



222 East Market Street  
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## Indianapolis City Market Board of Directors

### Regular Meeting

Wednesday, September 14, 2022

2:00 pm

### Held at:

Indianapolis City Market  
The Platform (West Wing)  
202 E. Market St.  
Indianapolis, IN 46204

### Board members present:

Ken Clark	Portia Bailey-Bernard	Lourenzo Giple	Barney Levensgood
Lawrence McCormack	Nora Spitznogle	Katie Meares	Greg Henneke
Craig Mince	Victoria Beaty		

### Board Members absent:

Michael Solari  
Kate Sweeney Bell  
Erica Williams

### Staff Members present:

Keisha Harrison  
Mandy Wright-Jarrett

### Guests:

Rusty Carr, Deputy Director, Department of Metropolitan Services  
Hannah Thomas, Senior Public Information Officer, Department of Metropolitan Services  
Katie Campbell, substitute legal counsel  
Multiple market house merchants

### Call to order

**Greg Henneke**

### Minutes

**Nora Spitznogle**

Minutes circulated prior to the meeting. Lawrence McCormack motioned to accept. Barney "Gus" Levensgood seconded the motion. Motion passes.

Indianapolis City Market Corp is a 501(c)(3) non-profit. The tax deduction is limited to the excess of contributions over the fair market value of any items received in exchange for the donation.  
Please speak with your tax advisor for specific guidance.



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## Board Member Info

**Greg Henneke**

### New Board Member Intro – Victoria Beaty

## Tenant Update

**Keisha Harrison**

Keisha Harrison provided the current status of market house merchants in regards to lease adherence.

## Financials

**Greg Henneke**

We continue to lose \$30,000 – \$40,000/month. We still have cash in our accounts and a pledge from the City to take us through the rest of 2022. Bills are paid and the Market is holding its own.

## Strategic Planning

**Lourenzo Giple**

The first phase has been completed, and the results of the SWOT analysis are in. Phase two will focus on Market operations.

A \$10,000,000 bond issuance has been asked for to address physical Market issues. The question will go to the City Council in October. If approved money would be available next year.

The \$5,000,000 of deferred maintenance work funded by the City has already started.

## Tomlinson Tap Room Update

**Greg Henneke**

The Tomlinson Tap Room is 85% owned by the City Market and 15% owned by the Brewers of Indiana Guild. It is losing money, but an SBA Restaurant Revitalization grant is covering the losses at this point.

## Farmers Market Update

The Original Farmers' Market is doing well. The Indy Go and Indy Grown campaigns have been going well. Vendor sales are up.

The Indy Night Market will start next Friday and Saturday and will be held at the City Market this year.

Car Free Day is here next Thursday and there will be programming at the City Market.

## Public Comment

Hayden Haddox, PROX Salads

Reported that 80% of the merchants met last night and he was designated their spokesperson. Merchants had questions on the following topics:

1. Will the market be closing? If so, when and how long?
2. Are merchants without an end date on their lease continuing as month to month?
3. Do merchants really have to stay open until 4:00 pm?



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Greg Henneke made it clear that no decision on closing the market had been made, however we would all work together on the issue. Keisha Harrison responded that yes, leases without an end date have continued month to month. Keisha Harrison also reminded merchants of their legal obligation to stay open according to the hours so stated in their signed lease. Remaining open until 4:00 pm was an effort to work with merchants to extend their hours and become consistent, as most leases state businesses should be open until 6:00 pm. Following from these questions, merchants requested that new leases be drawn up with contingencies to protect both sides during any market shutdown.

Other merchant concerns included:

1. What items merchants can sell that may overlap with another merchant;
2. Drug activity, drinking, and panhandling around the campus;
3. Status of the heat exchanger for the winter; and
4. Campus and facility cleanliness.

Merchants were assured that security and cleanliness issues were always top of mind and being continually addressed. When adding items to menus, merchants needed to get approval from administration prior to selling. The heat exchanger was being worked on and would produce necessary heat this winter.

## **Adjournment**