

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
REGULAR MEETING
JUNE 28, 2023**

MINUTES

Attendance: Chuck Burger, Chair; Nicole Brown Dean; Monte Edwards, Secretary; Bill Glasgow; Steve Hagedorn; Jackie Krieger; Tom Kuchenberg, Treasurer; Anita Jefferson; Brian Pate; and Jerry Sroufe.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, June 28, 2023, at 7:00 P.M., in person in the North Hall and via Zoom. The Chair called the meeting to order at 7:04 P.M.

The Chair welcomed the following guests: Nero Preister, Associate Director, Protective Services Division, Department of General Services (DGS); Olivia Warren, Ombudsman, DGS; Sgt. Charles Fultz, Metropolitan Police Department (MPD), 1D1; Brian Hanlon, former Director of DGS; and Kate Mitchell, Chief of Staff, DC Councilmember Charles Allen.

Adoption of the Agenda

Mr. Kuchenberg moved the adoption of the agenda. The agenda was adopted.

Approval of the Minutes

Commissioner Sroufe moved that the minutes be approved. The minutes of the regular meeting on May 31, 2023, were approved.

Reports of Ad Hoc Subcommittees

Eastern Market 150th Anniversary Ad Hoc Subcommittee: Mr. Pate reported on the Atlas beer release on July 20, 2023, and signage.

Strategic Plan Review Ad Hoc Subcommittee: Mr. Pate reported that the subcommittee plans to make a presentation next month, with prioritized items, after consultation with the Market Manager and the Tenants Council.

Emergency Response Plan Review Ad Hoc Subcommittee: Ms. Krieger reported that the subcommittee is moving forward on the recommendations in its March report on the 2022 emergency response plan, DGS developed a proposal and is working to secure a contractor, and active shooter training has been scheduled for July 5, 2023, in the North Hall.

Report of the Tenants Council

Ms. Jefferson, Chair of the Tenants Council, presented a written report, which is attached to these minutes.

Report of the Market Manager

Mr. Margeson, Market Manager, presented a written report of the Market Manager, which is attached to these minutes.

Report of the Chair

The Chair reviewed public safety efforts by EMCAC, including bollards, the review of strategic plan's public safety initiatives, the review of emergency response plan, and the development of EMCAC recommendations, including cameras and speakers. He outlined possible initiatives, including Capitol Hill Business Improvement District worker training by MPD, Capitol Hill Restoration Society informational concierges, an Office of the Deputy Mayor for Planning and Economic Development officer funding inquiry, a public safety ad hoc subcommittee, and an incident report system. He described a June 21, 2023, letter to EMCAC from Mr. Priester regarding safety and security of Eastern Market and officers being present.

A robust discussion regarding public safety ensued with Mr. Priester, Ms. Warren, Sgt. Fultz, and members of EMCAC participating. Mr. Hanlon made remarks earlier in the meeting before departing. Various vendors and community members, including Sankara Drabo, Enise Han, Ellen Oppen-Weiner, Larry Gallo, Kem Ramirez, and Eleanor Drabo, made comments.

Mr. Pate moved that once members are able to confer on the public safety issues EMCAC document its concerns to the DC Government. The motion was adopted.

Adjournment

The meeting adjourned at 9:23 P.M.

Monte Edwards, Secretary

June Tenants Council meeting minutes (abbreviated regarding Security and safety per EMCAC Chair)

