Adelaide Central Market Authority (ACMA)

Annual General Meeting 2026

Date: Thursday 8 October 2026

Location: Adelaide Central Market Office, Level 1, 44-60 Gouger Street, Adelaide SA 5000

Attendees

Theo Maras, ACMA Chair	Fabienne Reilly, ACMA
Christine Locher, ACMA Board	Johnny Carbone, ACMA
Nicole Haack, ACMA Board	Tiera Lippiello, ACMA (Minutes)
Cllr Phillip Martin, ACMA Board	Briony O'Toole, ACMA
Rebecca Hayes, CoA	Ben Steggall, ACMA
Anthony Spartalis, CoA	Michael Rossi, AEDA
Valerie Henbest, ACMA Trader	Sophie Shen, ACMA
Agathe Ravinale, ACMA Trader	Deepak Kumar, ACMA

1 Welcome and Acknowledgement

Theo Maras, ACMA Board Chair, opened the meeting at 10.01 am and welcomed all present. Acknowledgement of Country was delivered by Fabienne Reilly, ACMA General Manager.

1.1 Confirmation of the Minutes of the previous meeting

The Minutes of the previous AGM held on 23 October 2025 were presented.

Moved by Christine Locher Seconded by Cllr Phillip Martin

That the Minutes of the Annual General Meeting of the Adelaide Central Market Authority held on 23 October 2025 be taken as read and be confirmed as an accurate record of proceedings.

Carried.

2 Chair's Report

ACMA Chair, presented the 2025/26 Chair's report, highlighting the significant progress made in 2025/26 and the exciting year ahead as preparations continue toward the opening of the Market Expansion.

Key highlights included:

- Acknowledgement of the ongoing support from the CoA Council, CoA leadership, the ACMA Management team, and Board members for their collaboration and commitment throughout the year.
- Minimal disruption to traders and customers during construction, with appreciation expressed for traders' patience and the efforts of the builders and developer.
- Welcoming 7.9 million visitors and cementing its position as Australia's #1 Food Market and premier tourist destination, acknowledging the contribution of traders, whose passion and dedication remain central to the Market's success.
- Strong governance outcomes, with all strategic, risk and governance actions completed or on track, reflecting a mature and effective Board.
- Announcement of the first 20 traders joining the Market Expansion, supporting the vision of One Market while preserving the heritage and character customers value.

In closing, ACMA Chair noted that while he had worked on many major projects throughout his career, the Market Expansion was unlike any other. He expressed pride in being part of a project that will deliver an exceptional and diverse food and retail offering, describing the year ahead as a remarkable chapter in the Market's history.

3 General Manager's Report

ACMA GM, presented the ACMA General Manager's report with an overview of achievements in 2025/26 financial year in ACMA's 5 strategic pillars - Our Customers, Our Traders, Our Business, Our Community and Our Market as highlighted in the ACMA Annual Report.

Key highlights included:

- Strong visitation recorded during the year and continued recognition through industry awards and positive media attention at local, national and international levels.
- Ongoing success of food, cultural, seasonal and community-focused events and activations, including strong attendance on Friday nights at the Market.
- Recognition of trader resilience amid economic challenges and changing market conditions, with thanks extended to the Trader Representative Committee for its advocacy and collaboration.
- Continued investment in our Traders through regular communications, new dry storage facilities and advocacy initiatives, as well as the Market Made campaign, focusing on products unique to the Market.
- Strong operational performance, including significant maintenance works and a finalisation of trading hour changes, which provide flexibility to enhance the customer experience.
- Ongoing community engagement through partnerships such as OzHarvest and Catherine House, sustainability initiatives, and educational programs for schools.
- Progress on the Market Expansion project, supported by the City of Adelaide, with operational readiness progressing and approximately 80% of Market Expansion tenancies committed.
- Growth of the ACMA team to support Market Expansion readiness, placemaking and arts & culture initiatives.

4 Audited Statements for 2025-26

ACMA GM presented the audited financial statements for ACMA and CMMF, noting the expenses relating to the Market Expansion preparedness. The surplus associated with the 'business as usual' ACMA operating budget show a strong and sustainable operating position. The Trader Marketing levy (CMMF) was fully expended.

5 Annual Business Plan and Budget for 2026-27

ACMA GM presented the ACMA Annual Business Plan and Budget for 2026-27, highlighting the significant opportunities and challenges ahead as the Market enters a transformative period. Strategic priorities for the coming year include continuing to deliver an exceptional customer experience, driving visitation, and presenting a high-quality program of events and activations. A strong focus will remain on supporting traders through the Market Expansion transition, maintaining regular communication, and assisting business growth. ACMA will continue to prioritise strong leasing outcomes, a carefully curated retail mix with a focus on food retail, and opportunities to strengthen the Market's tourism appeal.

The Market's role as a community leader and contributor to the wider precinct will remain a key focus, including welcoming new neighbours within the Market Expansion development. Operational readiness for the Market Expansion will continue in close partnership with CoA a seamless transition to One Market. ACMA GM acknowledged CoA, the Board, Chair Theo Maras, and the ACMA Management team for their ongoing commitment and the strong outcomes achieved during the year. ACMA GM also thanked the Customer Experience team for managing more than 54,000 enquiries last year, along with Wilson Security and SKG for their professionalism in helping create a safe and welcoming environment.

In closing, ACMA GM thanked Market traders for their resilience, trust and outstanding customer service throughout a period of change, noting that their dedication remains fundamental to the Market's continued success.

6 Other Business

No Questions on Notice were received.

Question on Market Expansion opening date, speed panel removal and noise pollution were received.

The ACMA General Manger and ACMA Operations Manager provided responses to all questions.

The ACMA Chair closed the meeting by congratulating CoA on a remarkable project, highlighting the success the Market will have as we continue to provide the best service to our customers. It was also acknowledged that without the vibrancy and commitment of our current Traders, we would not have enticed future tenants to the Market.

ACMA Chair called the ACMA Annual General Meeting Closed at 10.46 am.