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3 **CITY OF ANN ARBOR – PUBLIC MARKET ADVISORY COMMISSION**  
4 **MEETING MINUTES**

5 **April 17, 2008**  
6

7 **1. Call to Order**

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9 The meeting was called to order at 5:05 p.m. by P. Pollack.  
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11 **2. Roll Call**

12 Members Present: (4) G. Service, K. King, P. Pollack, D. Black  
13 Members Absent: (1) S. Brines  
14 Staff Present: (2) J. Black, M. Notarianni  
15 Guests: (1) J. Dehring  
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17 **3. Special Presentations**

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19 **4. Public Commentary-Agenda Items only (3 minutes per speaker)**  
20

21 B.Upston, market vendor, Wasem Fruit Farm: I am not sure what topics regarding  
22 seniority will be discussed, but I feel seniority is working pretty well right now.  
23

24 G. Thompson: I commented on the survey as well. I feel that seniority is both objective  
25 and predictable; two very important things. Historically, the market paid tens of  
26 thousands of dollars for a mediation in '98-'99, in order to try and resolve seniority-based  
27 disputes among vendors. Today's market rules are, essentially, the result of that  
28 mediation. There is always the assumption that if you had a little better location, you  
29 would have a better slice of the market pie. The larger producers are the anchors of the  
30 market, and you have to ask the question: if you limit their ability to make money or  
31 drive them from the market, then will you have a market? You should deal with seniority  
32 issues in an economic model. Perhaps some stalls are worth more than others. Perhaps it  
33 is worth more to have an assigned stall than to be a daily vendor. Perhaps there should be  
34 higher standards to move to an annual. Perhaps there should be higher standards to enter  
35 the market. Perhaps the market should consider allying with other markets in the area,  
36 where 1 inspection gets you into 3 markets.  
37

38 **5. Approval of Agenda**  
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40 **6. Approval of Minutes**  
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42 **7. Commission Business**

43 **a. Old Business**

44 **(1) Market Renovations Update with Jeff Dehring**  
45

46 J. Dehring: Back in January, we met with the PMAC to discuss the phased approach to  
47 implementing the market renovation. Today I am going to speak to the status of Phase 1,  
48 which includes painting of the structure, upgrading of the lighting, existing circuitry  
49 mapping, and the installation of a public address system. Allied Building Services out of  
50 Detroit presented the lowest bid for the project, and have been selected as the contractor.  
51 They've also been involved in several other projects of a smaller scale with the Parks and  
52 Recreation Service Unit. While this was going on, the mayor and the Energy Office  
53 introduced the idea of the use of LED lights, for a more sustainable, and cost-effective  
54 design. That affected our original award date of late-February, because we had to go  
55 back and look at how we could substitute LED lights into the original design. We are  
56 currently in the process of having test light fixtures installed at market, for vendors and  
57 the public to look at. Along with the LED issue came the involvement of the solar panel  
58 installation project. This project is being funded by the DDA, and is to provide a  
59 demonstration site for the use of solar energy. They are currently in the process of  
60 offering an award to a contractor for the project. It appears the project will be initiated  
61 in June. We are trying to integrate the two projects. We are in the process of getting the  
62 contract documents executed with Allied. We have been faced with a lot of challenges  
63 and set-backs as far as getting actual work implemented at the Market.  
64

65 We had a meeting scheduled for next Tuesday, April 22, to discuss Phase 2 elements.  
66 Unfortunately, this meeting needs to be cancelled. The schedules we have created will  
67 need to be somewhat revised. We haven't selected a date yet to reschedule the cancelled  
68 meeting. We want to regroup as staff and make sure we can bring something to the group  
69 that we are comfortable with. Are there any questions?  
70

71 P. Pollack: What was the dollar scope of the project?  
72

73 J. Dehring: Initially, when the market master plan was adopted by Council in January  
74 2006, the construction elements were around \$800,000. There was also a design fee of an  
75 additional \$150,000. The plan that was passed in January includes fees of close to \$1.5  
76 million.  
77

78 P. Pollack: And the general direction of the site plan that is coming out is consistent with  
79 the master plan that was approved by Council a year and half ago?  
80

81 J. Dehring: Yes. We are in process of applying for grants that may cover some of the  
82 costs of the Phase 2 design elements, including a green roof on the new shed and  
83 stormwater management.  
84

85 P. Pollack: At the last session that you were here, there was some discussion about a  
86 citizen's advisory committee, and the consensus was that the PMAC as a whole would be  
87 that advisory committee. Does the schedule include a meeting with the advisory  
88 committee before the public meeting, or does that all happen at the same time?  
89

90 J. Dehring: Yes, an initial meeting with the advisory meeting will occur. The DDA is  
91 another key player that is not here tonight. They not only manage the site, but have also  
92 offered about \$300,000 in funding.

93

94 M. Notarianni: I just wanted to reiterate that although the renovations have been delayed,  
95 we will work hard to make sure vendors and the market are not inconvenienced.