1. We began meeting wrapping up the Market Spread questions and issues. Barry made some changes to what we had, and has some action items to reach out to Market Spread and the IT dept of either DGS and/or City. We requested an all hands/training and the legislation policy for following rate increase announcement as the additional service fees to be billed per space were described as a space increase by Market Manager.
2. There continues to be complaints regarding people using more space than what they have paid for. There were numerous complaints regarding management not actively managing these issues that took us 5 yrs to address in the past. Some are allowed to regularly set up in more than they have paid for and others have complained that some are being approached by management to correct their space usage while others ignore management request and continue to utilize space that would normally cost \$44 but they pay only \$28 and then steal the additional space with management allowing it.
3. Permits for one year are ending on Friday. Barry has agreed to get out new permits without any changes since nothing was submitted for proper review prior.
4. Safety and Security – TC agreed to move this to an all EMCAC discussion so the only thing we will say here is that there is great concern that Management did not initially put out any notification to outdoor businesses informing them of the assault and safety incident. We were told something would go out, but have not seen anything yet. Requests to see existing incidence reports, and for management to create a process for Incident reports to be filed. It was stated that cars are still coming in and up wrong way long after streets should be closed. Is this an “incident” can we get to zero tolerance since we now have many more people working on site being paid to help with this.
5. Vendors expressed great disappointment with how Management handled the death of Pure Shea owner Chris Thigpen, a market business of over 22 years. The employee of Pure Shea told to stop coming even though the permit for the business was still in effect. This Business has had employees working for them for about a decade. This employee was put out of business. The children forced to find original articles of incorporation to prove they are named for business to continue. Barry stated he needed to discuss with Legal what to do about the death of the business owner. We were told by Market Manager that Legal stated “ if when the business, an LLC was created, if the children who are his heirs were named in the articles of incorporation, then they would be allowed to apply to the market as new business.” Barry stated that we are not currently taking in arts and crafts vendors, but they could review the application and tell them quickly if they would or would not be accepted in. The issues with this are many. TC requested a copy of that written directive from legal so that all businesses going forward will be fully aware of what would be required if they wished family to continue in their demise or serious injury. Vendors felt this response lacked empathy, was not in the spirit of community/family, and was not the same treatment others received. Several vendors noted the inequitable treatment this particular business received based on Managements personal likes and dislikes. It was noted that this business was barred from also setting up as a farmer, for which they applied for and were credentialed as. After the June TC meeting one of the vendors

present in that meeting passed away unexpectedly, and their child is expected to seek to continue their business at Eastern Market. Thus it is now proving even more important that Management develop a clear and transparent process for handling such things, and make the process known to all PRIOR to someone passing away so that long term businesses have a way to put things in order. Vendors are opposed to relying on Management relying on making verbal statements about what Legal department has issued to him as directive and/or guideline. Having such things in writing will help alleviate some of the complaints of inequitable treatment, retaliation, and lack of transparency in processes and policies.

6. Active shooter training for outdoor vendors farmers, merchants and community. TC asked Barry to put out a single topic email that asks what days times are workable for the training.
7. Some themes of concerns that were frequently brought up:
Transparency in management – what do they do when there, what gets done when they are not, can Maintenance Manager or a temp properly and actively manage the weekend outdoor market especially without security presence.

What does market manager tell each team member to be doing while at market. Ex should they be focusing on being outside during the weekend outdoor market especially during load in and load out. What are they doing mid afternoon? Do these things match what expectations are of management.

Equitable treatment. Some are allowed to steal space some are reprimanded. Some businesses were assisted in continuing at the market upon death of owner, while one was put out.

Retaliation. A common theme where businesses believe when they are vocal about issues regarding management there are repercussions for speaking out.

Fiscal responsibility. If the common theme is there is not enough revenues to cover marketing, safety, janitorial services, then it was recommended that a total look at expenses including salaries be looked at. Especially prior to telling outdoor businesses to pay for safety of outdoor including public. There are many people there on weekends. What are they doing and why do we have so many complaints of absence of management if the largest expense for running the market is for administrative salaries?



