



CHURCH STREET MARKETPLACE DISTRICT COMMISSION

May 20, 2026

9:00 AM

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

Attendance:

Commissioners: Mark Bouchett, Becky Holt, Linda Magoon, Erik Monsen, Romeo von Hermann, and Sarah Beal (Zoom), Chris Haessly (arrived at 9:09 am), Cara Tobin (Zoom, arrived at 9:15 am)

Staff: Samantha McGinnis – CSM Director, Aida Washburn – Project & Event Coordinator, Andrew Bacher – CSM Coordinator, Kara Alnasrawi – CEDO Director, Jackie Esperti – Division Director for Parking & Traffic, Jessica Dudley – Marketing Director, Isa Parades – Marketing Coordinator

COME TO ORDER

- a. Meeting is brought to order at 9:04am

I. APPROVE AGENDA

- a. Motion to approve – Romeo
 - i. Seconded – Becky Holt
- b. Vote to approve agenda
 - i. Agenda approved unanimously

II. APPROVE MINUTES

- a. Motion to approve – Romeo Von Herman
 - i. Seconded – Becky Holt
- b. Vote to approve minutes
 - i. Minutes approved unanimously

III. PUBLIC FORUM – GENERAL

- a. Councilor Grant spoke about the OPC Location Resolution.
- b. Jeff Nick – Spoke about the OPC Location Resolution.
- c. Llyndara Harbour – Spoke about business community struggles and OPC Location Resolution.
- d. Lara Allen – Spoke about OPC Location Resolution.
- e. Chris Haessly – Spoke on behalf of the Ward 3 neighborhood planning assembly’s resolution regarding the OPC Location Resolution.

- f. Andrew LeSturgeon – Spoke about the OPC Location Resolution.
- g. Public forum closed at 9:26 am

IV. COMMISSIONER UPDATES

- a. Chris Haessly – Recognizes David Melincoff for reopening Sweetwater’s. Recognizes national wait staff day is Thursday, May 21. Recognizes Lt Gov Rogers event in Contois Auditorium at 6:30 pm that evening.

V. FY 27 DID District Fees

- b. Parking Director Jackie Esperti presents on downtown parking fees and updates for the upcoming fiscal year.
- c. Motion to accept the DID tax recommendation: Linda Magoon
 - a. Second: Becky Holt
- d. Vote on Motion
 - a. Motion Approved Unanimously

VI. Mathew’s Montreal’s Famous Food Cart Menu Change

- a. Mathew Panetta and Jared Carter present on proposed food cart menu and management change.
- b. Motion to accept the menu change: Erik Monsen
 - a. Second: Chris Haessly
- c. Vote
 - a. Motion Approved Unanimously

VII. Overdose Prevention Center Location Resolution

- a. Motion To adopt the resolution: Erik Monsen
 - a. Second: Romeo Von Hermann
- b. Discussion ensues regarding the resolution language.
- c. Motion to amend the resolution to include new language: Chris Haessly
 - a. Second: Romeo Von Hermann
- d. Discussion ensues on the proposed new language
- e. Friendly amendment to swap “establishment” for “development”: Chris Haessly
- f. Vote to adopt the amended language suggested by Chris Haessly as follows:
“NOW, THEREFORE, BE IT RESOLVED that as appointed representatives of both the businesses on the Church Street Marketplace and members of the broader Burlington community, the Church Street Marketplace Commission has serious concerns and would like to be proactively consulted on and collaboratively contribute to the exploration, development and future oversight of any potential downtown location for an Overdose Prevention Center or other similar service providers.

BE IT FURTHER RESOLVED that the Church Street Marketplace Commission is presently opposed to the establishment of an Overdose Prevention Center within the downtown core or the

Central Business District, without the prior development of social, medical, housing, and other related support services.”

