

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
REGULAR MEETING
FEBRUARY 24, 2021**

MINUTES

Attendance: Mike Bowers (for Bill Glasgow); Chuck Burger, Vice Chair; Nikki Dean; Monte Edwards, Secretary; Anita Jefferson; Tom Kuchenberg, Treasurer; Susan Oursler; Donna Scheeder, Chair; and Jerry Sroufe were present.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, February 24, 2021, at 7:30 P.M., via Zoom. The Chair called the meeting to order at 7:33 P.M.

Adoption of the Agenda

Mr. Kuchenberg moved that the agenda be adopted. The agenda was adopted.

Approval of the Minutes

Mr. Edwards moved that the January 27, 2021, regular meeting minutes be approved. The minutes were approved.

Report of the Chair

The Chair referred to the EMCAC regular meeting schedule through September 2021, highlighting the revised meeting date of September 22, 2021. The Chair also reported that Jonathan Paige has resigned from EMCAC because he is no longer a resident of the city. Mr. Kuchenberg moved that the Chair, on behalf of EMCAC, send Mr. Paige a letter congratulating him on his EMCAC service along with a plaque. The motion was adopted by unanimous consent.

Budget Review Status

The Chair read DC Code § 37-105(f) and § 37-111(g)(3)(A) and (C). The Chair reviewed and received comments on a draft letter to the Department of General Services (DGS) and Councilmember Charles Allen regarding the review of the Eastern Market budget proposal and the failure to follow the process established by law. The Chair stated that she would revise the letter and, with the assistance of other EMCAC members, prepare a draft cover letter for the Attorney General for the District of Columbia (AG) for review. Mr. Burger moved that, after EMCAC review, the Chair be authorized to send the final text of the letter to DGS, Councilmember Allen, and the AG, along with the final text of the cover letter to the AG. The motion was adopted unanimously.

Security at Eastern Market

The Chair reported that a letter, which is attached, regarding security issues at Eastern Market discussed at the last meeting was compiled and sent.

Report of the Market Manager

Market Manager Barry Margeson presented a written report of the Market Manager, which is attached to these minutes. Mr. Margeson agreed to examine the net income loss of \$249,160 for fiscal year (FY) 2020 as compared to the net income projected in the FY 2020 budget; investigate income of \$4,860 for the North Hall for the first quarter of FY 2021, which may be a coding error; survey outdoor vendors and farmers regarding preferred hours of business; schedule a meeting between representatives of Brick and Story and the Eastern Market Metro Park Project to discuss the linking of wayfinding signage between Eastern Market and the park; advise the awardee of the heating, ventilation, and air conditioning (HVAC) project that the work needs to be completed and the system be fully operational before the start of the next cooling season; and request information from DGS regarding the remaining issues involved in updating the grievance process.

Eastern Market Main Street (EMMS) Executive Director Charles McCaffrey provided an update regarding the EMMS Annual Meeting, the EMMS Promotions Committee activities, coordination with city clean-up efforts at Eastern Market, free personal protective equipment kit distribution to businesses, consultations for businesses with the Executive Director, and a Feed the Fridge location for combating hunger at the William H. Rumsey Aquatic Center.

Report of the Capital Improvements Subcommittee

Mr. Edwards, Chair of the Capital Improvements Subcommittee, reported good cooperation with the Market Manager and the DGS Contracts and Procurement Divisions regarding the HVAC RFTOP process.

Report of the Tenants Council

Ms. Jefferson, Interim Chair of the Tenants Council, had no report.

Update on the Eastern Market Metro Park Project

The Chair reported that the regular meeting of the Eastern Market Metro Park Advisory Taskforce was postponed to next week.

Adjournment

The meeting adjourned at 8:58 P.M.

Monte Edwards, Secretary

EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
312 NORTH CAROLINA AVENUE SE
WASHINGTON, DC 20003

February 23, 2021

The Honorable Charles Allen
Council of the District of Columbia
John Wilson Building
1350 Pennsylvania Avenue NW
Washington, DC 20004

Mr. Keith Anderson, Director
Department of General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

Dear Councilmember Allen and Director Anderson:

The Eastern Market Community Advisory Committee, EMCAC, remains concerned about the security provided to Eastern Market, especially on weekends when the 200 and 300 blocks of 7th street are closed for outdoor vending. There have been a number of incidents and complaints regarding conditions at the Market. These issues have been raised at our public meetings and are yet to be addressed.