Eastern Market Manager’s Report to the EMCAC

June 28, 2023

Eastern Market Finances:

		1st Quarter		2nd Quarter		Grand Total	
		Budget	Actuals	Budget	Actuals	Budget	Actuals
Income		\$ 178,461.52	\$ 122,147.00	\$ 202,265.56	\$ 270,094.00	\$ 380,727.09	\$ 392,241.00
Expenses							
Non-Personnel Services	EASTERN MARKET SERVICES	\$ -		\$ 9,292.14	\$ 13,538.50	\$ 9,292.14	\$ 13,538.50
	ELECTRICITY	\$ 19,512.85	\$ 12,328.26	\$ 4,016.66	\$ 18,809.23	\$ 23,529.51	\$ 31,137.49
	NATURAL GAS	\$ 67.37	\$ 726.83	\$ 8,392.23	\$ 9,796.92	\$ 8,459.60	\$ 10,523.75
	WASTE MANAGEMENT	\$ -		\$ 1,011.21	\$ 22,385.00	\$ 1,011.21	\$ 22,385.00
	WATER	\$ 7,450.15	\$ 7,868.48	\$ 13,300.08	\$ 19,784.55	\$ 20,750.23	\$ 27,653.03
Non-Personnel Services Total		\$ 27,030.37	\$ 20,923.57	\$ 36,012.32	\$ 84,314.20	\$ 63,042.69	\$ 105,237.77
Personnel Services Total		\$ 109,489.10	\$ 116,716.00	\$ 8,392.23	\$ 113,405.34	\$ 117,881.33	\$ 230,121.34
Total Expenses		\$ 136,519.47	\$ 137,639.57	\$ 44,404.55	\$ 197,719.54	\$ 180,924.02	\$ 335,359.11
Grand Total		\$ 41,942.05	\$ (15,492.57)	\$ 157,861.01	\$ 72,374.46	\$ 199,803.07	\$ 56,881.89

Eastern Market’s budget is \$798,177. The budget is set at the amount that DGS and the OCFO estimate is achievable for the fiscal year.

Budget for FY23:

Description	FY23 Budget
Water	\$ 87,624
Gas	\$ 12,961
Electric	\$ 69,229
Sustainable Energy	\$ 14,201
Waste Management	\$ 62,390
Personnel	\$ 467,301
Support Staff	\$ 44,213
Direct Voucher for EMCAC Office Support - Per legislated requirement	\$ 5,000
Merchant Services MOU with OCFO, Office of Finance and Treasury	\$ 2,793
Marketing (Pcard)	\$ 21,080
Maintenance and Repairs (Pcard)	\$ 7,000
Sewage Ejection Pit	\$ 4,385
Total	\$ 798,177
Description	Unbudgeted
Snow	\$ 5,000
Janitorial	\$ 200,278
Extermination	\$ 12,207
Total	\$ 217,485
Total Projected Operational Costs of EM	\$ 1,015,662

Operations:

Outdoor Market:

We continue to have completely full market days. Consequently, we have pulled the Arts & Crafts and Prepared Foods applications off the website and are focusing on the other products which have less representation.

Soliciting at the market by non-profits:

After first reaching out to the Professional Face-to-Face Fundraising Association several months ago, we finalized a plan to incorporate national non-profits into the market through tent space if they would like, rather than through walking around soliciting customers. Since May 27th, we've had no non-profits soliciting at the market. This has made the center of the market at 7th and C far less cumbersome for customers to navigate.

Security Update:

This will be part of a larger discussion towards the end of this meeting.

Marketspread:

To begin the Marketspread autopayment plan, we will introduce it side-by-side with the current cashiering option. That way, vendors will be able to pay in person or through Marketspread as we get it going.

Parking:

Consistent usage of Trader Joe's on weekends.

Capital Improvements

HVAC:

- Chiller current status: Five compressors out of six are currently operational. The project will be complete by the end of July. The plan is below:

Task Name	Duration	Start	Finish
Eastern Market HVAC and Controls Upgrade - Remainder Work Schedule	26 days	Mon 6/26/23	Mon 7/31/23
Project Execution	26 days	Mon 6/26/23	Mon 7/31/23
Southland Controls Electrical Sub-Contractor Work	10 days	Mon 6/26/23	Fri 7/7/23
Power Monitoring System	4 days	Mon 6/26/23	Thu 6/29/23
Building Automation System	4 days	Fri 6/30/23	Wed 7/5/23
Window Actuators	2 days	Thu 7/6/23	Fri 7/7/23
Southland Controls Team Work	16 days	Mon 7/10/23	Mon 7/31/23
Installation of Front End Workstation	1 day	Mon 7/10/23	Mon 7/10/23
Final Programming and Graphics Work (Existing Johnson Integration)	5 days	Tue 7/11/23	Mon 7/17/23
Final Programming and Graphics Work (Power Meters Integration)	3 days	Tue 7/18/23	Thu 7/20/23
Final Programming and Graphics Work (Window Actuators)	2 days	Fri 7/21/23	Mon 7/24/23
Point to Point and Testing	2 days	Tue 7/25/23	Wed 7/26/23
Control Commissioning	2 days	Thu 7/27/23	Fri 7/28/23
Complete O&M package and Turnover Package Prep/Submission	10 days	Tue 7/11/23	Mon 7/24/23
Owner Training / Project Turnover	1 day	Mon 7/31/23	Mon 7/31/23

Interior and Exterior Construction Projects

ATMOS Inc has been spending significant time at the market working out a project plan for the scope of work, which includes the subprojects below. The project plan is almost complete. Important timelines that have been detailed are:

1. Installation of the freight lift will take ten days and will be complete by August 29.
2. Installation of the bollards will take 45 days. It will start in October and be complete by the beginning of December. They will complete their work during the week so that the outdoor market can operate without interruption.
3. Electronic security system upgrade will be complete by September 1.

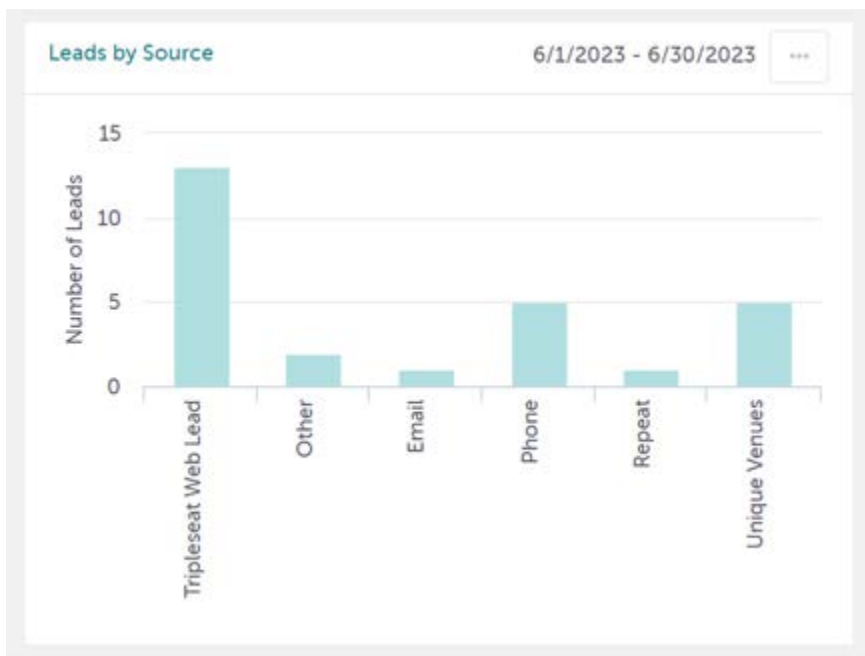
Stonework Signage Work Mezzanine 2 Part Roof Access Ladder Replacement of Lost Bricks and Application of Plaster and Paint in Basement Piers Basement Moisture Penetration Roadway Lines Receptacles deteriorated due to use—North Hall Repair of sealant on skylight Metal Deck Work Bollards Freight Lift Replacement Electronic Security System Upgrade Fire Alarm Systems, Control Equipment, Public Address System

North Hall

So far, we have hit the level of revenues for all of last fiscal year: \$166K

Events this month:

Name	Date	Actual
Boogie Thursdays - June 2023	6/1/2023	\$500.00
DC Rawhides Country Dancing	6/3/2023	
Aerobic Fitness - June 2023	6/7/2023	\$350.00
Boogie Thursdays	6/8/2023	
Aerobic Fitness	6/9/2023	
Sundresses, Sneakers, & Stogies (SET-UP)	6/9/2023	
Sundresses, Sneakers, & Stogies	6/10/2023	\$3,700.00
Aerobic Fitness	6/14/2023	
Boogie Thursdays	6/15/2023	
Kramer's 8th Grade Prom	6/15/2023	\$750.00
Aerobic Fitness	6/16/2023	
DC Rawhides Country Dancing	6/17/2023	
WSWA Toast to Congress	6/21/2023	\$8,450.00
Boogie Thursdays	6/22/2023	
Aerobic Fitness	6/23/2023	
Aerobic Fitness	6/28/2023	
Boogie Thursdays	6/29/2023	
Eastern Market 5th Thursday Milonga	6/29/2023	\$500.00
Aerobic Fitness	6/30/2023	
Grand Total		\$14,250.00



Sad News

This past Saturday, we heard news that Soyini George had passed. Soyini was the owner of Yinibini Baby, a children’s clothing business. She was young, hard-working and focused. Soyini first started at Eastern Market in March of 2014 and sold continuously on Saturdays and Sundays until last weekend. The market was in disbelief this past weekend. Soyini was so young. Our sincere condolences to Soyini and her family. Her family will reach out with information regarding services.

Marketing

150th Anniversary Interviews together with thehillishome continue. We've done five so far and there are more to come. They focus on first or favorite memories of Eastern Market.





View insights Boost post

Liked by d.prince.designs and 56 others

easternmarket_dc We caught up with Duraine Kouassi from Spicy Water African Grill in front of the restaurant he started on 11th St NW this past year ... five... more

View insights Boost post

Liked by canalesqualitymeats and 62 others

easternmarket_dc Emilio Canales from Canales Quality Meats, shares memories of his first day at Eastern Market back in 1992.

View insights Boost post

Liked by recoveryhardware and 271 others

easternmarket_dc We love these guys! From the left, Ernest, James, Lawrence, and AK. Weekend after weekend, they come out to the market early... more

