

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
REGULAR MEETING  
APRIL 21, 2021**

**MINUTES**

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

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, April 21, 2021, at 7:00 P.M., via Zoom. The Chair called the meeting to order at 7:08 P.M.

**Adoption of the Agenda**

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

**Approval of the Minutes**

Mr. Kuchenberg moved that the March 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 (1) the Mayor's transmittal of the District's budget to the DC Council was postponed until May 27, 2021, and (2) Barry Margeson, the Market Manager, is working to schedule a meeting of EMCAC and Department of General Services (DGS) representatives to review Eastern Market budget matters on a date soon after the budget's transmittal.

**Report of the Market Manager**

Market Manager Margeson presented a written report of the Market Manager, which is attached to these minutes. Mr. Margeson agreed to (1) work with Eastern Market Main Street (EMMS) Executive Director Charles McCaffrey regarding promoting rental of the North Hall at one-half capacity, as permitted under COVID-19 restrictions and (2) present on the grievance process at EMCAC's May meeting.

As the representative of Councilmember Charles Allen on EMCAC, the Chair stated that, following consultation with Messrs. Edwards and Kuchenberg, she will contact Councilmember Allen regarding DGS regularly setting tight and arbitrary deadlines for EMCAC input on projects, such as signage and heating, ventilation, and air conditioning, and experiencing inaction by DGS once EMCAC meets those deadlines.

**Report of the Capital Improvements Subcommittee**

Mr. Edwards, Chair of the Capital Improvements Subcommittee, reported that next week he is scheduled to meet with Market Manager Margeson, the DGS contracting officer, and representatives of Cathedral Stone Products, Inc., and Federal Masonry regarding Eastern Market brownstone repair.

**Noise Issues Task Force**

Mr. Burger, Chair of the Noise Task Force, reported that he is in the process of gathering information from the District Department of Transportation and the Metropolitan Police Department regarding the noise occurring in public space and will call an initial meeting of the task force soon.

**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 stated that substantial progress has occurred on parcel four, and Commissioner Sroufe indicated that the work is exceeding his expectations based on the plans.

**Update by Eastern Market Main Street**

EMMS Executive Director Charles McCaffrey provided an update on assistance to businesses to reopen safely, monthly profiles of business owners, additional coordination with the National Cherry Blossom Festival, promotion of National Small Business Week May 2 to 8 along with customer appreciation, and expected late June/early July in-person events, including a Market Week, and additional seasonal events.

**Adjournment**

The meeting adjourned at 8:13 P.M.

Monte Edwards, Secretary



## Eastern Market Manager’s Report to the EMCAC

April 21, 2021

### Eastern Market Finances:

	October	November	December	January	February	March	Grand Total
<b>TFARM</b>	\$ 308	\$ 176	\$ 316	\$ 80	\$ 296	\$ 88	\$ 1,264
<b>OVEND</b>	\$ 13,778	\$ 14,282	\$ 12,682	\$ 5,366	\$ 3,259	\$ 12,192	\$ 61,559
<b>WFARM</b>	\$ 2,184	\$ 3,096	\$ 3,600	\$ 2,124	\$ 590	\$ 1,674	\$ 13,268
<b>300BK</b>	\$ 7,604	\$ 6,140	\$ 3,360	\$ 555	\$ 140	\$ 4,648	\$ 22,447
<b>FLMKT</b>		\$ 1,525	\$ 1,525			\$ 1,525	\$ 4,575
<b>SHALL</b>	\$ 10,760	\$ 2,227	\$ 41,909	\$ 11,085	\$ 15,192	\$ 18,157	\$ 99,330
<b>APFEE</b>	\$ 175	\$ 105	\$ 35				\$ 315
<b>ATMLS</b>		\$ 925	\$ 993	\$ 841			\$ 2,759
<b>NHALL</b>	\$ -		\$ 4,860	\$ (4,860)	\$ -		\$ -
<b>Grand Total</b>	<b>\$ 34,810</b>	<b>\$ 28,477</b>	<b>\$ 69,279</b>	<b>\$ 15,191</b>	<b>\$ 19,477</b>	<b>\$ 38,284</b>	<b>\$ 205,518</b>

Most recent projections through March were: \$199,804

### Leases

No new lease info currently.

### Operations:

#### Highlights from EMCAC – DGS meeting on April 5:

1. With updated projections, we’re facing a shortfall of an estimated \$201,000
2. We’ve identified a number of opportunities to close the gap, resulting in a total of:
  - a. \$30,000 in savings
  - b. \$50,000 in reclassifications
  - c. \$58,000 in revenue generation
  - d. Total: \$138,000
  - e. Remaining gap: \$63,000

**Space charge for community groups with payment in advance:**

***Per legislation:***

§ 37–105. Market manager.

(q) Each day no fewer than 5 sidewalk market stalls shall be available for use or sales by one or more community groups who have first obtained a stall assignment from the market manager to occupy the stall or stalls.

...

(s) The market manager, in consultation first with the Tenants Council and then with the EMCAC, shall set a schedule of daily space charges for sidewalk market stalls. A new space charge shall not take effect without 30-days written notice prominently posted in the North and South Halls. The schedule of daily space charges may provide a reduced daily space charge for occupying space Monday through Friday for market vendors paying a space charge on the preceding Saturday or Sunday.

**Farmers' Market:**

Longmeadow Farms came out this past weekend for the first time this year and Knopp Farms is coming out this coming weekend. I have begun making farm visits and just made the first one to Fresh Farm Hydroponics last month. Bill Jordan has a couple of beautiful greenhouses and he focuses almost exclusively on hydroponically farmed bib lettuce. Customers love his product and it was great to see his operation. I'll be visiting Four Season's Farm tomorrow morning. This is the new farmer with primarily Asian produce.

**Security Update:**

The Emergency Response Plan was updated and we're now discussing implementation and training.

**Music at Stands:**

As requested, I've spoken with almost all of the indoor merchants about music at the stands. The overwhelming majority is interested in playing, periodically, their own music that is at the level that they can hear it and that does not go outside the stand. One said, "When I play music, it's for us. I will go outside of my stand and listen to see if it can be heard outside the stand. I go over to one side, I listen, I go to the other side, I listen." This is consistent with the market rules, which are:

18. Tenant agrees to not use or permit the continued use of any apparatus of sound reproduction or transmission, or any musical instrument, which would result in material, adverse and on-going interference with the use and enjoyment of other building tenants.

**Marketspread:**

Marketspread has made an update to their software to meet one of our specific needs, that being the ability for vendors to update their interest in attending after their initial scheduling. This will change how we communicate attendance significantly and we are looking forward to it. Currently, we receive notifications by email, text, and google docs. We look forward to streamlining.

**Signage:**

No current update on signage.

**HVAC:**

Donna Scheeder and Capital Project Committee Chair, Monte Edwards both signed NDA's and were part of the bidder review process. We really appreciate their feedback. As always, clear and going into detail where required.

**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.

**Grievance Process:** We will be moving forward with the Ombudsman process as proposed by the EMCAC. We are currently working to make sure that the process is not confusing to vendors.

**Strategic Plan**

In discussions.

**Marketing**

61,618 impressions on Facebook and Instagram in the past month.

**Thank you's**

- Over a year has past since the day when we had to close the outdoor market on April 11. Thank you to everyone who has maintained patience and has persevered with us through this difficult period.

**Eastern Market Main Street:**

EMMS continues to be the local go-to for business resources. There is a Promotions meeting is tomorrow and Charles is going to give you a sneak peak into what we'll be talking about and what we can look forward to for the rest of the year.