



222 East Market Street
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Indianapolis City Market Board of Directors - MINUTES

Regular Meeting

Wednesday, December 7, 2022

2:00 pm

Held at:

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

Board members present:

Victoria Beaty	Ken Clark	Lourenzo Giple	Greg Henneke
Lawrence McCormack	Katie Meares	Nora Spitznogle	Kate Sweeney-Bell
Erica Williams			

Staff members present:

Keisha Harrison
Mandy Wright-Jarrett

Call to order

Greg Henneke

Minutes

Nora Spitznogle

Kate Sweeney Bell made a motion to approve the third quarter minutes as presented. Ken Clark seconded the motion. Motion carried.

Board Member Info

Greg Henneke

Council Member reappointments:

Greg Henneke
Craig Mince
Michael Solari
Nora Spitznogle
Victoria Beaty



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Mayoral reappointments:

Barney “Gus” Levensgood
Erica Williams
Katie Meares
Lawrence McCormack
Kate Sweeney Bell
Ken Clark
Lourenzo Giple

Portia Bailey-Bernard is rolling off of the board after this term.

2023 Board Meetings

Greg Henneke

Dates in last month of each quarter (March, June, September, December)

Buildings, Grounds, and Farmers Market Update

Mandy Wright-Jarrett

The WiFi has been upgraded in the last year. The new system is fast enough for the merchants to process credit card transactions and stronger for the guests. This will also allow for the HVAC system to be monitored remotely.

A Knox box will be installed for the Fire Department to be able to access keys to the campus.

The heat exchanger has been fixed. The Market paid for parts; the labor was covered by building authority.

The security and housekeeping staff will rotate every six months.

The final tally for the Fresh Bucks (extending SNAP benefits) shows that over 100 people were able to access fresh produce this Farmer’s Market season. The Farmer’s Market account now has about \$9,000 to be used towards next year.

Tenant Update

Keisha Harrison

21/28 spaces are leased. This season tends to be slower. The Market is current with all bills – the City gave a \$250,000 grant for Market expenses. Keisha will be submitting an invoice to the City for the 2023 subsidy soon.

Greg Henneke thanked the merchants for their patience through the pandemic and the strategic planning process. The first quarter of next year will bring action on the strategic plan.

Financials

Greg Henneke

Campus Development Update and Strategic Planning

Lourenzo Giple

Lourenzo shares the frustration in the delay for the strategic planning process, the contracts are now finalized.

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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Timeline:

Phase One (now – January 2023)

- create a new vision for the Market.

Phase Two (January – May 2023)

- update the operating system.

Phase Three (TDB)

- Build out the New Market with the appropriate development.

The financial structure for the Gold Building is complete and the work should start next year. The public defenders will be moving from the Gold Building will be moving to the Justice Center. Community Corrections and other offices will be moving back to the City-County Building in the next year. Almost all of the floors of the East Wing and the Tower will be full. There will still be about 25% vacancy (old jail space and such that is hard to recover).

The field trip to the Cincinnati

Tomlinson Tap Room Update

Greg Henneke

The Tap Room is an LLC that includes the Brewers Guild. The members of the LLC voted to increase the Tap Room rent to the Market and share in administrative costs. Last month we lost \$2,000, there is still money in the bank to keep operating it as is.

Public Comment

Brenda Barrett – most of her questions were answered during the meeting. Taking advantage of the three-way liquor license seems like a great idea.

Kim Cassler – would like to see the tenants to be open to step up and open. Is there a list of conventions that will be in town?

T Street EatZ – would like to see more merchants open, especially on Saturdays. She sees lots of out-of-town visitors in the Market, but nothing is open.

Adjourn

Ken Clark made a motion that the meeting be adjourned. Erica Williams seconded the motion. Motioned carried. Meeting adjourned.

Respectfully submitted,
Nora Spitznogle
Board Secretary

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