

Friends of the Ypsilanti Freighthouse
Board of Directors Meeting
January 21, 2009

Proposed Minutes

I. Call to Order

The meeting was called to order by President Nathalie Edmunds at 7:00 p.m.

IV. Depot Town Farmers Market

Several representatives of the vendors who operate at the Depot Town Farmers Market were present to discuss concerns about management of the Depot Town Farmers Market. A summary of the questions asked and answered, and comments offered follows.

Nancy Corfman – Market Manager/Secretary asked who owns the Freighthouse and Market Plaza. Nathalie Edmunds responded that the City of Ypsilanti owns both. FOYF has a management agreement with City Council to operate the Freighthouse and the Farmers Market on the Plaza. Nathalie further informed those present that the Management Agreement can be found on the City's website. Nathalie added that construction of the Rain Garden currently in development required re-location of the Farmers Market to the Plaza.

Nancy Corfman asked what the Proposal is about. Nathalie Edmunds responded the FOYF seeks proposals to open and operate the Farmers Market in Depot Town near the Freighthouse. Nancy asked when the Request for Proposals (RFP) would be issued. Nathalie responded the RFP would be issued within a few days.

Henry Zelisse – vendor at Depot Town Farmers Market stated the main concern of the vendors is uncertainty about the requirements of the RFP. The sooner specifications are known, the better.

Nancy Corfman said she is willing to fill out a questionnaire about the Depot Town Farmers Market, but her organization objects to FOYF making a decision about who runs the Depot Town Farmers Market, and how and when it operates.

Henry Zelisse reviewed a history of the Depot Town Farmers Market from mid 2004 to the present. He stated new customers are shopping at the market, and he asked for a chance to continue operating.

Karl Baer – vendor at the Depot Town Farmers Market and President of the Vendors Association asked if the Farmers Market will move to the Plaza by spring 2009. Nathalie Edmunds responded that it will. She further informed those present that parking can no longer be permitted immediately adjacent to the Freighthouse, in the interest of protecting the Freighthouse foundation. Vendors will be permitted to park next to the Plaza to stock their booths.

Nancy Corfman asked what will happen to the piping structure near the river. Edward Penet responded that a decision has not been made. Since last autumn, weather has destroyed the piping structure.

Linda French commented that the Downtown Farmers Market is bigger, with more products for sale, and closer to her vision of the Farmers Market in Depot Town. She asked what the difference is between the two organizations. Henry Zelisse responded the organizations are very different. Linda asked that these differences be detailed. Nancy Corfman responded the biggest difference is clientele. Nancy

stated the clientele at the Downtown Farmers Market has lower income. Nancy further commented that some of the produce is poorer quality because the clientele has less income.

Linda French commented she would like to see the two organizations merge.

It was clarified by several speakers that some of the vendors at the Downtown Farmers Market are committed to other farmers markets on Saturdays, and would not be able to sell at the Depot Town Farmers Market on Saturdays.

Karl Baer reviewed difficulties with the Downtown Farmers Market from a vendor's perspective. (1) No restroom available to the public or vendors (2) poor security: fights break out occasionally.

Karl then reviewed efforts to expand the range of products sold at the Depot Town Farmers Market. More organic and locally grown produce is available; and high quality handmade rugs are sold now. Karl emphasized the importance of receiving the RFP promptly. He stated the Depot Town Farmers Market Association would like a one year commitment, rather than a longer requirement while both parties work through new conditions. Nathalie Edmunds encouraged Karl to place that in the proposal his organization submits. Karl the outlined special events his organization have planned for the 2009 sales season.

Betty Jones reviewed organizational improvements the FOYF has made in the past year.

Karl Baer thanked FOYF for inviting the vendors to this meeting.

Nathalie Edmunds then returned the meeting to the FOYF business agenda.

II. Roll Call

Martha Kern-Boprie, Secretary called roll.

Board Members Present: Nathalie Edmunds, Bonnie Penet, Martha Kern-Boprie, Betty Jones, Linda French, Norris Stephens, Denise Slone, Edward Penet

Board Members Absent: Ron Rupert, Ruth Spiers, Bill Edmunds, Lesley Chace, Elizabeth Marshall, Val Kabat

Others Present: Henry Zelisse, Dorothy Zelisse, Karl Baer, Corinne Sikorski, Jeff Adkins, Sam Parise, Nancy Corfman, Tom Dodd, Bob Slone

III. Approval of Agenda

It was moved by Martha Kern-Boprie and supported by Edward Penet that the Agenda be approved as drafted. The motion carried.

