the repaving of the market "sand lot" in 2013, it was with the understanding that a longer term solution would be evaluated for the space as the paving was only meant to last approximately 5 years. Sarah DeWitt made a recommendation to the commission in January 2014 to evaluate long term winterization plans as temporary solutions (such as tarps) were evaluated. The market commission also received several communications from vendors urging a solution for the winter months. After an infrastructure analysis conducted at the PMAC work session in April 2014, a survey was created to get more input from vendors and customers. Input from the July 2014 survey highlighted covered stall space and winterization as the priority areas for improvement for both vendors and customers. Potential winter stall use and capacity was evaluated in a vendor survey in March 2015. Designs presented today reflect the discussion held by the Commission on February 2015, in the context of selecting an architecture firm for this project. The commission specifically articulated desire to continue with the agrarian feel and barn-like elements. Concerns for wind load and problematic installation and operational logistics led City Staff and the Commission to focus the project on a new structure, rather than a retrofit of the existing market infrastructure. At the May 21, 2015 meeting, commissioners voted to support the use of \$350,000 in market funds as well as millage dollars and developer contributions for a total of \$579,000 available funds for this project.

Keith Kohler of Kohler Architects presented three design concepts and two site plan options for review.

Public Outreach and Input Opportunities Going Forward:

In the Office

Design boards from the architects are now on display in the market office. Stop by and fill out a comment card with your input and questions regarding the market project. Boards are available for review on Thursdays, 1-4pm on August 6, 13 & 20, and during market hours (Wednesdays, 7 a.m.- 8 p.m. and Saturdays, 7 a.m.- 3 p.m.). Please provide feedback by August 20 in order to allow adequate time for architectural revisions.

At Market

Parks Planner Amy Kuras will be available to answer questions and take feedback on the market infrastructure design options on Saturday, August 8th, 7:30-8:30 a.m. and 11 a.m.-12noon.

Upcoming Public Meetings

Meetings will be held in City Council Chambers on the Second Floor of City Hall, 301 E. Huron Street, Ann Arbor, MI. All are welcome.

Thursday, August 20th at 5:30 p.m. - This meeting will focus on operational components of the infrastructure project.

Thursday, September 17th at 5:30 p.m. - Revised architectural drawings will be presented.

Email Your Input

Feedback and questions can be sent directly to the Public Market Advisory Commission, pmac@a2gov.org. All emails regarding the project will be presented and filed as part of the public process and record for this project.

G REGULAR BUSINESS (AGENDA ITEMS)

H NEW BUSINESS (NON-AGENDA ITEMS)

I REPORTS

J SECOND PUBLIC COMMENT (NOT LIMITED TO AGENDA ITEMS)

Questions and feedback reflected the need for further clarification, discussion, and evaluation of the follow project elements:

Design Questions & Follow-up:

- Bi-fold doors were popular (wood bottom, glass on top)
- How will the building be heated?
- How much more would it cost to lengthen the building?
- Building for a second story in the future
- Vestibules for heat retention in winter
- Snow on roof
- Skylight placement
- Incorporate loading zones
- Concerns regarding one way traffic flow

Operations Questions & Follow-up:

- Determining stall assignment of building space in the winter
- Cleaning glass
- Temperate enough to hold events in winter?
- Making up for lost vendor parking elsewhere
- Vendor vehicle movement during the market
- Vendor stall layouts in new building
- What is the timeline for construction? How will it affect market?
- How many parking spaces (for vendors and public) will be lost?
- DDA Role: Paving, Downtown Parking Assessment

A full list of public meeting attendees can be obtained by contacting Parks Planner, Amy Kuras (akuras@a2gov.org).

