

**REPORT ON MEETING WITH PARKS AND RECREATION, and ISLAND ROOTS
MARKET COOPERATIVE (IRMC)**

Wednesday March 6, 2019

Meeting with Richard Harding and Team

In attendance, Richard Harding, Darcie Osborne, and Bill Corsan

From IRMC Larry Whaley, and Darcie Davidson

@ Bowen Park Complex Conference Room

The two teams met to discuss the IRMC proposed Lease, the Centennial Building, issuing tax receipt for donations towards the building capital campaign, alternatives and compromises, potential partnerships with other services and organizations who share a similar mandate, and vision for permanent space, and next steps.

Results

IRMC proposed lease and Business Plan - Larry reviewed the history of our work to date with the city, and explained what we have done since our last engagement with Richard and his team. The main points being;

1. We have attempted to engage with VIEx to determine if there is a possibility of working together on the construction and development of a building. The VIEx has responded indicating that they will not pursue a partnership with IRMC, they are willing to consider a tenant type relationship but will not work with us in partnership. The IRMC team has identified that this will not meet our needs, and as a result of this we have identified that we will no longer pursue this avenue.
2. We have returned to a more simplified version of the business plan, one that does not include commercial tenants and will focus on market operations. This is in response to the city staff's concern regarding commercial tenants in park properties.
3. We are eager to pursue a lease with the city, similar to what has been agreed upon by the city and the VIEx.

Richard responded to these points indicating that he was not aware that the negotiations between VIEx and IRMC have broken down. We agreed to send Richard the documentation that demonstrates that negotiations between the two parties lead to a stalemate.

Richard identified that he had some concerns regarding the proposal:

1. How does the Market go from one day/week to a full time operation?
2. Does the staged approach to market growth, beginning with two markets per week, leave the building vacant too much of the time? And how can this be dealt with?
3. Does the suggested case lot morning market clash with activity that is suitable for a park?
4. Does the idea of vendors leaving product, to be sold by co-op staff on non market days, make the market an unacceptable commercial operation?
5. How will our mortgage lender's terms effect the city if the market should fail?

We tabled this discussion for one month's time for the following considerations;

1. Richard would like the opportunity to consider the proposed activities in association with the mandate of the park.
2. Richard will have the opportunity to consider the new information regarding the VIEx.
3. IRMC will have a chance to respond to the concerns expressed by Richard.

We then discussed that a capital campaign would be needed, and we would like to pursue the opportunity of working with the city on a capital campaign, whereby the donations would go to the city, and receipts would be issued for income tax purposes.

We discussed some logistics associated with this. It was determined that under specific circumstances the city would be able to issue tax receipts for donations. We agreed to continue this discussion further as we moved towards a capital campaign.

We discussed the Centennial Building as a temporary location for the IRMC fall/winter market for the 2019/20 season. Larry identified that we would like to explore renting the space Wednesdays for six hours between 11-5pm, at an hourly rate. IRMC would adjust the market hours to fit with this time frame. The market would run noon to 4, with an hour on each end for set up and clean up.

Darcie O indicated that she would look into the space, and subsequent fees associated with such a rental. Darcie O will report on the feasibility of this at the next meeting.

Finally, we discussed the potential of partnering with other organizations who may share a similar mandate, and have a vision/need to expand their operations and presence in the community. IRMC has been interested in pursuing conversations with NS3 and Nanaimo Arts Council, to discuss potential space sharing for a new building.

Richard indicated that there would be no problem from a park's perspective with working with organizations like these.

We agreed to meet in one month's time to review the tabled discussion items and receive the report on the Centennial Building.