Facebook reach ⓘ

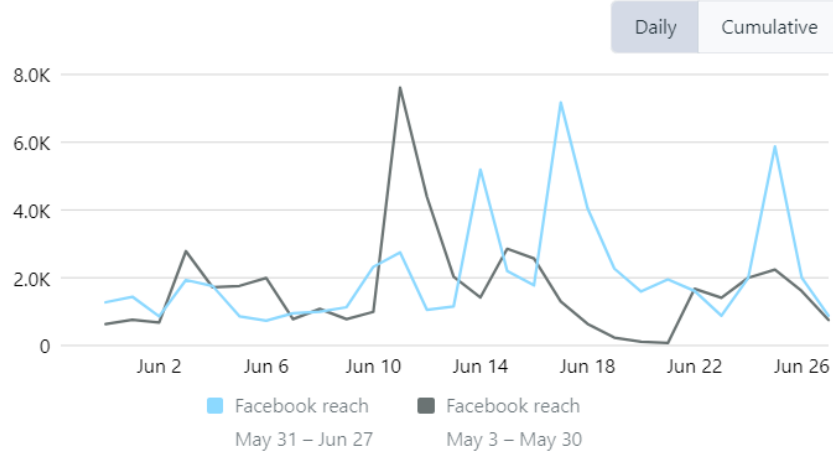
41,544 ↑ 20.7%

Instagram reach ⓘ

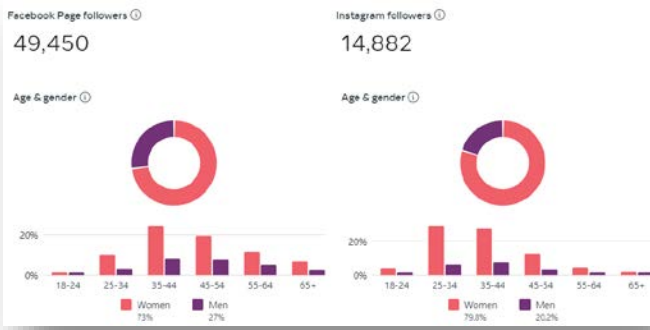
15,702 ↑ 10.7%

Paid reach ⓘ

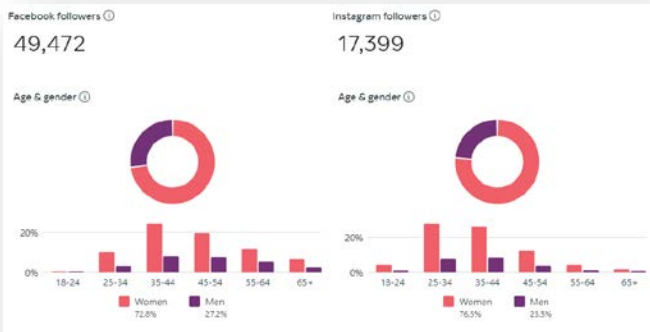
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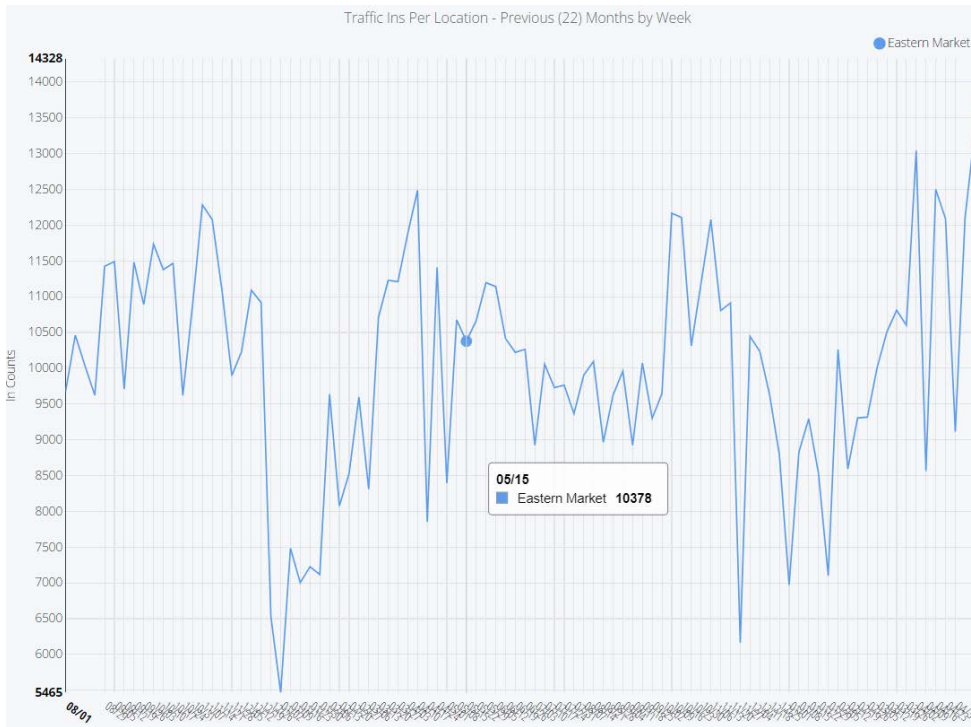
Last Month:



This month:



Customer Counts



150th Anniversary

- Brian Pate Reports

Eastern Market Main Street

We are currently hiring for the Executive Director position of the Main Street and have had a number of strong candidates. Funky Fridays continues with DC Rawhides this Friday in the North Hall offering line dance classes. Yappy Hour will be on the C Street Plaza.

Thank you's

- To the entire market. This has been a tough period with two recent deaths. Ray Hart and I talked about a piece of art he'd created called "Shared Weight." That is what is required in such situations. We must all share the heavy weight of sadness.