Conform to city regulations regarding street closings

First, EMCAC is concerned that conditions at the Market are a prime example of city agency not following the city regulations that promote public safety on public space. As the District strictly controls the operations of street closings by legally requiring barriers, MPD presence, Fire approval, Insurance etc., they offer none of these protections to the public when closing 7th Street. Eastern Market street closing and operations ignore and violate numerous mandatory requirements of District regulations. This is done in disregard to public safety. If Eastern Market was to commit an application for street closing it would be denied by not meeting the regulatory threshold required by the city.

Reduce Terrorist Threat Level

Not only is there a public safety issue for pedestrians, shoppers and tourists lack of security also makes Eastern Market a more attractive terrorist target due to its lack of any precautions. This is particularly concerning now that access to the Capitol complex is cut off possibly making the market a more attractive target. The Council recognized this issue by appropriating money for a security study that was carried out. It identified a number of strategies that can be employed. However, no further action has been taken to implement the recommendations in the study.

Provide a police presence for Crime Prevention and Crowd Control

Currently there is no continuous presence of security personnel at Eastern Market. The Market Manager has informed EMCAC that the protective service drops by from time to time and will come when summoned. There are reported incidents of drivers ignoring the barriers and driving down the street when it is closed, as well as incidents of theft from vending stands. In addition, during the pandemic there are additional regulations that must be adhered to. Drop by protective services presence is insufficient to prevent and respond to these problems.. An onsite presence is needed particularly on weekends to meet the need for:

- Enforcement of closed access for vehicular traffic, especially when vendors are setting up and breaking down
- Crime prevention of theft, pickpocketing and other violations
- Parking enforcement

Updated evacuation plan

While an evacuation plan was prepared in the wake of 911, it does not appear it has been fully implemented or updated. DGS must ensure that there is an updated plan, training and instructions provided and that there is an adequate public address system that can inform pedestrians, shopper, merchants, vendors and DGS staff of an impending threat and the actions to take.

Security at eastern Market is an urgent matter. By writing to both of you we hope that these issues will receive the attention they require. I would welcome further discussion and of course am available to answer any questions you may have.

Sincerely,
Donna Scheeder, Chair
Eastern Market Community Advisory Committee.

CC: Barry Margeson, Eastern Market Manager
Nichole Opkins, Senior Counsel to Councilmember Allen
Members of EMCAC



Eastern Market Manager's Report to the EMCAC

February 24, 2021

Finances

Eastern Market Finances:

Income	FY20					FY21
	Q1	Q2	Q3	Q4	Total	Q1
South Hall Rent	\$ 60,013	\$ 62,236	\$ 29,663	\$ 35,328	\$ 187,242	\$ 54,897
Exhibitors & Farmers Line	\$ 87,852	\$ 34,374	\$ 8,519	\$ 51,897	\$ 182,643	\$ 67,526
North Hall	\$ 72,502	\$ 74,645	\$ (14,685)	\$ (12,535)	\$ 119,927	\$ 4,860
Application and Event Fees	\$ 315	\$ 900	\$ 35	\$ 345	\$ 1,595	\$ 315
Flea Market	\$ 6,100	\$ 3,050	\$ -	\$ 6,100	\$ 15,250	\$ 3,050
ATM	\$ 3,982	\$ 5,665	\$ 13,146	\$ 2,179	\$ 24,972	\$ 1,918
Total Income	\$ 230,764	\$ 180,871	\$ 36,678	\$ 83,314	\$ 531,627	\$ 132,566
Expenses						
Occupancy Fixed Costs	\$ 31,148	\$ 52,033	\$ 31,422	\$ 7,411	\$ 122,013	
Waste Management			\$ 9,251	\$ 11,331	\$ 20,583	
Pcard Payments		\$ 2,236			\$ 2,236	
Prof Service Fees and Contr	\$ 6,109	\$ 23,967	\$ 16,288	\$ 40,989	\$ 87,353	\$ 53
Weekend Rent Collection				\$ 3,335	\$ 3,335	\$ 884
Gas	\$ 551	\$ 7,462	\$ 3,992	\$ 279	\$ 12,285	\$ 783
Electric	\$ 9,144	\$ 9,609	\$ 8,053	\$ 33,356	\$ 60,161	\$ 6,408
Water	\$ 4,166	\$ 18,600	\$ 13,497	\$ 22,713	\$ 58,977	\$ (3,494)
Personel	\$ 106,617	\$ 107,004	\$ 109,419	\$ 90,804	\$ 413,845	\$ 107,844
Total Operating Expenses	\$ 157,734	\$ 220,912	\$ 191,923	\$ 210,218	\$ 780,788	\$ 112,478
Net Income	\$ 73,030	\$ (40,042)	\$ (155,245)	\$ (126,904)	\$ (249,160)	\$ 20,088