V. Approval of Minutes of November 18, 2008

It was moved by Martha Kern-Boprie and supported by Betty Jones to approve the minutes of 11/18/08 with the following corrections. The Approval of Agenda was moved by Betty Jones and supported by Linda French. The Approval of Minutes of 10/28/08 was moved by Betty Jones and supported by Linda French. The motion to approve the corrected minutes of 11/18/08 carried.

VI. Treasurer's Report

Betty Jones reviewed the Treasurer's Report. As of 1/21/09 the checking balance is \$840.23 and the savings balance is \$7,499.04 for total cash on hand of \$8,399.27. Betty has invoices to be paid that exceed this amount, and urgently needs the \$10,000.00 due from the Depot Town DDA (DTDDA). Linda French offered to

contact the officers of the DTDDA about releasing this check. It was moved by Martha Kern-Boprie and supported by Edward Penet to receive the Treasurer's Report. The motion carried.

VII. Old Business

A. Storm Water Management construction project

Edward Penet reported the fascia installation is complete. The budget for the Rain Garden is in development. Linda French commented the Rain Garden budget should be a detailed and realistic as possible. FOYF may be able to secure some donated services if the project budget is well detailed. Linda asked when the detailed budget could be ready. Denise Slone commented that it would facilitate fundraising efforts to have the detailed budget for the Rain Garden ready. Rain Garden construction can begin in spring 2009.

B. Business Plan Committee Report

Bob Slone reviewed correspondence with the FOYF board in November and December to go before the Ann Arbor Area Community Foundation (AAACF) to seek grant funding from the large gift donated by Pfizer Corp. Consultant John Fike offered to prepare a PowerPoint presentation for use at the 12/17/08 meeting with AAACF. John Fike did prepare this presentation, and it was used by the FOYF leadership at that meeting. On 1/06/09 the Business Plan Committee met and saw a draft of the Business Plan.

A critical element needed for the Business Plan are short resumes of each FOYF Board Member. These are needed by 1/30/09 at the latest. Send them to Bob Slone via email at bslone42@hotmail.com. If you do not have email access, please send a paper resume to:

Bob Slone
7518 Roxbury Dr
Ypsilanti MI 48197

The draft Business Plan is 1 ½ inches thick. There is only one copy. The expectation is to complete the draft Business Plan by 1/31/09. The final Business Plan with comment from City Council is expected in mid February 2009.

Discussion of the fee for John Fike's services to prepare the PowerPoint presentation to AAACF will take place at the next FOYF board meeting. John Fike has been paid all invoices for services rendered on his initial consulting contract. All but \$237.50 of the maximum authorized contract has been remitted to him.

C. Fundraising Committee Report

Denise Slone reported the committee currently consists of Linda French, Andrea Linn, Steve Gross and herself. She reported that she has met with several banks. They indicate a willingness to fund, but want detailed answers about FOYF projects. A written report was prepared by the Fundraising Committee for more review later.

D. Ann Arbor Area Community Foundation grant update

Bonnie Penet reported that five FOYF Board Members met with the AAACF on 12/17/08, gave the presentation John Fike prepared and answered questions from AAACF for 45 minutes. Bonnie and Nathalie will meet with Phil D'Anieri of AAACF again on 1/22/09 (tomorrow). A funding decision on our request for \$100,000.00 is expected in February 2009.

- VIII. New Business
- A. FOYF Board Development Retreat
Board members agreed to hold a board retreat on Saturday morning 1/31/08 at 9:00 am. Linda French offered to host it at her house:
504 N. Huron St, Ypsilanti MI 48197
- B. FOYF Board Member Resignations
Several FOYF board members have submitted resignations over the past year, but board action was not taken to formally accept those resignations and remove the names from the board roster. Board action is due on these resignations. It was moved by Martha Kern-Boprie and supported by Betty Jones to accept the resignations of Elizabeth Marshall, Bill Edmunds, Val Kabat and Denise Slone, to thank them for their service to the FOYF, and remove them from the Board Roster. The motion carried.
- C. Board Member Appointments
It was moved by Linda French and supported by Edward Penet to appoint David Wheeler and Steven Gross to vacant positions on the FOYF Board. Vote to appoint was seven Yes, one No, three Absent. The motion carried.
- D. FOYF Website
Bonnie Penet reported she spoke with a website designer that could enhance the FOYF website. Bonnie will provide more information at a future meeting.
- IX. Remarks from Visitors
Tom Dodd asked for a list of all vendors, plus ideas for Freighthouse activities, to be included in the Depot Town Rag publication.
- X. Adjournment
It was moved by Martha Kern-Boprie and supported by Edward Penet that the meeting adjourn at 10:07 pm. The motion carried.

Submitted by:

Martha Kern-Boprie – Board Member & Secretary