The following email communications regarding the Market Infrastructure Improvement Project have been received by the Public Market Advisory Commission to date (8/7/15):

Received 5/27/15 from Janna Field, market vendor

Dear Market Commission,

I am writing this letter to you to express my dismay at how quickly things are going on the discussion of winterizing the market. Originally the discussion was to have pull down shutters to protect the vendors, now we are almost getting some 2 story building that none of the vendors want. I am disturbed at how the surveys are presented to us. The survey about changing the market hours was slanted; no one wanted the hours to change. We just did not want to have to ask permission, but that question was not on the survey. Then a survey went out about our utilizing the winter market, but nowhere was the question "Did we want a building built"? Surveys can be slanted to whatever result you are trying to achieve. I have talked to many vendors and we don't want a building.

Instead of a new building, take care of what we have. We have many gutters that are damaged and when it rains some vendors have to create barriers to protect their product. The parking lot needs repaving, I can't tell you how many times I have to kick asphalt chunks out of my parking spaces. Many of us use our parking spaces to display product. Considering our rent has gone up by 40%; I don't think it is asking much to have functional space.

Now back to this building. So you raise our rent by 40%, then you are going to put up a 2 story building that is ill conceived. Let me list my concerns.

- Have you been to market in February? I have. It is a sad display of frozen foods, eggs, baked goods, some old apples and trinket sellers. Why put up a building? The product won't change, if anything you will have more trinkets being sold.
- I am vehemently opposed to eliminating the center loop of the market, current plans showing the building eliminating that egress. This loop is essential for getting vendors in and out of the market. By eliminating the egress, are we now supposed to have everyone back out to let one vendor out? What about emergencies? Has the fire department signed off of this mess?
- That building butts right up to my stalls. Stalls that have taken me 21 years to get. Will I get to rebid for more desirable stalls. I don't want to be in the shadow of a 2 story building.
- Is this building being built so that it can be rented out by the city? So we are building a building on the backs of the vendors for the cities purposes?
- This building is too big a footprint for this market. It would block a lot of the sunlight and openness that this market is known for.

Where is our say in this? Send out a survey with the question...Do we want this?

Regards,
Janna Field

Received 5/27/15 from MaryAnn Chamberlain, market vendor

I understand that you are considering erecting a relatively small structure at the market which would house only a handful of vendors. Since I've been a market vendor for almost 20 years I am able to advise you that winterizing, and repairing the existing structure instead of erecting this new building would dramatically increase customer interest and attendance. You need to observe the effect freezing temperatures, high winds, and drenching rains have on customer participation before you make such a frivolous expenditure.

Sincerely,
Mary Chamberlain

Received 5/28/15 from Eric Kampe, market vendor

Farmer's Market Commissioners,
I'm writing to express my support of improving the downtown farmer's market with a winter structure. As a vendor my sales season includes many of the winter months. Bad weather and poor public turn-out make attending the market before the nice weather arrives difficult. It is my hope that the addition of a structure will provide a more comfortable place to shop for vendors and customers alike. Even those of us without enough seniority to find a space in the structure should benefit from increased market traffic. Presently it isn't worth while for me to attend market during poor weather in February, March, and early April. This is a shame, since it's the time that many of my best customers are planning their gardens and purchasing seeds. The presence of a structure in the winter would encourage me to continue attending the market during this time.

Sincerely,
Eric Kampe
Ann Arbor Seed Company

Received 5/28/15 from Jeff McCabe

Hi all,
Just a quick note to forward my enthusiastic support for the winterized farmers market space on the old "sand lot". This will be such an improvement and upgrade of what is already at the market. And such a respite for farmers and shoppers as well during the coldest days. I look forward to spending even more dollars on local food!

Jeff McCabe
734.845.0079
niftyhoops.com
selmacafe.org
tiliancenter.org

Received 5/29/15 from Laura Meisler

Good day - I am writing to express my support for the addition of a winterized building at the Market. As the mother of two children under eight years of age, I know I would be much more likely to come to Market through the winter knowing that there was an enclosed space in which to shop and interact with growers. As a long-time member of the planning team of Ann Arbor's HomeGrown Festival, a supporter of the Local Food Summit, a member of the Ann Arbor Farm to School Collaborative and a general enthusiast when it comes to supporting local growers and food producers, I believe it makes sense to create a space for vendors who extend the season (with hoop house growing or value-added products) to connect with their customers and community throughout our cold winters. Thank you for your efforts to improve and strengthen our Farmers Market.

