

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
SPECIAL MEETING  
OCTOBER 4, 2017**

**MINUTES**

Attendance: Chuck Brome; Chuck Burger, Vice-Chair; Bill Glasgow; Tom Kuchenberg, Treasurer; Susan Oursler; Jonathan Page; and Donna Scheeder, Chair, were present. Monte Edwards, Secretary, arrived at 7:15 P.M., and Angie Brunson arrived at 7:25 P.M.

A special meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, October 4, 2017, at 7:00 P.M., in the North Hall of Eastern Market. The Chair called the meeting to order at 7:02 P.M.

The Chair noted the excused absences of Diane Hoskins and Richard Layman.

**Response to the Final Appraisal Report**

The Chair recounted the stages of production for the appraiser's report regarding the merchant stalls in the South Hall. The Chair appointed Mr. Kuchenberg to lead a discussion of the final appraisal report, including receiving comments from South Hall merchants.

Mr. Glasgow moved a five percent rent increase for all stakeholders and whatever increases are needed in the future, contingent upon management giving monthly reports of all revenues, all expenses, exactly what those expenses are, and the account balance each month to EMCAC and funding a reserve account, until it reaches \$250,000.00, with the surpluses which will accumulate each year, and, when it reaches that amount, rent increases will stop and will start again if the balance goes under \$250.00. After debate, the motion was postponed by unanimous consent.

The Chair moved that EMCAC reject the appraisal and its conclusions reject the appraisal process and call for a hold on any further lease actions and deadlines and a process consistent with the market act and urge the city to look at a holistic process approach that reflects the public good in the special use district. The motion was adopted.

**Community Comments & Concerns**

Ellen Opper-Weiner commented that the firm retained should use qualified personnel to conduct appraisals and announced that she submitted a Freedom of Information request to the Department of General Services and received a partial response, which she is willing to share.

Carol Wright commended the South Hall merchants for the data analysis they performed and EMCAC for supporting the merchants, and she provided information on the experience of the vendors the first weekend following the opening of Trader Joe's.

The meeting adjourned at 8:40 P.M.

Monte Edwards, Secretary