

Chicago Market Board Meeting

October 02, 2023

Minutes by: Howie Bollinger

Call to Order

With a quorum identified, this meeting was called to order by Matthew Ruffi on October 2, 2023, via Zoom at 7:01pm.

Roll Call

- Board Members in Attendance:
 - Matthew Ruffi (President)
 - Dana McKinney (Vice President)
 - Kate Grimm (Treasurer)
 - Howie Bollinger
 - John Law
 - Sonia Lewis
 - Chris Burns
 - Grant Kessler
- Board Members Absent:
 - Malicha Dida
 - Anthony Todd
- Chicago Market Staff Present
 - Dan Arnett (General Manager)
- Owners/Guests:
 - **None**

Agenda

- Treasurer's report
- GM report
- Officer elections process
- PMO discussion
- Owners forum

Order of Business

Meeting Intro

- Matthew Ruffi opened the meeting.

Topic: Consent Agenda Items

- John Law motioned to approve Chicago Market Meeting Minutes from September. Dana McKinney seconded the motion. Motion passed 8 to 0.

Topic: Treasurer's Report

- Kate Grimm presented the treasurer's report.
- Discussed finding a better way to communicate on a monthly basis.
- Grant Kessler asked about getting responses to open questions on the budget. Kate Grimm has an action item to follow up with Dan Arnett.
- Matthew Ruffi highlighted outstanding payments for parking.

Topic: Officer election process

- Dana McKinney presented the current process for officer elections, highlighting some of the key responsibilities of each officer role..
- Chris Burns asked about whether or not we've considered having these elections earlier. Historical issues were cited.

Topic: General Manager Report (Q&A)

- Dan Arnett recapped the GM report.
- Bank is ready to begin the lending process.
- Grant Kessler asked for more details about the permitting process. Dan Arnett noted that the drawings are complete. Dan Arnett agreed to provide a basecamp post when the permitting process moves forward.
- Placement of gas lines was also discussed.
- Additional dependencies and their impact on timelines were also discussed.

Topic: PMO discussion

- Matthew Ruffi opened the discussion about the value of the PMO reports.
- The board discussed ways to make the reporting cycles more effective.

Topic: Open Forum

- Dana McKinney asked for volunteers to frame future DE&I initiatives.
- Matthew Ruffi noted that we need to provide DE&I plans for the lender report.

Topic: Owners' Forum

- No owners were present at this meeting.

Closing

- Matthew moved to adjourn the meeting with no objections. Meeting adjourned at 8:26pm.