My best,
Laura Meisler

Received 5/29/15 from Rena Basch, market vendor

Hello Commissioners,

I just heard about a possible project to build a winterized market building at the Ann Arbor Farmers Market on the space that used to be known as the "sand lot." The proposal I heard had vendor space on the first floor and a possible community/event/kitchen space on the second floor. I'm writing because this proposal sounds really exciting and innovative and I hope it comes to fruition. As a winter-only vendor for the past 7 years, I've seen the popularity of the coming to market in the winter-time really increase, both the number of vendors and the number of customers. However, everyone still complains about the cold. There are other winter markets in our area that provide more of an indoor venue for shoppers and vendors, such as Canton, Royal Oak and Detroit's Eastern Market, and those markets are pretty popular and pleasant to shop in during winter. Also, having an event space could boost market attendance year-round. I heartily support this building proposal.

Best regards,
Rena Basch
Locavorious
rena@locavorious.com
(734) 276-5945
www.locavorious.com

Received 6/6/15 from Chris Fraleigh

Hello.

I am a lifelong resident of ann arbor and shopper at the farmers market. I have two concerns. First that you appear to be railroading through a building of dubious utility. Second, the needs of vendors are not being heard. What I think would be the most cost effective and deliver the highest utility would be winterizing the existing structures with roll-down enclosures. If a building is to be built, an extension of the short leg out to the sidewalk over the Kokonakas site which is currently a dirt lot seems to be the simplest solution. This would be disruptive enough to the vendors, but could be started and completed during the winter. A fully appointed building would be a huge hindrance to the vendors across several seasons.

Further, it's something many vendors DO NOT WANT. Thank you for your consideration.

Regards.
Chris Fraleigh

Received 6/13/15 from Nancy Willoughby, market vendor

Hello,

I've been a Market vendor for 29 years & am grateful for your intentions to upgrade the Market. I would rather see upgrades & possible winterizing of the existing structure than have a brand new building built. The building is expensive & may disrupt business & take a long time to build; customers may

be reluctant to go inside, especially in nice weather; would be difficult in terms of parking & loading & unloading for vendors. Overall, I do not believe it would be good for Market in general. Thank you for your consideration.

Nancy Willoughby

Received 7/24/15 from Hylan Moises

It has been brought to my attention that the Ann Arbor Parks Department is contemplating a plan to construct a structure to accommodate more vendors in the former gravel lot associated with the Farmers Market. Any one of the architectural designs that are being reviewed would result in the elimination of between 26-32 parking spots that are currently available for visitors to Kerrytown as well as employees of local businesses located within the Kerrytown District. My financial services practice is located in the heart of Kerrytown and its success like that of many of other businesses in the area ultimately relies on the ability of clients and customers to park within reasonable walking distance of our location. The parking situation in and around Kerrytown is already problematic and your plan to eliminate up to 30 additional spaces with only exacerbate an already difficult situation. As a long time resident of Ann Arbor, I have reduced my weekly visits to the weekend Farmers Market over the past few years, because of the traffic congestion in the area and the concomitant struggle to secure parking. Your proposal to add "winterized stalls" will certainly not alleviate the congestion, but further compound it by adding vendors who themselves need a place to park their trucks. It would be sincerely appreciated if you and your staff would actively reach out to solicit input from those of us who live and work in the Kerrytown District and will be most adversely affected by your proposed project before implementing any decisions that negatively impact our quality of life and livelihoods. In addition, I would encourage you to engage the DDA in your discussions before going forward to ensure that the plans of the Park's Department for modification to the Farmers Market are congruent with the approved re-design and enhancement of the Fifth Street and Detroit Street corridor that is scheduled for 2017.

Thank you for your consideration and I look forward to your reply.
Sincerely, Hylan Moises, PhD.

L ADJOURNMENT