

Apple Street Market Board Meeting

10/1/2020

Online

Board Members: Kristen Barker, Colleen Sterner, Clement Tsao, Heather Zoller
Others: Paloma Correa, Heather Sturgill

Check-Ins, Agenda and Minutes

- Agenda approved
- Approved August meeting minutes
- Approved September meeting minutes

Financial Report

- We have to start paying principle on our 30K loan for AWG ownership
- Continued regular, minimal expenses

Project

- PLK has concerns about our financing (potential for time delay as we gather funding) and questions about our market study. Want to meet next week. John Kornbluh can attend.
 - Parking remains a challenge. According to AWG, a 12K square foot (with 32 parking spots) would be ideal, but we can make 10K square feet work. For 10K store, the minimum is 30 onsite parking spots.
 - AWG suggests waiting on market study until we know we can get at least 10 K.
- Timing: PLK indicated they will present some initial designs at the **October 19th** Northside Community Council meeting. (3rd Monday).
- We need to build community support to encourage the developer to find ways for Apple Street Market to become part of the project.
 - We should be at the Farmer's Market, be talking with neighbors, etc. so that neighbors support the partnership.
 - We advised PLK that some people are finding that the survey does not work. Additional plans under "Items for Follow-up"
- Funding the project:
 - Cincinnati Development Fund has emailed us that they would like to support us with New Market Tax Credits
 - We can get up to \$1 million Self Help Credit Union.
 - Leaves a \$1.88 million gap. Gap funding ideas:
 - Avondale grocery store got \$1.8 million from their Community Builders developer, Children's \$600K, 500K Cincinnati, \$150K from Greater Cincinnati Foundation, 75k interact for health, 75L Hale/US Bank Foundation, 25K from 5/3rd and some from United Way.
 - We can approach funders.
 - Ask PLK to match what we raise in a specific time period.

Owner Meeting

- Monday Nov 30th 7 PM

Items for Follow-up:

- Kristen Barker is following up with PLK on multiple queries and is in discussion with people on the finance side.
- Technical issues:
 - Possible issue with becoming an Owner button on our website
 - Some people are not getting the newsletter
- Heather Sturgill looking to post website article. Will use our newsletter.
- HZ will send out the links from our owner meeting via FB
- HZ will send minutes to Heather Sturgill for uploading to our website
 - Send meeting minutes to KB, then send the google doc site to Heather Sturgill to upload.
- HZ send text language about the surveys to HS
- HZ creating petition language. Clement will put on the Gantry bulletin board. We can send this out via Only in Northside and create a Volunteer Meeting to share more widely.
 - Petition Language: Exciting news. There is a development coming around the “Triangle Building” at the corner of Hamilton and Blue Rock. The developers are the owners of the Gantry. I hope the project developer keeps our community’s needs in mind. We need a local, affordable grocery store. We want Apple Street Market to be a part of this project.
Sign here _____ (Name and address).
- HZ to send doodle poll to schedule a Volunteer Meeting. Potentially include:
 - Rebecca Williamson, Deborah Reed, Vince, Renee

Adjourned

Next meeting scheduled for November 5th at 6 PM.