City of Birmingham
A Walkable Community

MEMORANDUM

Office of City Manager

DATE: **July 8, 2015**

TO: **City Commission**

FROM: **Joseph A. Valentine, City Manager**

SUBJECT: **Market Square**

Following the approval of the lease for the patio, pavilion and parking spaces north of Market Square at the June 29th meeting, I had subsequently met with the property owner, Johnny Karmo, to discuss the project, however, at this time the lease has not been executed.

During our conversation, we reviewed the concerns expressed by the City Commission and members of the public, as well as, space, timing and lease considerations. Subsequent to our meeting I received the attached email from Mr. Karmo indicating his decision not to proceed with the project outlined in the lease. Mr. Karmo is still interested in working with the City and the neighborhood in the area to develop an amenable solution that addresses the interests and concerns for all involved. His focus will be on his store expansion and he is open to further discussions in the future, should there be a continued interest to activate this space.

City of Birmingham

Joe Valentine <jvalentine@bhamgov.org>

Lease

Johnny Karmo <jkarmo@marketsquarestores.com> Wed, Jul 8, 2015 at 8:55 AM
To: Joe Valentine <jvalentine@bhamgov.org>

Hi Joe,

Thank you for meeting with me on July 6th. At this time, and after much consideration, I've decided not to pursue a lease to grant Market Square a Pavilion & Patio on the north side of the building. I hope to revisit the lease once the store expansion is complete. At that time I will be able to execute a more thoughtful plan/design that will best activate the space. I am very open to working with the neighborhood and City of Birmingham to accommodate the best use for everyone concerned.

Thanks again for meeting with me. I look forward to this project coming to fruition in the near future.

Johnny Karmo

Market Square Stores

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