- a. All in favor
- g. Motion by Romeo Van Herman to amend the language of the resolution as follows:
To remove the sentence “without the prior development of social, medical, housing, and other related support services.”
 - a. Second: Chris Haessly
- h. Discussion ensues on the new proposed language
- i. Vote on the amendment Proposed by Romeo Von Hermann:
 - a. In Favor: Romeo von Hermann, Linda Magoon
 - b. Opposed: Mark Bouchett, Becky Holt, Erik Monsen, Sarah Beal, Cara Tobin
 - c. Abstain: Chris Haessly
 - d. **Motion fails**
- j. Vote to adopt the amended the language suggested by Chris Haessly:
 - a. In favor: Sarah Beal, Mark Bouchett, Chris Haessly, Becky Holt, Linda Magoon, Erik Monsen, Cara Tobin, Romeo Von Herman
 - b. **Motion passes**
- k. Vote to adopt the resolution as amended:
 - a. In favor: Sarah Beal, Mark Bouchett, Chris Haessly, Becky Holt, Linda Magoon, Erik Monsen, Cara Tobin, Romeo Von Herman
 - b. **Motion Passes**
 - c. **Amended Resolution Exhibit A**

IX. Reports

- a. Treasurer’s Report
 - a. < 90% of all revenues for cafes, CAFs and interdepartmental transfers are accounted for
 - b. Revenue continues to be below the original goal due to lack of fund raising and sponsorship dollars
 - c. Expenses remain well managed and below budget to offset reduced revenues
- b. Director’s Report
 - a. State grant awarded to purchase new bollards for the street
 - b. Main Street Accreditation awarded to the Church Street Marketplace
 - c. Mayor Virtual Town Hall meeting went well according to anecdotal reports from businesses
 - d. New stores on the marketplace: Project Vintage, Amberli, Pop-up Bagels, Sabah’s House
 - e. Closed store: Quarterstaff games (moved to another downtown location)
 - f. Programs and events: Una Passaggiata, Downtown Jazz, Helly Hansen Windows, Burlington Watches Together, BHS parade, Party on the Bricks, Summer in the City, Main Street Celebration, BTV Market
- c. Chair Report
 - a. Mark spoke with multiple businesses regarding the OPC Location Resolution.
 - b. The engine of optimism for Burlington is revving up and starting to move the needle in the right direction
 - c. Visitors are saying great things, need to remind the locals of Church Street’s appeal

IX. Executive Session

- a. Motion to Enter Executive Session: Chris Haessly
 - a. Second: Linda Magoon
- b. Vote to enter executive session
 - a. Vote passes unanimously
- c. Discussion of director's performance

X. Adjournment

- d. Meeting adjourned at 11 am

Next Meeting: Wednesday, June 17, 2026 at 9 am in City Hall, Sharon Bushor Conference Room, 149 Church Street, 05401.

Exhibit A

Resolution Relating to

RESOLUTION_____

THE LOCATION OF THE PROPOSED
OVERDOSE PREVENTION CENTER

Sponsor(s): Haessly, Monsen
Date: May 20, 2026

CHURCH STREET MARKETPLACE COMMISSION

In the year Two-Thousand Twenty-Five.....

Resolved by the Church Street Marketplace Commission, as follows:

1 WHEREAS, there are a number of individuals currently living within the City of Burlington who
2 are struggling with an untreated substance use disorder; and

3 WHEREAS, a number of service providers for individuals struggling with substance use disorder
4 are located in or within close proximity to downtown Burlington; and

5 WHEREAS, the accumulation of syringe litter has created a public health and safety issue that
6 has been identified as a major problem for city residents and business alike; and

7 WHEREAS, downtown residents and businesses have been adversely impacted by the behaviors
8 of individuals struggling with substance use disorder; and

9 WHEREAS, the public use and consumption of illegal drugs and narcotics has contributed to
10 negative perceptions about downtown Burlington; and

11 NOW, THEREFORE, BE IT RESOLVED that as appointed representatives of both the
12 businesses on the Church Street Marketplace and members of the broader Burlington community, the
13 Church Street Marketplace Commission has serious concerns and would like to be proactively consulted
14 on and collaboratively contribute to the exploration, development and future oversight of any potential
15 downtown location for an Overdose Prevention Center, or other social service provider that could
16 substantially impact the downtown business climate.

17 BE IT FURTHER RESOLVED that the Church Street Marketplace Commission is presently
18 opposed to the establishment of an Overdose Prevention Center within the downtown core or the Central
19 Business District, which may contribute to a further increase in open drug use and crime, without the
20 prior establishment of social, medical, housing, and other related support services.