



CHURCH STREET MARKETPLACE DISTRICT COMMISSION

June 18, 2025

9:00 AM

Location: City Hall, Bushor Conference Room, 149 Church St.

Attendance:

Commissioners: Mark Bouchett, Becky Holt (Zoom), Linda Magoon, Sam Tolstoi, Erik Monsen, Sarah Beal, Chris Haessly, Romeo von Hermann

Staff: Kara Alnasrawi - Executive Director, Jessica Dudley - Marketing Manager, Aida Washburn - Projects & Event Specialist, Andrew Bacher – Marketplace Coordinator, Samantha McGinnis – Assistant Director, City Attorney Emmet Wood and members of the public both in person and online.

- I. COME TO ORDER
 - a. Meeting is brought to order at 9:05am
- 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. COMMISSIONER UPDATES
 - a. Sarah Beal addresses the commission on a variety of issues
 - b. Erik Monsen addresses the commission on a variety of issues
 - c. Linda Magoon addresses the commission on a variety of issues
 - d. Romeo von Hermann addresses the commission on a variety of issues
 - e. Becky Holt addresses the commission on a variety of issues
 - f. Sam Tolstoi addresses the commission on a variety of issues
 - g. Chris Haessly addresses the commission on a variety of issues
- VI. PUBLIC FORUM RULES AND TIME LIMITS
 - a. Discussion between commissioners around rules and time limits.
Request to see what the rules are for City Council including language

read ahead of public forum. Time limit options for 2, 3, 5 minutes discussed with the opportunity for an extension with a majority vote. Ask Attorney Wood clarifying questions surrounding flexibility on time limits based on attendance.

a. VOTE ANTICIPATED

i. MOTION: Allow 5 minutes per person during public forum with the option to make changes on the limit based on the number of people in attendance.

1. Moved by Linda Magoon, Second by Romeo von Hermann
2. Discussion: Time limit for public forum discussed
3. Amendment: the addition of a limit of 30-minutes for public forum (proposed by Commissioner Monsen). Accepted by Commissioner Magoon. Seconded by Commissioner von Hermann.
4. Vote unanimously approved.

II. CSM GOVERNANCE

a. Discussion surrounding the governance of the Church Street Marketplace. Chair Bouchett leads discussion, prompted by Mayor's previous comments at the May Commission meeting. Ideas discussed to keep the current model, move to a public private non-profit partnership, sunset the Marketplace.

i. Commissioners discuss

III. DPW PRESENTATION ON CHERRY & BANK STREET PROJECT

a. Julia Ursaki, Public Works Engineer, gives presentation and updates on Cherry Street project slated to start in late 2026 or spring 2027.

IV. DPW REQUEST TO REMOVE AWNING ON CHERRY ST (OLD BUS STATION)

1. Motion made by Commissioner Tolstoi
2. Seconded by Commissioner Monsen
3. Vote unanimously approved.

V. TREASURER'S REPORT

a. Commissioner Tolstoi reports that a majority of line items are underbudget with the exception of sponsorships/donations, which has been noted previously. Discussion on challenges of fundraising locally and nationally. States he feels confident we will land the budget.

VI. DIRECTOR'S REPORT

- a. Kara reports on recent events, construction coordination and updates with DPW, demands on marketing requests to CSM marketing team, bringing ARTA 2.0 amendment to City Council full occupancy for South tower in City Place (what is this called now) July 1, spending time on transitioning into the new roles and merger, work with incoming Director McGinnis devise future models for the Church Street Marketplace. Gives thank you and closing remarks for her time serving at Marketplace Director.

VII. CHAIR'S REPORT

- a. Thank you to Director Alnasrawi and congratulations on her new role. Had conversation with Bella and Theresa on the OCP request to communicate often, let us know about planning, let us know how we can support so we can know what your concerns are, very early in the process. To reach out to CC to encourage them to take advantage of the Commission in making decisions, take advantage of this body. Discussion on divisiveness in downtown and message that we need to continue to be positive.

VIII. ADJOURN

- a. Meeting is brought to close at 11:09 am

Next Meeting: July 16TH, 2025