

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
REGULAR MEETING  
MAY 26, 2021**

**MINUTES**

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

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, May 26, 2021, at 7:00 P.M., via Zoom. The Chair called the meeting to order at 7:03 P.M.

**Adoption of the Agenda**

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

**Approval of the Minutes**

Mr. Edwards moved that the April 21, 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 the Mayor is to release the budget on May 27, 2021, the DC Council scheduled hearings on the budget from June 4, 2021, to June 24, 2021, with the hearing regarding the budget of the Department of General Services (DGS) on June 16, 2021, EMCAC will sign up to testify at the hearing regarding the DGS budget, and testimony regarding the DGS budget will be developed and a draft sent to EMCAC members for comment prior to the hearing.

**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 contact the DGS General Counsel regarding a legal interpretation of Eastern Market's physical jurisdiction, consider whether it would be helpful for EMCAC to send a letter to the Office of the Chief Financial Officer and the DC Council in support of use of the payment option on Marketspread that, among other benefits, would result in more timely and accurate rent income data, invite Anne Brockett of the Historic Preservation Office to visit Eastern Market and view the South Hall sandstone door sills and the North Hall granite door sills, and contact the DGS Ombudsman to revise the ombudsman webpage to indicate use of the ombudsman email for Eastern Market merchant and vendor Market Violation Notice of Appeal inquiries.

### **Report of the Capital Improvements Subcommittee**

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

### **Noise Issues Task Force**

Mr. Burger, Chair of the Noise Task Force, reported that the task force met for a preliminary discussion of amplification effects on merchants and residents as well as music supporting the mood of the street and outdoor dining.

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

Ms. Jefferson, Chair of the Tenants Council, reported on recommendations regarding the proposed rent rate increase for community groups, an agreement regarding a limit on the volume of music played by vendors and merchants, and the need to re-visit various assigned space and policy enforcement issues.

### **Update on the Eastern Market Metro Park Project**

Eastern Market Main Street Executive Director Charles McCaffrey, at the Chair's request, reported that the performance pavilion on parcel four is being installed, the completion of the performance pavilion's installation as well as the re-opening 7<sup>th</sup> Street SE is expected in early June, and an official ribbon-cutting will be scheduled for mid-June.

### **Eastern Market Main Street Mural Project**

Mr. McCaffrey reported that the EMMS Mural Project is at its beginning stage, seeking grant money, identifying spaces, obtaining property owners' approval, and developing design concepts.

### **Adjournment**

The meeting adjourned at 8:48 P.M.

Monte Edwards, Secretary



## Eastern Market Manager's Report to the EMCAC

May 26, 2021

### Eastern Market Finances:

Revenue Sources	1	2	3	4	5	6	7	Grand Total
300 Block	\$ 7,604	\$ 6,140	\$ 3,360	\$ 555	\$ 140	\$ 4,648	\$ 7,136	\$ 29,583
Application Fee	\$ 175	\$ 105	\$ 35					\$ 315
ATM		\$ 925	\$ 993	\$ 841			\$ 1,540	\$ 4,299
Flea Market		\$ 1,525	\$ 1,525			\$ 1,525	\$ 1,525	\$ 6,100
North Hall	\$ -		\$ 4,860	\$ (4,860)	\$ -		\$ 7,978	\$ 7,978
Outdoor Vendors	\$ 13,778	\$ 14,282	\$ 12,182	\$ 5,866	\$ 3,259	\$ 12,192	\$ 16,681	\$ 78,240
South Hall	\$ 10,760	\$ 2,227	\$ 41,909	\$ 11,085	\$ 15,192	\$ 18,157	\$ 19,013	\$ 118,343
Tuesday Farmers	\$ 308	\$ 176	\$ 316	\$ 80	\$ 296	\$ 88	\$ 88	\$ 1,352
Weekend Farmers	\$ 2,184	\$ 3,096	\$ 3,600	\$ 2,124	\$ 590	\$ 1,674	\$ 1,929	\$ 15,197
<b>Grand Total</b>	<b>\$34,810</b>	<b>\$28,477</b>	<b>\$68,779</b>	<b>\$15,691</b>	<b>\$19,477</b>	<b>\$38,284</b>	<b>\$55,889</b>	<b>\$ 261,406</b>

Most recent projections through April were \$242,899 so we are tracking about \$19,000 ahead.