96

97 P. Pollack: At the Kerrytown District Association meeting today, there was also  
98 discussion of a formal celebration at the start of the work. I think we should do  
99 everything we can to celebrate the installation of the solar panels and the start of the  
100 market renovations. The date falls very close to the summer solstice; perhaps we could  
101 have a big celebration that weekend.

102

## 103 **(2) Promotional and Educational Events**

104

105 M. Notarianni: Our official subcommittee hasn't had a meeting yet, as we have not all been  
106 available. Shannon and myself have sat down at market and spoken about this informally.

107

108 D. Black: When I was at market on Saturday, there was a wonderful a capella  
109 performance.

110

111 M. Notarianni: Yes, there is a group of UM students who are working hard to get  
112 students more aware of, and involved with, the market.

113

## 114 **b. New Business**

### 115 **(1) Discussion of Seniority**

116

117 P. Pollack: Let me put this into context: At the beginning of this year, we collectively,  
118 as a follow-through from last year, we came up with several items to look at, under the  
119 label of "Public Market Policy Analysis." Those were several large items that did not get  
120 addressed when we took the time to modify the rules last year. They included  
121 development of a mission statement for the Public Market-which we've done-and another  
122 was clarification of language and definitions in the Public Market rules. That one has not  
123 been done, but is on our agenda list for this year. Another was vendor seniority, and with  
124 it, the discussion of seasonal markets and associated rules. We were basically looking at  
125 the market holistically, to figure out how things occur, as far as who gets what position.  
126 It was also tied to the fact there will be some things happening, physically, to the market  
127 that will require us to make some changes, and this was a good time to revisit those rules.  
128 Verification and inspection of market vendors was another one, and we now have a  
129 market inspector and are in the process of inspecting vendors. Another was refining the  
130 vendor application form, which has also been completed, and the last was vendor  
131 marketing strategies, which we are in the process of examining as well.

132

133 So the first step of the process is to research how things are currently done. This involves  
134 gathering information, learning the history, and looking at where problems exist, if they  
135 do at all. As we've heard from emails and comments, some think things are fine, and

136 some think things are not fine. There isn't necessarily an action that is going to change  
137 things; we are in an information-gathering period right now. If there are changes  
138 proposed, we will go through a process of public informational sessions, like we did for  
139 the rules last year, and that will basically happen from June to September.

140  
141 G. Service: For this year, are we going to follow the guidelines we have at market?  
142 1

143 P. Pollack: Yes. There has already been a good deal of research done on this topic over  
144 the course of the past year. This topic is more broad than "just" seniority; it really takes  
145 into account the ebb and flow of the market over the course of a year, and how best to  
146 deal with that. Let's have a report on this at our next meeting.

147  
148 M. Notarianni: To reiterate, no large changes will be happening for a considerable  
149 amount of time!

150  
151 **(2) Public Meeting, April 22, 2008--This meeting has ben cancelled.**  
152

153 **8. Reports and Commissions**

154 **a. Market Manager.**  
155

156 M. Notarianni: Market inspections are continuing and going well. There are 2 of the  
157 new types of lights that are being considered which were installed at market today.  
158 Please tell me what you think about them. We have been selected by the City of Ann  
159 Arbor to participate in a food waste-centered compost collection program, which is a  
160 great honor. Vendor applications have been updated and distributed. The Wednesday  
161 market starts very soon, and Martin Bandyke will broadcast live from market on the first  
162 day. I continue to focus energy on the Wednesday market, and am recruiting volunteers  
163 to help out with market operations and special events at market. I made new flyers to  
164 promote the Wednesday market, and have created promotional buttons that are for sale at  
165 market. I am in the process of applying for FNS authorization. We will also be receiving  
166 an educational rainbarrel at market in the weeks ahead.

167 **b. Related Boards, Commissions, Committees, and Task Forces**

168 **c. Items from Commissioners**  
169

170 P. Pollack: the KDA is going to have a strategic planning session next week.  
171

172 **d. Transmittals/Communications Received**  
173

- 174 **1. email received from Denise Brock 3/27/08**  
175 **2. email received from Donald Gibbs, 4/9/08**  
176 **3. email received from Carol Vena, 4 / 15/ 08**  
177 **4. email received from Peter Stark, 4 /16/08**  
178

179 **9. Public Commentary, General**  
180

181 G. Thompson: There are 2 very different uses or needs for the lighting: one is safety or  
182 night lighting, the other is what vendors use for setting up. These types of lights are  
183 actually used very few hours of the year. The life expectancy of any of these lights is the  
184 same. I urge you to let the vendors tell you which lights work, in regards to colour  
185 rendition, and select those lights.

186

187 D. Otis: Could you please explain what prompted discussion of the seniority issue again?

188

189 P. Pollack: Usually there is not interaction that happens during public comment, but the  
190 history from last year suggests that there are perspectives that range from saying having  
191 any seniority at all is not acceptable to what we have now is perfectly acceptable. We are  
192 trying to understand IF there is a problem, and if so, WHAT the problem is. This is the  
193 start of a 9 month long process.

194

## 195 **10. Adjournment**

196

197 The regular meeting was adjourned at 5:58 p.m.

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