



CHURCH STREET MARKETPLACE DISTRICT COMMISSION

July 15, 2026

9:00 AM

Location: City Hall, Sharon Bushor Conference Room, 149 Church St., Burlington, VT

Attendance:

Commissioners: Mark Bouchett, Becky Holt (Zoom), Linda Magoon, Erik Monsen, Romeo von Hermann, Mary Kate Moore, Cara Tobin (joins at 9:10am) (Zoom)

Staff: Samantha McGinnis – CSM Director, Andrew Bacher – CSM Coordinator, Jessica Dudley – Marketing Director, Kara Alnasrawi – CEDO Director

COME TO ORDER

a. Meeting is brought to order at **9:07am by Samantha McGinnis**

I. APPROVE AGENDA

a. Amendment by Samantha McGinnis: Remove item 6

a. Motion to approve – Linda

i. Seconded – Mark

b. Vote to approve agenda

i. Agenda approved unanimously

II. Election of Officers

a. Election of Chair

a. Linda Nominates Mark

b. Becky seconds

c. No discussion, no other nominations

d. Vote to elect Mark Bouchett

i. Unanimous approval

b. Election of Vice Chair

a. Linda Nominates Becky

b. Erik Seconds

c. No discussion, no other nominations

d. Vote to elect Becky Holt

i. Unanimous approval

c. Election of Treasurer

- a. No nomination
- b. Motion to table the nomination – Becky
- c. Second – Linda
- d. No discussion
- e. Vote to table nomination
 - i. Unanimous approval
- d. Election of Clerk
 - a. Mark Nominates Linda Magoon
 - b. Becky Seconds
 - c. No discussion, no other nominations
 - d. Vote to elect Linda Magoon
 - i. Unanimous approval

III. APPROVE MINUTES

- a. Motion to approve – Linda
 - i. Seconded – Mary Kate
 - No discussion
- b. Vote to approve minutes
 - i. Minutes approved unanimously

IV. PUBLIC FORUM – GENERAL

- a. Opened at 9:17 am
- b. Romeo Von Hermann – thanks the commission for his time. He is moving to the Police Commission and needs to step down as Church Street Marketplace Commissioner.
- c. Jeff Nick, Property Owner – Speaks about the new needle exchange program and its effect on downtown vitality.
- d. David Melincoff, Owner of Sweetwater's – Speaks about a letter he sent to the mayor regarding his experience reopening Sweetwater's.
- e. Dave, downtown resident – We are not taking the right path, creating an environment that invites people to live on the street and use drugs.
- f. Holly Fine, downtown resident – Talks about how different it feels in downtown Burlington.
- g. Jeff Nick – Notes plan BTV was ignored.
- h. Milo Grant, City Councilor – Speaks about years of witnessing changes in behavior in Burlington and speaking up about it in public meetings. Recommends pushing State legislature and Governor to do more for Burlington.
- i. Jeff Berger, business owner – Asks Marketplace Commission to advocate for businesses and property owners.
- j. Public forum closed at 10:06 am

V. COMMISSIONER UPDATES

- a. Erik Monsen – Speaks about the OPC location resolution, noted that all social services should be in communication with this commission.
- b. Mary Kate – Speaks about states attorney's concerns with retail theft. Needs businesses to report thefts so they can make it to her inbox.
- c. Linda Magoon – Relays an anecdote on Burlington residents coming downtown for the first time in a while.

VI. Memo- Criterium Bike Race

- a) Motion to approve staff recommendation: Linda Magoon
- b) Second: Erik
- c) Discussion ensues on exact timing of the race and effects on outdoor cafes on City Hall Block
- d) VOTE to waive the non-motorized vehicle prohibition:
 - a. Vote approved unanimously

VII. Reports

- a. Treasurer's Report
 - a. FY 27 is only two weeks in
 - b. FY 26 landed well
 - c. Tight budget coming up, not a lot of wiggle room
 - d. Will bring the amount of FY26 surplus the Marketplace has for next meeting
- b. Director's Report
 - a. Safety and Security: City of Burlington did not get any information on the needle exchange ahead of it being released in the media.
 - b. Community advisory group is being formed around the needle exchange program with the non profit Vermont Cares, Director requested business representation on that group.
 - c. Continuing meetings with BPD Deputy Chief Young
 - d. Events and programming: We are in the heart of event season, lots going on.
 - e. Passeggiata continues, BCA Art amplified, mini golf on Wednesday evenings
 - f. Party on the Bricks kicks off tomorrow at Kens Pizza
 - g. Main Street Block Party on Friday and Saturday
 - h. BTV Market continues last Saturday of each month
 - i. Festival of Fools returns July 31 & August 1
 - j. Sidewalk Sale returns August 5 – 9.
 - k. Sponsorship from NFSB and Generac secured so far.
 - l. Sponsorship packet created, printed and sent out
 - m. Vacancies: Nostalgia
 - n. Openings: Amberli, Sabah's House. Coming soon: Artemus café, Pop-Up Bagels
- c. Chair Report
 - a. Recognizes Kara Alnasrawi: updates regarding the needle exchange, State health department's role in providing funds for homeless, addiction, and mental health services.

- b. Recognizes Linda Magoon: Suggests writing a resolution to the Governor regarding the concerns of their constituents. Will put together something for next session
- c. Mark Bouchette: Optimism and hope for Burlington continues. Fears that businesses are in a bad position, once the bank pulls their credit, closure is immediate.
- d. Not pointing fingers, there are no easy ways out of this. Police solutions are not good to this community. We have shown so much compassion, but we have allowed our standards to fall. We need to continue to advocate and point out the problems. Asks for clarity around how reporting theft is recorded by States Attorney's Office

IIX. Adjournment

- a. Motion: Linda
- b. Second: Erik
- c. Meeting adjourned at 10:59 am

Next Meeting: Wednesday, August 19, 2026 at 9 am in City Hall, Sharon Bushor Conference Room, 149 Church Street, 05401.