### Leases

We are waiting to hear back from one of the long-time merchants. The other lease negotiations are on hold by request of merchant counsel.

### Operations:

**Increased space charge for community groups with payment in advance:** This proposal has been tabled based on the good advice of the Tenant's Council.

### Outdoor Market:

Waivers are no longer required and we are currently able to fit in everyone who wants to come out to the market. Farmers have moved back to their old spaces. Currently, Farmers Market runs from 8am-3pm, Arts and Crafts Market runs from 9-4pm

So far, we have visited Fresh Farm Hydroponics and Four Season's Farm. Four Season's was doing some reselling of product and I requested that they only sell farmed product. They have complied with this request. The other farms will be visited in June and July.

**Indoor Market:**

Masks are currently required. Capacity limits have been lifted. Hours are set to: Tues-Sat: 8am-6pm, Sun: 8am-5pm. These hours were agreed determined with the input of the Indoor merchants.

**Security Update:**

The Protective Services Division is taking the Emergency Response Plan and making it into something that is more digestible for training purposes.

**Music:**

Currently, there are no longer any indoor music issues. There continue to be a few minor outdoor vendor music issues.

We will be revising the busker process soon with some modifications based on TC input:

- Shorter sets of 1.5 hours with a required break in the middle;
- Buskers must rotate after 1.5 hours;
- Buskers must rotate spots if they come week after week;
- Need to be out of Eastern Market space.

**Marketspread:**

We would like to include the payment option and I am working with Marketspread on how we can make this happen.

**Signage:**

The signage contractor has made progress but we are on hold for the moment until we meet with the Eastern Market Metro Plaza team.

**HVAC:**

Progress is being made. I will have updates on this by the next meeting.

**Sign Construction, Stonework, and Door Hardware**

First Draft of Scope of Work created and being reviewed.

**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:**

The Ombudsman webpage has been updated to include references to Eastern Market vendor and merchant Market Violation Notice appeals process. See Exhibit B attached.

**Strategic Plan**

In discussions.

## **Marketing**

91,786 impressions on Facebook and Instagram in the past month. Prior month was 61,618 impressions. Transportation Secretary Pete Buttigieg dropped by as did, as I'm sure you all know, Vice President Harris. See photos below in Exhibit B.

## **Thank you's**

We are opening up and we really expected the first weekend (last weekend) to be dramatic. Everything went relatively smoothly and we are so thankful to everyone who came and was so cooperative.

## **Eastern Market Main Street:**

Over the past months, Eastern Market Main Street has been celebrating the diversity of the business owners in the neighborhood with social media posts for Black History Month, Women's History Month and Arab American Heritage Month. This month, they will be doing a post about Kathy Newton of Kiwi Exquisite.

## DGS CBE Ombudsman

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The Department of General Services (DGS) is committed to providing a fair, transparent, and inclusive procurement process. The DGS Certified Business Enterprise (CBE) Ombudsman provides a means for contractors and subcontractors providing goods or services under a DGS contract to communicate complaints and concerns regarding contracting, procurement, or a specific contract with DGS. Eastern Market vendor and merchant Market Violation Notice appeals may also be heard by the DGS CBE Ombudsman.

To submit a complaint or concern regarding procurement, you may send an email to [DGS.ombudsman@dc.gov](mailto:DGS.ombudsman@dc.gov). For all other inquiries, please send an email to [dgs@dc.gov](mailto:dgs@dc.gov).

### **Please make sure your message includes the following information:**

- Your name, company name, and position title
- Best contact information to reach you
- DGS contract number, if applicable
- Name of the assigned DGS project manager, if applicable
- Brief description of the complaint or concern; please be specific and state only the facts
- Brief description of attempts you have taken to resolve the matter, with whom, and the outcome of such attempts
- If this is a subcontractor concern, the name and contact information for the prime contractor
- Dates and description of work performed, if applicable
- If a delayed payment concern, attach the invoice(s) in question

### **The DGS CBE Ombudsman will:**

1. Respond within 48 business hours to acknowledge receipt and request additional information as necessary
2. Review the complaint or concern
3. Attempt informally to facilitate a resolution of any dispute (except when the parties are involved in legal or administrative proceedings)
4. Identify systemic concerns and recommend policy changes and strategies to improve the contracting and procurement process

The Ombudsman role is required by law, the provisions of which are below.













