CHURCH STREET MARKETPLACE

CHURCH STREET MARKETPLACE DISTRICT COMMISSION

May 21, 2025

9:00 AM

Location: **City Hall, Bushor Conference Room, 149 Church St.**
Enter at street level
Conference room on the right
In-person or via Zoom: https://zoom.us/j/7366336595

ATTENDANCE:
Commissioners: Mark Bouchett, Becky Holt, Linda Magoon, Sam Tolstoi (leaves early and rejoins via phone), Erik Monsen (Zoom), Sarah Beal, Cara Tobin (Leaves briefly and rejoins via Zoom), Chris Haessly, Romeo von Hermann

Staff: Kara Alnasrawi - Executive Director, Jessica Dudley - Marketing Manager, Aida Washburn - Projects & Event Specialist, City Attorney Emmet Wood, several members of the public both in person and online.

I. COME TO ORDER
   a. Meeting is brought to order at 9:03am

II. APPROVE AGENDA
   a. Agenda approved unanimously

III. APPROVE MINUTES
   a. Minutes approved unanimously

IV. PUBLIC FORUM – GENERAL
   a. Members of the public address the commission on a variety of issues

V. MAYOR ADDRESSES COMMISSION
   a. Mayor Mulvaney-Stanak joins the meeting at approximately 9:20am. She explains her reasoning for appointing Kara Alnasrawi to the role of CEDO Director and announces her decision to appoint Samantha McGinnis as the new Marketplace Director in FY26

VI. FY 26 DOWNTOWN IMPROVEMENT DISTRICT FEES
   a. Jackie Esperti (Parking Services Division Director for DPW) and Chapin Spencer (DPW Director) give a presentation on parking usage and revenues. The presentation outlines how the DID annual fees are spent. DPW recommends that DID fees remain the same at $0.035 per $100 of assessed value

b. Recommendation to leave DID rates unchanged passes unanimously

VII. MATHEW'S MONTREAL FAMOUS CART SCHEDULE CHANGE

a. Commission votes unanimously to allow Mathew's Montreal famous cart to operate with their new menu but only between 10pm to 2am in order to accommodate brick and mortar locations on the street with similar menu items

VIII. CAPADOCCIA REQUEST TO AFFIX SEASONAL FURNITURE

a. Commission votes unanimously (Cara Tobin is not on the Zoom for the vote) to accept Cappadoccia's request to seasonally affix a table to the Marketplace bricks

IX. WHIM EARLY LEASE TERMINATION REQUEST

a. Commission voted unanimously (Cara Tobin is not on the Zoom for the vote) to allow Whim to terminate its lease at 62 Church St. on May 31st vs July 31st, noting their commitment to stay on the street.

X. LOCATION OF OVERDOSE PREVENTION CENTER (Commission Tolstoi leaves at 11:00am noting another conflict. Cara Tobin rejoins the Zoom)

a. Members of the public address the Commission regarding an OPC center, whether one should exist in Burlington, and if it did where the preferred location would be
b. Commission discusses the proposed resolution.
   i. Commissioner Holt moves to table the resolution.
      1. In favor of tabling the resolution: Erik Monsen, Becky Holt, Sarah Beal, Cara Tobin
      2. Against tabling the resolution: Linda Magoon, Romeo von Hermann, Chris Haessly, Mark Bouchett
         a. Vote ends in a tie. Motion to table the resolution fails
c. Commissioner Beal moves to vote on the resolution
   i. Abstention from the vote: Erik Monsen, Cara Tobin, Becky Holt, Sarah Beal
   ii. Votes in favor of the resolution: Linda Magoon, Romeo von Hermann, Chris Haessly, Mark Bouchett
d. City Attorney Wood confers with their colleagues as to how to proceed. Commissioner Tolstoi is reached by phone and agrees to vote.
e. The vote roll is called again upon the instruction of Attorney Wood
   i. Abstention from the vote: Erik Monsen, Cara Tobin, Becky Holt, Sarah Beal, Sam Tolstoi
   ii. Votes in favor of the resolution: Linda Magoon, Romeo von Hermann, Chris Haessly, Mark Bouchett
   iii. Vote fails

XI. TREASURER'S REPORT

a. Sam Tolstoi is absent but has instructed Kara to let the Commission know that he has reviewed the budget and all looks stable and he has no immediate concerns

XII. DIRECTOR'S REPORT

a. Kara reports on recent events, construction coordination with DPW, new stores coming into Church St., and indicates that most of her time has been spent with the City's recent layoffs, merger of departments, and fielding questions about her new appointment

XIII. CHAIR'S REPORT

a. Mark reports that business is up and that he has hope for the summer months
b. Discussion ensues that the commission should set clearer rules on public forum. Commissioner Haessly asks that Commissioner Updates be a standing agenda item. Chair Bouchett agrees to both requests. Both items will be taken up in the June meeting.

XIV. ADJOURN

a. Meeting is adjourned at 11:55am

Next Meeting: June 18TH, 2025