

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
SPECIAL MEETING  
NOVEMBER 10, 2021**

**MINUTES**

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

A special meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, November 10, 2021, at 7:00 P.M., via Zoom. The Chair called the meeting to order at 7:00 P.M.

The Chair stated that the purpose of the meeting is the consideration of recommendations to the Department of General Services (DGS) on the submission of the Fiscal Year (FY) 2023 proposed budget for Eastern Market to the Mayor.

Mr. Edwards presented a report on the budget needs of capital improvements projects, which is attached. Following discussion, Mr. Kuchenberg moved that the report be included as the capital improvements recommendations to accompany the DGS budget request. The motion was adopted unanimously.

Following discussion, Ms. Oursler moved that the following comments be included as the operations recommendations to accompany the DGS budget request:

1. that it is difficult to react to the specific steps outlined in the slide presentation, there are several items missing from the analysis, there is no mention of savings in the operating expenses as a result of the HVAC repair, which should be accomplished in 2022, and these savings need to be reflected in the budget figures for FY 2023;
2. that, in order to increase the revenue streams, there needs to be an investment in promotion of the entire market – of all three contributions, the North Hall, the weekend and Tuesday vending, and the businesses within the South Hall;
3. that the lease negotiations, which have not been concluded, result in the City losing money the longer this keeps going on, EMCAC has noticed that the City is not taking advantage of all of the tools available to it when addressing income from the South Hall, and it is unacceptable that the lease negotiations have dragged on this long; and
4. that EMCAC does not have enough information either to accept or reject the revenue for vending outlined in the October presentation, there is not an economic analysis with sufficient information at this time, this comment in no way constitutes EMCAC review of rent increases proposed for weekend and Tuesday vending.

The motion was adopted unanimously.

By unanimous consent, it was agreed that the Chair would combine the approved capital and operations budget recommendations into a report, distribute the report to EMCAC members, and then send the report to DGS for inclusion with its budget submission.

Mr. Edwards moved that the following be added to the report of the Capital Improvements Subcommittee: EMCAC understands that the freight lift (elevator) is currently inoperable, but is essential to the operation of the South Hall merchants. The projected cost of \$628,773 far exceeds the available current year budget, and EMCAC asks that DGS reevaluate the scope and cost of repairs in order to accomplish basic repairs as soon as possible. The motion was adopted by unanimous consent.

The meeting adjourned at 8:14 P.M.

Monte Edwards, Secretary

## Capital Budget.

October 19 DGS Presentation  
EMCAC Comments

The presentations for the FY 22 (approved) and FY23 (proposed) capital budgets are confusing and inaccurate.

The “Current Projects” slide contains projects that were approved as part of the 2021 budget and earlier, but have not been accomplished and at least two of them will require more money than what is shown on the slide

- We now know that based on the condition assessment performed by Enviser, the HVAC will cost in excess of \$1.2 million, rather than the \$680,000 shown on the slide. The \$1 million 2022 special “budget enhancement “includes money for additional HVAC repair/replacement”.
- We know that the needed Stonework repair extends beyond the \$85,000 Pottery Studio work shown on the slide. The total estimated cost is \$441,600 (see April 4, 2019 EMCAC testimony, attached). The \$1 million 2022 special “budget enhancement “includes money for additional stonework repair”.

On the next slide: “From FY22 Approved Annual Budget”, \$330,000 is correctly attributed to the bollard program.

The \$1 million “budget enhancement” is to be used for:

Receiving Committee	Amount	FTEs	Receiving Agency	Amount	FTEs	Program / Activity / Project	Purpose	Operating (Recurring/ One-Time) or Capital
	\$1,000,000	0	Department of General Services	\$1,000,000	0	Project No. EA710 (Eastern Market)	Capital improvements, including brownstone repairs, HVAC system, standby electric generator, and public address system	Capital in FY22
							Satisfy the outstanding	

A part of the \$1,000,000 needs to be used for the HVAC work and part for the stonework. From the information above, the HVAC work will require about \$500,000 (\$1,200,000 projected total minus \$680,000 budgeted) and the stonework will require about \$366,000 (441,600 projected total, minus \$85,000 budgeted). While the stonework can be spread over more than one year, the HVAC work has already begun now and should be completed in FY2022.

Thus, the budgeted money available to fund further stone work (\$366,000) and the repairs specified in the *Eastern Market Condition Assessment Report* (\$869,556) is about \$500,000. DGS needs to decide how to apply the available \$500,000 to that work during FY22.

The balance of \$1.2 million should be included in the FY23 capital budget, plus the \$366,000 for stonework.

**Council of the District of Columbia**  
Committee on Facilities & Procurement

***Budget Oversight Hearing - Department of General Services***

Statement of Monte Edwards  
June 15, 2021

I am the Secretary of the Eastern Market Community Advisory Committee (EMCAC) and serve as the Chair of EMCAC's Capital Improvement Subcommittee. EMCAC is designated by statute as the advisory committee to the Department of General Services (DGS) for matters concerning operations, management and capital improvements at Eastern Market. (DC Code §36-101-113)

The Capital Improvements Subcommittee has identified needed capital improvements and advised on how to best accomplish them, but only one of EMCAC's requested projects is included in the 2022 budget year, \$330,000 for bollards, and there are no capital improvement budget dollars for 2023-2027. As I testified both in 2020 and 2021 here are at least four major projects that EMCAC has recommended over the past several years that DGS needs to undertake.

Three of the major needed capital improvement project that I described in my 2019 testimony are still unfunded.

1. Energy Efficiency (no DGS estimate but likely over \$100,000)

Even after the HVAC repairs are accomplished, investments are needed to improve the building's efficiency by separation of the operation and metering of HVAC systems in the North and South Halls to separate costs so they can be properly assigned.

2. Brownstone Repair (\$441,600)

The need for repair and replacement of the dangerously spalling and unsightly deteriorated brownstone was identified in 2014 and has not been accomplished. The current DGS budget has \$85,000 to repair the area above the Pottery Studio, but no money in the 2022 – 2027 budget to complete the \$441,000 needed repair. Pieces of brownstone continue to fall from the south end of the building, into the Pottery Studio stairwell creating a danger to people entering the Pottery Studio. The plinths at the doorways, foundation stones and decorative trim are spalling and require replacement.

3. Public Address System (\$76,000)

Eastern Market has failed to implement the Emergency Response Plan recommendation to provide an effective public address notification system. During the April, 2013 EMCAC meeting, the *Eastern Market Emergency Response Plan* was presented by Mr. Chander Jayarman, a DGS contactor, that explained the necessity of having a method for the Market Manager to communicate with vendors and customers in all parts of the Market when an emergency is declared. In the fall of 2013, the Market Manager obtained proposals to install an audio paging system that would provide audio speakers located in the South Hall, the North Hall, and the outside market for emergency notification, paging and performance events. The project has not been funded.