

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

MINUTES

Attendance: Chuck Burger, Vice Chair; Nikki Dean; Susan Oursler; Donna Scheeder, Chair; and Jerry Sroufe were present. Monte Edwards, Secretary; Tom Kuchenberg, Treasurer; and Anita Jefferson joined after the meeting began.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, March 24, 2021, at 7:00 P.M., via Zoom. The Chair called the meeting to order at 7:01 P.M.

Adoption of the Agenda

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

Approval of the Minutes

Mr. Burger moved that the February 24, 2021, regular meeting minutes be approved. The minutes were approved.

Report of the Chair

The Chair highlighted the EMCAC regular meeting schedule through September 2021. The Chair reported that Councilmember Charles Allen contacted her following a meeting he held with the Director of the Department of General Services (DGS); Councilmember Allen indicated DGS is assembling a working group for the implementation of the Eastern Market Strategic Plan. The Chair also reported that (1) DGS responded to EMCAC's letter regarding security at Eastern Market, (2) EMCAC members are reviewing a plan supplied by DGS, and (3) the matter will be addressed at an upcoming EMCAC meeting.

Budget Review Status

The Chair stated EMCAC and DGS will be working together regarding Eastern Market budget matters following the Mayor transmitting the District's budget to the DC Council on April 22, 2021.

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 (1) raise with DGS that the sales of businesses present opportunities to adjust Eastern Market's space and merchandise mix and (2) promote continued availability of a discount for customers parking in the garage at 700 Pennsylvania Avenue SE.

The Chair stated she would contact DGS to request its legal interpretation of the statute regarding rent.

Report of the Capital Improvements Subcommittee

Mr. Edwards, Chair of the Capital Improvements Subcommittee, had no report.

Report of the Tenants Council

Ms. Jefferson, Interim Chair of the Tenants Council, reported on a Tenants Council discussion of issues regarding music, its volume, and its amplification. She stated an additional meeting with Mr. Margeson is needed to discuss specific music-related policies, their communication, and their enforcement.

The Chair indicated she would establish a task force, composed of Ms. Jefferson and Messrs. Burger, Sroufe, and Charles McCaffrey, to address the noise issues.

Update on the Eastern Market Metro Park Project

The Chair reported that (1) the completion date for parcel four was delayed by approximately one month until May and (2) a third sculpture is being considered.

Update by Eastern Market Main Street

Eastern Market Main Street (EMMS) Executive Director Charles McCaffrey provided an update on EMMS's coordination with the National Cherry Blossom Festival, the expected discussion of another Market Week at an upcoming meeting of the EMMS Promotions Committee, the awarding of EMMS small business grants, the start of the Pennsylvania Avenue lighting project, the receipt of initial information from a traffic safety assessment of 7th and C Streets SE, and the Homeland Security and Emergency Management Agency nonprofit security grant (<https://hsema.dc.gov/nsqp>).

Community Comments and Concerns

Ellen Opper-Weiner commented on vending she observed outside of Hayden's Liquor Store.

Adjournment

The meeting adjourned at 8:38 P.M.

