



CHURCH STREET MARKETPLACE DISTRICT COMMISSION

February 18, 2026

9:00 AM

Location: Fletcher Free Library, Local History Room - 235 College St, Burlington, VT 0540

Attendance:

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

Absent: Cara Tobin, Chris Haessly

Staff: Samantha McGinnis – CSM Director, Jessica Dudley - Marketing Manager, Aida Washburn – Project & Event Coordinator, Andrew Bacher – CSM Coordinator, Kimberly Rojas – Community Engagement Coordinator

- I. COME TO ORDER
 - a. Meeting is brought to order at 9:05am
- II. APPROVE AGENDA
 - a. Motion to approve – Linda Magoon
 - i. Seconded – Erik Monsen
 - b. Agenda approved unanimously
- III. APPROVE MINUTES
 - a. Motion to approve – Erik Monsen
 - i. Seconded – Sam Tolstoi
 - b. Minutes approved unanimously
- IV. PUBLIC FORUM – GENERAL
 - a. No members of the public had comments for public forum
- V. COMMISSIONER UPDATES
 - a. Sarah Beal – Frustrated that commissioners have not been provided information regarding the location of the Overdose Prevention Center.

- i. Mark Bouchett to draft and send memo to Mayor's office

VI. MAIN STREET AMERICA ACCREDITATION

- a. Director Samantha McGinnis explains memo: Main Street America maintains two levels of partnership: Affiliate and Accredited. The Church Street Marketplace has been an Affiliate Member for several years. To increase our recognition, credibility, and standing within the organization, I recommend that we pursue Accredited status, the highest tier of designation, for our 2026 community evaluation.
 - i. Linda Magoon expresses support, suggests talking to property owners.
 - ii. Sam Tolstoi says biggest hurdle for business owners is high downtown rents.
 - iii. Erik Monsen advises to be mindful of becoming "too corporate."
 - iv. Sarah Beal suggests a one-pager to commercial brokers and property owners on the gaps we are looking to fill.
- b. Vote to support the actions recommended by the Church Street Marketplace staff
 - i. Moved by Linda Magoon
 - ii. Seconded by Sam Tolstoi
 - iii. All in favor of the motion

VII. CART VENDOR ATTENDANCE POLICY

- a. Andrew Bacher gives overview of attendance policy options discussed by in Cart Vendor Subcommittee meeting.
- b. Motion to adopt Cart Vendor Subcommittee recommendation of Attendance Policy #3 – Cart vendors must be in attendance for a minimum of 15 days during the season. This may be nonconsecutive.
- c. Moved by Sarah Beal.
- d. Seconded by Sam Tolstoi.
- e. All in favor of the motion.

VIII. HOLIDAYS ON THE MARKETPLACE PRESENTATION

- a. PowerPoint slides reviewing feedback and numbers for Holidays on the Marketplace events and activations presented by Director Samantha McGinnis.

IX. TREASURER'S REPORT

- a. Currently 15K-20K short of fundraising goal.
- b. Spending is still down despite snow removal needs throughout the season.

- c. If spending continues as is, we will likely be at or below budget by end of fiscal year.

X. DIRECTOR'S REPORT

Samantha McGinnis reports that:

- a. CEDO Director, Kara Alnasrawi, is absent due to taking interim role with Mayor's Office. Expects to be back in ~6 weeks.
- b. Review of Snow Ball and other February events and activations.
- c. Penguin Plunge rescheduled to March.
- d. Maple Madness planning underway.
- e. Olive & Ollie will reopen as Whim.
- f. Cart Vendor Program applications open.
- g. Leunig's kiosk RPF has been posted.
- h. Grant has been submitted for new bollards along Church Street.
- i. Met with Mayor in last month to discuss downtown.
- j. Outreach to third parties in preparation for summer events.

XI. CHAIR'S REPORT

- a. February Merchant Meeting went well.
- b. Visitors seemed to really appreciate the Snowflake and Heart Hunts.
- c. Ad hoc group to discuss marketplace governance has meeting with Mayor's Office and CEDO Director Kara Alnasrawi.

XII. ADJOURN

- a. Motion to adjourn
 - i. Moved by Sam Tolstoi
 - ii. Seconded by Sarah Beal
- b. Meeting is brought to close at 10:25 am

Next Meeting: Wednesday, March 18, 2026