

Metropolitan Government of Nashville  
and Davidson County

John Cooper, Mayor  
Darrell Lane, Executive Director



Nashville Farmers' Market  
900 Rosa L. Parks Blvd.  
Nashville, TN 37208  
615-880-2001  
[farmersmarket@nashville.gov](mailto:farmersmarket@nashville.gov)

## Nashville Farmers' Market Board Meeting Minutes July 18, 2023 – 9:30am

**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 – 9:31am**
- II. Public Comments –**
  - a. Adriana Ortega with Succulent Vegan Tacos discussed the Market Facilities Standards, Air Conditioning A/C, Trash, Bathrooms, etc. She stated that she has spoken to Executive Director Darrell Lane about the issues but wanted the Board to be aware of them as well. She stated her space has not had working A/C since April. She understands that Facilities Manager Charles Kizer is doing what he can with the resources he has but she is wondering what else can be done to correct the issues. She also would like to know what the market is doing to drive consumer traffic into the market after 4pm daily. She would also like to see the Board more involved with the small businesses and make sure that the Board discusses matter directly with tenants on occasion.
- III. Approval of June 2023 Meeting Minutes**
  - a. Motion to Approve- Scott Moskovitz
  - b. Second-Alex Lorenz
  - c. Opposed-None

#### **IV. Executive Director Merit Increase Proposal and Approval**

- a. Board Chair Angela Crane-Jones presented to the Board the proposal to award a Merit Increase to Executive Director Darrell Lane of **8%** for his leadership during the last year; the development of the management team; new lease rates executed and operational improvements. He additionally recruited and onboarded two new tenants into the markehouse.
- b. Board Member Scott Moskovitz commented that a leader filters down to the team and looks at the entire team accomplishments. He is proud of the accomplishments of the team and what the future entails for the market.
- c. Board Member Dr. Brenda Butka seconds what Scott stated and commented that she is impressed with the way things are moving with the market.
- d. Board Member Alex Lorenz commented he is impressed with how quickly changes have occurred at the Farmers' Market during the past year.
- e. Board Chair Angela Crane-Jones emphasized that operational guidelines have been set by Darrell and that the entire team has assisted in the noticeable improvements of the farmers' market operations. She also included that communications are excellent with the Board.
- f. The rate will be retroactive to July 1.
- g. Motion to Approve-Scott Moskovitz
- h. Second-Dr. Brenda Butka
- i. Opposed-None

#### **V. Executive Directors Report**

- a. Darrell Lane – Thanked the board for the vote of confidence and also wanted to thank the market staff for everything they have accomplished in the last year.
  - i. **Market House Updates:**
    1. Grow Local Kitchen opened on 7/1/23.
    2. Made in Tennessee opened on 7/12/23.
    3. Heart of Nashville has given written notice of closing on 12/31/23. New tenant search has begun.
    4. One Market house Tenant is still undecided about signing a new lease. I am working with the tenant and legal.
  - ii. **Operational 30-day Goals:**
    1. Completion of an updated New Year's Eve Event agreement.
    2. Secure funding for the installation of GLC hood.
    3. Secure funding for the Market house window replacements on the upper West side of the building.
    4. Secure funding for the relocation of our water backflow system.
    5. Market City BBQ grand opening. – Alert. There will be a delay due to a drainpipe issue on the west side of the market house.

6. Facility's Focus on repairs and improvements due to increased attendance and wear.
  7. Mission Focus: Darrell is participating in the development of a new promotional video highlighting the River-Friendly Farms project for Tennessee.
- b. Darrell discussed the current drain issue inside the market house. He informed the Board that a drainpipe that flows out of the building under the Picnic Tap appears to have collapsed thus causing water to back up into the floor drains in a few businesses. Facilities Manager Charles Kizer explained that ServePro was called into the help clean the building due to flooding. He also explained that the Facilities team is having to manually pump the water out of the drains to avoid additional flooding in the market house. The Market is actively seeking to get the issue resolved as quickly as possible and with as little tenant disruption.
  - c. Board Scott Moskovitz asked Darrell to address the Succulent Vegan Tacos comments concerning the Facilities. Darrell stated that 16 A/C units were not working and now only 5 units are currently not working. The Market is looking at adding a VRF unit into a business that doesn't have one. Darrell has addressed the trash issue and that has since been corrected. Darrell stated the market is in the process of changing out bathroom facets to new ones to elevate the issues of the bathroom facets sensor not working.
  - d. Board Member Alex Lorenz asked about the Market House tenant meetings and when they occur. Darrell explained that he conducts two meetings on the second Tuesday of each month to give the tenants an opportunity to discuss any issues that may be going on with their businesses. Darrell also explained that any member of management is available to discuss issues via slack, text, email, phone, etc.

## **VI. Market Staff Reports:**

- a. Marketing – Courtney Cotton
  - i. Courtney presented to the Board Marketing analytics from the 2023 Tomat-O-Roma Event. She discussed the different marketing campaigns that were used to promote the event such as Facebook, Instagram, Everbrite, Google Ads, NFM website, billboard ads, and cooking segments on WKRN; WSMV; WTVF daytime shows.
- b. Board Chair Angela Crane-Jones asked if the vendors shared the markets social media posts and if they have their own social media, websites, etc.
- c. Board Member Scott Moskovitz asked what we can do to add more producers to the market by providing an incentive for farmers to be at the market more often.

- d. Programs – Heather Hoch
  - i. Heather discussed that the farm sheds were at 100% capacity for the Tomat-O-Roma event.
  - ii. Heather informed the board that the Grow Local Kitchen is fully booked for July and August.
  - iii. Heather informed the board that she has joined a committee to address root causes of food shortage.
- e. Facilities – Charles Kizer
  - i. Charles spoke during the Executive Directors Report concerning the facilities and there was nothing else to add at this time.
- f. Finance – David Griffin
  - i. David discussed the FY23 year end results as of 7/14/23. He explained the fiscal year is still open and that the financial results could change based on additional late receipts.
  - ii. David discussed the new FY24 budget and that we are currently working through the True Up process to adjust any funds between accounts as needed moving into the new fiscal year. Those results will be presented at the next board meeting on 8/15/23.
  - iii. David discussed the funding requests that were mentioned in the Executive Director’s report and that we are working with Metro Finance to secure the funding needed for the completion of the work.
- g. Metropolitan Attorney Theresa Costonis added that Legal is looking to recover the window expenses through litigation.

**VII. Final Comments-None**

**VIII. Adjournment – 10:31am**

- a. Motion to Approve – Scott Moskovitz
- b. Second – Alex Lorenz
- c. Opposed-None

<b>Name:</b>	<b>Organization:</b>
Adriana Orrega	Succulent
Ronald Cerdas	Succulent
Ashley Moon	Market City BBQ
Amber Rodriguez	The Picnic Tap
Rhett Miller	Nashville Wood Design
Angela Crane-Jones	NFM Board Chair
Scott Moskowitz	NFM Board
Alex Lorenz	NFM Board
Dr. Brenda Butka	NFM Board
Darrell Lane	NFM Staff
Charles Kizer	NFM Staff
Heather Hoch	NFM Staff
Courtney Cotton	NFM Staff
David Griffin	NFM Staff
Theresa Costonis	Metro Legal
Erica Haber	Metro Legal
Mary Cate Tumelly	Metro Legal
William Peltier	Metro Legal