

Chicago Market Board Meeting

March 6, 2023

Minutes by: James Gignac

Call to Order

With a quorum identified, this meeting was called to order by Matthew Ruffi on March 6, 2023, via Zoom at 7:03pm.

Roll Call

- Board Members in Attendance:
 - Anthony Todd (joined in progress)
 - Chris Burns (joined in progress)
 - Dana McKinney
 - Donna Curtin
 - Grant Kessler
 - Howie Bollinger
 - James Gignac
 - John Law (joined in progress)
 - Kate Grimm
 - Lee Herman
 - Matthew Ruffi
- Board Members Absent:
 - None
- Chicago Market Staff Present
 - Dan Arnett (General Manager)
- Owners/Guests:
 - Dan and Sophia Wennstedt
 - Mabel Shiu

Agenda

- [Public Agenda](#)

Order of Business

Meeting Intro

- Matthew opened by stating that we are now at 2,293 Owners.

Topic: Consent Agenda Items

- James made a motion to approve the consent agenda items. Without objection, the consent agenda items were approved.
 - Items were:
 - i. Approval of February 6, 2023, Meeting Minutes

Topic: Recording of Basecamp Votes

- James read into the record the following Basecamp votes undertaken by the Board:
 - There were no Basecamp votes to be read into the record for this meeting.

Topic: Treasurer's Report

- Kate stated they anticipate having a working budget available for the April meeting.
- Keep an eye out for to-do requests for team/project budgets expense.
- We will be staying with our current insurance provider.
- Audit has been completed, report received this morning.
- Grant inquired about specific line items; Kate will check those and review with Eldon as needed.

Topic: Project Management Office (PMO)/Team Reports

- Lee: inquired about the status of design work. Dan reported that ComEd stated their work will take until June. The cost of getting 480kv set up underground needs to be understood and what the difference is for timing. Installation of transformers is uncertain at this stage.
 - Chris asked about the original estimate for timing of electrical equipment in place and what the downstream effects will be. Dan stated that we are behind schedule on answering the voltage question, which has delayed equipment ordering and design.
- Grant: mentioned that there are several team reports that have not been updated. Matthew stated that he is following up with Karen.
- For the Personnel Committee, Dana stated she will be scheduling a meeting soon. Matthew inquired about the timing of GM annual review; Dana stated it will be up for discussion in committee. Additionally, GM compensation review is tied to budget.
- John Law inquired about hiring a general contractor. Dan stated we have identified a general contractor and will have multiple bids for subcontractors.
- Matthew requested the Marketing Team to provide an update on the website redesign project.
- Matthew suggested that if the DE&I team wants to recommend hiring a consultant, we should think about a budget soon.
- Matthew inquired about Volunteer Team needs.

- Dana stated that HR needs should be tracked somehow in a team report.

Topic: General Manager Report (Q&A)

- Matthew inquired about the used equipment availability list. Dan stated everything but refrigeration is available.
- Matthew inquired about the timeline for further steel work quotes. Dan stated that has not been started yet, but an initial meeting has been scheduled.

Topic: Open Forum for Non-Agenda Items/Updates

- James mentioned that we are exploring the possibility of an in-person Board meeting, potentially in May.
- Howie offered the idea of a facilitated session for shared goals and team-building at an in-person meeting.
- Dana shared that tomorrow (March 7) is the 10-year anniversary of the very first ideation meeting of Chicago Market.
- For Uptown Farmers Market, Kate stated that we are in need of a new meat vendor.
- Dana stated that Friday was employee appreciation day—thank you Dan!

Topic: Owners' Forum

- Question about Sunnyside Mall and Uptown Farmers Market. Kate stated that the site was a result of looking for a permanent home, and Sunnyside Mall made the most sense after looking into other possible locations. The UFM team is also giving a lot of thought about making sure trash is handled properly.

Closing

- James made a motion to adjourn the meeting. With no objections, the meeting was adjourned at 7:57pm.