

Metropolitan Government of Nashville
and Davidson County

John Cooper, Mayor
Darrell Lane, Executive Director



Nashville Farmers' Market
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Nashville Farmers' Market Board Meeting Minutes February 21, 2023

Announcement - *As information for our audience, if you are not satisfied with a decision made by the Farmers' Market Board today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the board's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact your own independent legal counsel.*

Public Comments - *Individuals, requesting to address the Board, will be limited to three (3) minutes unless granted more time by the Board Chair. Each person authorized to speak is expected to state her/his name and address and the organization represented if any, and if the speaker reads prepared text, to provide a copy to Board staff.*

I. Opening Announcement

- a. Call to order – 9:30am

II. Public Comments

- a. Fidel Vasquez with Caracasville Food Truck asked about why the market has gone to dynamic scheduling with regards to the food trucks and why he is not allowed to vend each weekend like in years past. He requests the board allow them to vend for the entire year until they can find somewhere else.
 - i. Board Member Scott Moskowitz is recommending accommodating him to allow time to adjust his schedule. The board is recommending 90 days for a transition period to be able to find other locations. Board member Dr. Brenda Butka is recommending deferring to the staff to see if an accommodation can be made.
- b. Marcio Florez with The Inka Trailer spoke about same scheduling issues as Caracasville Food Truck about not being able to vend each weekend this

year. Marcio requested to be able to be scheduled on weekends to let his customers know he will be here consistently.

- c. Board Member Will Radford wants to ensure that scheduling is communicated far in advance to ensure proper communications to let other Food Trucks know if we can accommodate more trucks and have a cap in the number of annual applicants for the allocated food truck spaces.

III. Approval of January 2023 Meeting Minutes

- a. Approval – Scott
- b. Second – Alex
- c. Opposed - None

IV. Farm Shed Vendor Handbook Amendment – Due Process

- a. Director Darrell Lane explained the updated policy about having a discussion with a vendor about the policy violations prior to issuing a Fine. The recommendation is to have to Farm Shed Vendor Handbook be consistent with the Market House Vendor Handbook.
- b. Board Member Scott recommended adding a 4th policy rule violation. The revision to be added is 3rd violation is suspension for a certain number of vending days and 4th violation is termination of the remaining season.
- c. Approval – Brenda with revisions added.
- d. Second – Alex
- e. Opposed-None

V. Nash TN Vendor Presentation

- a. Jennifer and Bill Caywood want to lease the North Silo in the market house and presented their business.

VI. Lily's Hot Chicken Presentation

- a. Chris Lily discussing his business model and interest in leasing the vacant restaurant location.

VII. Executive Director's Market Report

- a. Lease Renewals – 8 Market House Tenants due by 2/28/23, with one tenant behind in monthly rent. Recommendation to move this tenant to a month-to-month lease until the end of April and then renew by 5/1/23.
- b. New Market House Tenant updates:
 - i. Board Member Will Radford ask what the ultimate decision maker is in selecting a tenant. The Board will choose from the businesses that present and then the market management will work out the details of the leases with the potential tenant. The Board wants to see P & L statements, balance sheets, and ensure 3 - 6 months of cash reserves for rent.
 - ii. Board wants to be able to decide on the tenants for the vacant restaurant space at the March meeting.
 - iii. Present financials and build out information of the business at the next meeting and make recommendations on who to proceed with.

- iv. Board Member Will Radford motions to approve leases for both vacant silos for Pink Door Cookies and Nash TN, as well as the vacant retail space for Made in TN.
- v. Approval - Will and Angela
- vi. Second – Scott
- vii. Opposed – None
- c. New revised weekend vendor kiosk cart rental program has started with a quarterly commitment required. Vending days are Friday – Sunday.
- d. Floor space and both silo rentals near completion with a 1-year agreement required.
- e. Davidson County Clerk moving a self-serve kiosk from the Downtown library to the NFM market house in the coming months. This will be for paying for Metro services.
- f. Facilities Manager Charles Kizer
 - i. Charles gave an update that the water leak issue has been resolved and the bill is back to a more normal amount.
 - ii. Informed the board that the Security and Janitorial offices will be changing locations so that security is located on the main floor.
 - iii. Director Lane explained we are working with Metro Water Services to gain a refund of some of the lost expense.
- g. Program Manager Heather Hoch
 - i. Heather explained she is completing the 2023 application season for the farm sheds.
 - ii. Heather gave a recap of the Pick TN conference
 - iii. Heather explained that the Vandy Market application season would be starting soon.
- 1. Staff Introduction – Courtney Cotton – Marketing Manager**
 - a. Courtney discussed her background and her marketing goals in the upcoming year for the NFM.
- 2. Staff Introduction – Yolanda Manning – Special Programs Coordinator**
 - a. Yolanda discussed her background and what she is looking forward to in her new position.

VIII. Market Financial Snapshot

- a. Director Darrell Lane presented the initial FY24 budget with the recommended budget modifications. This is currently under review by the Metro OMB office and is an ongoing process throughout the spring.
 - i. Board Member Will Radford recommends ensuring that any subsidy money covers any Metro contracts that are not able to be negotiated by the department.
- b. Finance Manager David Griffin presented the January and current FY overall market financials.
 - i. David discussed the upcoming potential revenues with the new onboarding of potential tenants.

- ii. David discussed the \$500,000 American Rescue Plan funding that has not been utilized yet that can be tapped to offset operational costs in this FY and the next FY.

IX. Final Comments - None

X. Adjournment – 11:18 am

NAME	ORGANIZATION
Tim McKinney	Clay Daddy
Helen Prater	Helen's Pop Art
Mark Prater	Helen's Pop Art
Bill Caywood	Nash TN
Jennifer Caywood	Nash TN
Marcio Florez	The Inka Trailer
Fidel Vasquez	Caracasville
Anna Fields	Bubble Love
Amber Rodriguez	The Picnic Tap
Ashley Moon	The Picnic Tap
Ilex Pounders	Made in TN
Ronald Cerdas	Succulent Vegan Tacos
Chris Lily	Lily's Hot Chicken
Angela Crane-Jones	NFM Board Chair
Will Radford	NFM Board Vice-Chair
Scott Moskovitz	NFM Board
Alex Lorenz	NFM Board
Dr. Brenda Butka	NFM Board Secretary
Theresa Costonis	Metro Legal
Darrell Lane	NFM Executive Director
Charles Kizer	NFM Staff
Heather Hoch	NFM Staff
David Hornbeck	NFM Staff
Yolanda Manning	NFM Staff
Courtney Cotton	NFM Staff
David Griffin	NFM Staff