

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
REGULAR MEETING  
MARCH 22, 2017**

**MINUTES**

Attendance: Chuck Brome; Chuck Burger, Vice Chair; Monte Edwards, Secretary; Tom Kuchenberg, Treasurer; Susan Oursler; Jonathan Page; Erika Rubel; and Donna Scheeder, Chair, were present. Bill Glasgow arrived at 7:02 P.M., Richard Layman arrived at 7:05 P.M., and Diane Hoskins arrived at 7:06 P.M.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, March 22, 2017, at 7:00 P.M., in the North Hall of Eastern Market. The Chair called the meeting to order at 7:00 P.M.

Mr. Kuchenberg moved the adoption of the agenda. The agenda was adopted.

Mr. Burger moved the approval of the February 22, 2017, regular meeting minutes. The minutes were approved.

**Report of the Chair**

The Chair highlighted the meeting dates for the balance of 2017 and noted that she will work with Market Manager Barry Margeson to supply a meeting date in September. The Chair also reported the following information regarding the meeting held by the Department of General Services on March 7, 2017, in the market's conference room to kick off the appraisers' contract: EMCAC members were invited and several attended -- Mike Bowers (for Mr. Glasgow), Mr. Burger, Angie Brunson, Mr. Edwards, Mr. Layman, and the Chair; DGS staff, including Mr. Margeson, as well as consultants, also attended; the lead appraiser, Ernie Marcus, described his background, which includes living on Capitol Hill for five years; the consultants described the techniques they may use and emphasized that the fair market rent amount for indoor merchants to be determined under the contract is the starting point for negotiations; EMCAC members cited factors that needed to be considered, including the landmark status of the building; the timeline calls for a draft report 50 days from the date of the meeting and comments on the draft report are expected to be due in five to seven days; the Finance Committee, chaired by Mr. Kuchenberg, will review the draft report.

**Report of the Market Manager**

Mr. Margeson provided a written report of the Market Manager, which is attached to these minutes. He agreed to: inquire with the associate director of DGS regarding the possibility of the appraiser investigating outdoor rents; speak with Mr. Glasgow to determine the remaining schedule regarding leases; speak with Mr. Marcus to inquire about the appraisal work schedule,

including merchant consultation; raise with the District Department of Transportation that signs posted together at the market read “Parking Permits Only” and “Customer Parking Only,” the market’s interest in the high intensity lighting project on Pennsylvania Avenue and side streets, including 7<sup>th</sup> and 8<sup>th</sup> Streets, and the need for effective street barriers for the market; provide to Tenants Council what additional information would be included with market violations and information on the appeals process; and speak with market’s janitorial contractor regarding more trash receptacles and the Capitol Hill BID regarding handling trash on Sunday following closure.

### **Eastern Market Main Street**

Madeleine Odendahl reported that: the official designation has been made; a meeting with business owners, which is open to members of the community, is scheduled for March 28, 2017, 9:00 A.M. to 10:00 P.M., in the North Hall, to provide an introduction to Eastern Market Main Street and information on advertising and façade grants as well as a business survey; and additional business owner meetings, with technical assistance, will be scheduled every other month.

### **Hine Update**

Mr. Page reported that pre-cast panels are complete, 8<sup>th</sup> Street brick work is underway, and the large transformer at 8<sup>th</sup> and C Streets is to be removed in a month or two.

The Chair requested that the Capital Improvements Committee, chaired by Mr. Edwards, undertake a review of what the needs are for streetscape plan for lower 7<sup>th</sup> Street.

### **Marketing and Promotion**

Mr. Burger, Chair of the Ad Hoc Group on Eastern Market Marketing and Promotion, reported that a debriefing from the holiday celebration was held in which the group received suggestions for organization, publicity, and decorations. He also reported that the group is beginning efforts involving: outreach to merchants on a variety of matters, including food tastings and bags; use of social media; and coordinating market plans with brick and mortar businesses.

### **Report of the Subcommittee on Application Advisory Review**

Ms. Rubel, Chair of the Application Advisory Review Subcommittee, reported a seasonal uptick in applications, with seven applications currently under review.

### **Report of the Tenants Council**

Mr. Brome, Co-Chair of the Tenants Council, presented a report, which is attached to these minutes.

**Community Comments & Concerns**

Ellen Opper-Weiner commented on the statutory provisions regarding indoor and outdoor merchants' fair market rents and the role of the market manager.

Joe Snyder commented on the fairness of raising rents for vendors.

Mr. Edwards announced the 3<sup>rd</sup> annual Dick Wolf Memorial lecture on March 24, 2017, at 7:00 P.M., at the Hill Center, 921 Pennsylvania Street SE.

The meeting adjourned at 8:29 P.M.

Monte Edwards, Secretary