Monte Edwards, Secretary

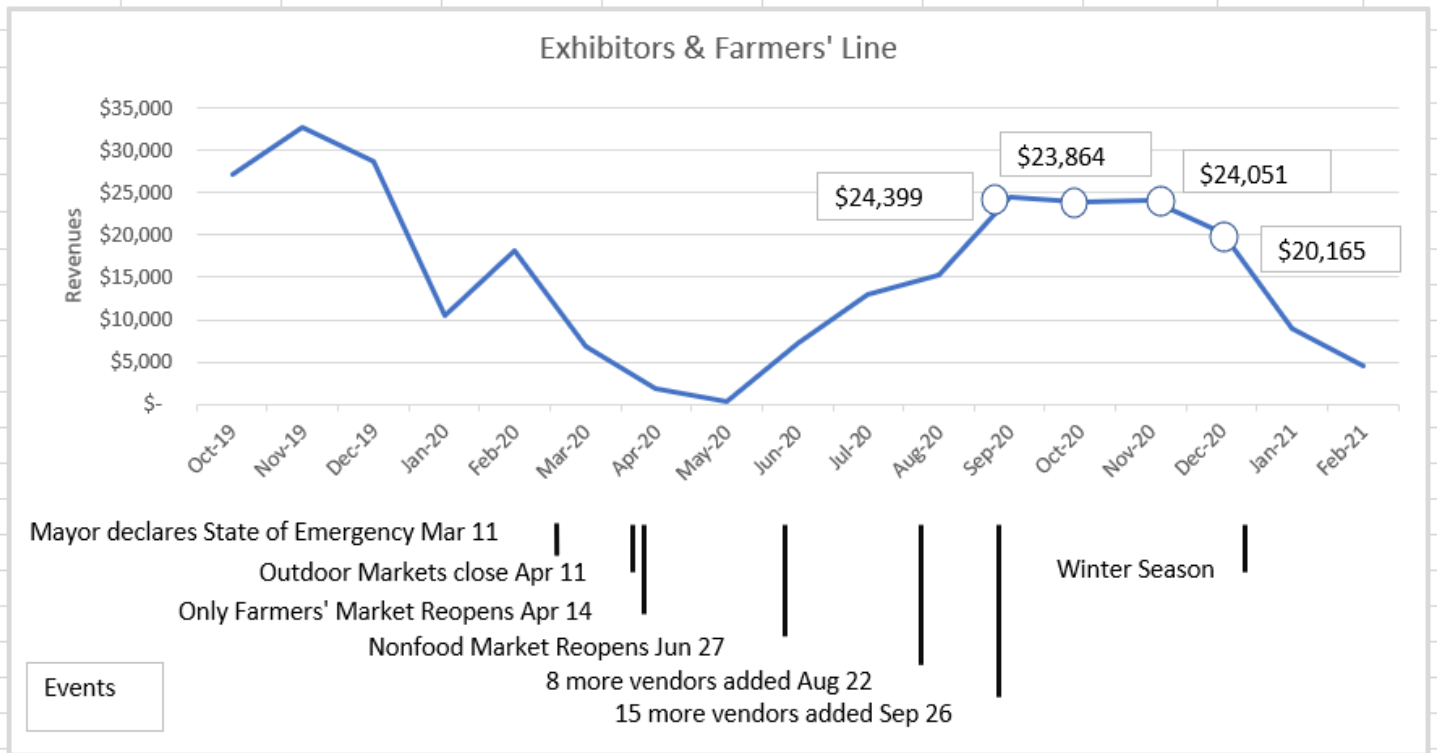


Eastern Market Manager's Report to the EMCAC

March 24, 2021

Eastern Market Finances:

Month	1	2	3	4	5	Year To Date
	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	
South Hall Rent	\$ 10,760	\$ 2,227	\$ 41,909	\$ 11,085	\$ 15,192	\$ 81,174
Exhibitors & Farmers' Line	\$ 23,864	\$ 24,052	\$ 20,166	\$ 8,939	\$ 4,611	\$ 81,632
Flea Market		\$ 1,525	\$ 1,525			\$ 3,050
ATM	\$ -	\$ 925	\$ 993	\$ 841		\$ 2,759
						\$ 168,615



Leases

New leases currently. Back when Mel Inman entered into an agreement with DGS for the lease of his space, I included information about how the lease process works in such situations. I thought it might make sense to revisit what I wrote in the EMCAC report on 10/25/2017:

- For those of you who are interested in knowing how the sale and assignment process works: The merchant signs the new form lease at the midpoint of the appraised value, the lease is executed, the assignment process begins.

Operations

Sensource Vea People Counter was activated last Friday and so far, we have the following data regarding customer entries:

Saturday: 1,778

Sunday: 1,974

Tuesday: 982

It also tracks when people shop at EM and the doors that they are using. So we can monitor folks coming in the exit and try to curb that issue.

This is an example of the type of data that we received for Sunday's entries and exits:



Market hours:

We've changed the indoor market hours to:

- Mon: Closed
- Tues-Fri: 9am-6pm

- Sat: 8am-5pm
- Sun: 9am-5pm

Tues-Fri

7	8	9	10	11	12	1	2	3	4	5	6
		Calomiris Fruits & Veggies									
		Canales Deli									
		Canales Quality Meat									
		Eastern Market Grocery									
		Blue Iris Flowers									
		Market Poultry									
		Fine Sweet Shoppe									
		Bowers Fancy Dairy									
		Union Meat									

Sat

7	8	9	10	11	12	1	2	3	4	5	6
		Calomiris Fruits & Veggies									
		Canales Deli									
		Canales Quality Meat									
		Eastern Market Grocery									
		Bowers Fancy Dairy									
		Fine Sweet Shoppe									
		Blue Iris Flowers									
		Union Meat									
		Market Poultry									

Sun

7	8	9	10	11	12	1	2	3	4	5	6
		Calomiris Fruits & Veggies									
		Canales Deli									
		Canales Quality Meat									
		Eastern Market Grocery									
		Bowers Fancy Dairy									
		Blue Iris Flowers									
		Fine Sweet Shoppe									
		Union Meat									
		Market Poultry									

The outdoor market hours have been extended until 4pm.

Farmers’ Market:

Farmers are scheduled to return starting at the beginning of April. We will soon begin the standard shuffling of spaces to accommodate our longtime farmers who are returning.

Security Update:

A response to the letter from Chair, Donna Scheeder, was sent on Monday.

Marketspread:

The Spring Season has begun! All of our vendors signed up and we are almost at maximum capacity.

Signage:

No current update on signage.

HVAC:

Donna Scheeder, Capital Committee Chair, Monte Edwards, DGS Construction, DGS Portfolio, and DGS Contracting & Procurement will meet in the next few days regarding next steps.

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

In discussions.

Marketing

58,988 impressions on Facebook and Instagram in the past month.

Grievance Process

Progress is being made.

Thank you's

- Mike Bowers, Champs, Scarvelous, Chuck Burger, and Enise Han for all their social media love!

Eastern Market Main Street:

At least two Eastern Market vendors applied for the Main Street grants. Promotions meeting is tomorrow.