



# Chicago Market Board Meeting Minutes

Apr 14, 2025 7:00 PM CDT

**Minutes by:** Maribelle Gomez

## Call to order

With a quorum identified, this meeting was called to order by Maribelle Gomez on Apr 14, 2025 , via Zoom at 7:04 pm.

## Role call

### Board officers in attendance

- Grant Kessler (**President**)
- Dana McKinney (**Vice President**)
- Kate Grimm (**Treasurer**)
- Maribelle Gomez (**Secretary**)

### Other board members present

- John Law
- Sonia Lewis
- Malicha Dida
- Matthew Ruffi
- Howie Bollinger

### Board members absent

- Chris Burns
- Anthony Todd

### Chicago Market staff present

- Dan Arnett (General Manager)

## Owners/guests

- None

## Agenda

### Open Session

- 7:00 pm - Welcome, Housekeeping, Owner Count update
- 7:05 pm - Treasurer's Report
- 7:15 pm - Quarterly Owner Refund Policy Review
- 7:20 pm - Value Engineering (VE) Floor Plan Changes
- 7:35 pm - GO Decision - Project Priorities Discussion
- 8:05 pm - Owner's Forum
- 8:15 pm - Adjourn open session

## Order of business

### Meeting intro

- The meeting was called to order at 7:04 pm.
- Latest owner count as of Apr 14, 2025 is 2463, +6 since March.

### Topic: Consent agenda items

- March Minutes approved, 9 Yay, 0 Nay, 0 in abstention, and 2 not in attendance

### Topic: Treasurer's Report

- Approved additional movement of funds
- Tracking Owner Loan extension due in January and moved to June
  - Amount of ~10,000
- Still trying to reach out to an owner about an extension
- Discussed an invoice received from StoreMasters, will take inquiries on invoices to SM at a later date
  - Clarified Dan Arnett had not given instructions to continue work
- Decided to save further inquiries with vendors for a later date

### Topic: Quarterly Owner Refund Policy Review

- Grant Kessler motions to vote on the deferment of refunds, Matthew Ruffi seconds the motion
  - No questions or concerns raised
  - 9 Yay, 0 Nay, 0 in abstention, and 2 not in attendance

### Topic: Value Engineering Floor Plan Changes

- Reviewed the changes done for value engineering
- Concerns about meeting TIF requirements with VE changes were addressed
  - Still able to do cooking demonstrations and programming
- Retail footage is still intact

### Topic: GO Decision - Project Priorities Discussion

- Reviewed pre-open tasks
- Board members asked to lead tasks of interest

### Topic: Owner's Forum

- No Owner's present, no forum

### Closing

- Maribelle Gomez motions to adjourn the meeting, meeting adjourned at 8:22pm