While this isn't the format that you regularly see, I wanted to provide you with the financials that we have for last fiscal year and the first quarter of this fiscal year. I hope to have this converted to a format that works for you all by next meeting. We look forward to meeting with you all once the budget is sent to Council, which will be at the end of March.

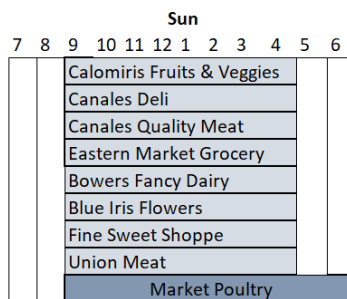
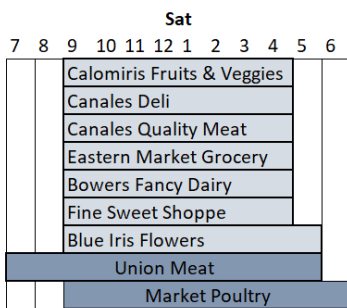
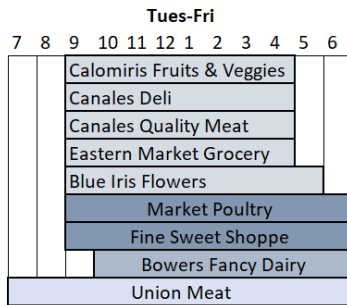
Leases

The new owner of Canales Deli is Marcelo Maturano. His parents are often present at the stand and their names are Rosemary and Cornelio. Be sure to say hello to them the next time you drop by. No movement on leases otherwise.

Operations

Market hours:

We sent a survey to the merchants requesting the hours that they'd like to see at the market now, almost a year into restrictions. The graphics below represents their interest. We've asked them for their input and we're interested in your input as well.



We've proposed changing the hours to:

- Mon: Closed
- Tues-Fri: 9am-6pm
- Sat: 8am-5pm
- Sun: 9am-5pm

I think that we'll be able to juggle schedules around so that we'll only have to add another temp for one hour on Saturday mornings when the spring comes around at \$24.30, which amounts to \$631.80, which we can clearly figure out how to absorb.

Farmers' Market:

We have revised all of the vendor applications so that they are available through marketspread and we will be going live with the farmers/producers applications next week. With Marketspread, when applications come in, we'll be able to waitlist farmers if they fit our criteria but we don't have space.

Security Update:

We had a long conversation with PSD covering each element of the EMCAC's security letter today.

Marketspread:

Spring season will begin on March 20th. We spoke with the CFO's office yesterday regarding payment the possibility of collecting payments for the vendors and farmers through marketspread. There is a long line of agencies that are requesting this same service so it may be difficult to make it happen.

Signage:

The Brick and Story team has begun working on wayfinding and is making sure to take into account recommendations from the strategic plan.

HVAC:

Site visit was conducted, questions were asked and Monte, Donna, and I worked together with Construction and Contracting to provide appropriate responses.

Parking:

The back alley is being monitored on weekends and cars are being ticketed when they overstay. There is no funding currently for customer validated tickets.

Strategic Plan

The City Administrator's office is in discussions with the Councilmember's office.

Marketing

We will be going through the marketing components of the strategic plan, evaluating them with stakeholder input and beginning implementation.

Grievance Process

We've had several internal discussions about the updated grievance process.

Thank you's

- MPD has been increasingly helpful when we have issues and we appreciate it.

- We get great suggestions from the community on a regular basis and we appreciate them ... and are able to implement some of them.

Eastern Market Main Street:

The EMMS Annual Meeting was a success. Charles sends out regular updates regarding small business support that are greatly appreciated.