

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
REGULAR MEETING
APRIL 24, 2024**

MINUTES

Attendance: Mike Bowers (for Bill Glasgow); Nikki Dean Brown; Chuck Burger, Chair; Steve Hagedorn; Anita Jefferson; Jackie Krieger, Vice Chair; and Brian Pate. Jerry Sroufe joined the meeting after it began.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, April 24, 2024, at 7:00 P.M., in person in the North Hall and via Zoom. The Chair called the meeting to order at 7:07 P.M.

Adoption of the Agenda

The agenda was adopted as distributed.

Report of the Chair

- Tom Kuchenberg: The Chair held a moment of silence in memory of EMCAC member Tom Kuchenberg, Treasurer, Chairman of the Subcommittee on Operations, and Independent Community Resident Member, who passed away on April 13, 2024.
- Open Positions: The Chair reviewed the requirements for the Independent Community Resident Member, Chair of the Subcommittee on Operations, and Treasurer. The Chair announced his appointment of Susan Oursler to the Subcommittee on Operations.
- Subcommittee on Communications: The Chair reported that three individuals volunteered to serve on the Subcommittee on Communications. He requested that members of EMCAC and Eastern Market shareholders reach out to individuals to serve on EMCAC'S subcommittees.
- Rumsey Aquatic Center: The Chair reported that unexpectedly the Department of General Services issued a request for proposals (RFP) on the Rumsey Aquatic Center, a discrepancy in the amount of funding exists between the RFP and the budget issued by the city, and Councilmember Allen's office is reviewing the discrepancy and options for addressing it.
- Ad Hoc Public Safety Subcommittee Recommendations to EMCAC: The Chair reported that the Ad Hoc Public Safety Subcommittee has prepared a report for EMCAC's consideration that will be considered by EMCAC in executive session in the near future.

Report of the Tenants Council

Anita Jefferson, Chair of the Tenants Council, presented a written report, which is attached to these minutes. The Chair requested that the Tenants Council send information on issues to the Chair to refer to the Operations Committee to develop recommendations or bring recommendations directly to EMCAC.

Report of the Subcommittee on Operations

The Chair stated that an ongoing reviewing of Eastern Market's budget is a component of the Subcommittee on Operations' work.

Report of the Subcommittee on Capital Improvements

On behalf of Monte Edwards, Chairman of the Subcommittee on Capital Improvements, the Chair reported that for the bollards and the chilled water/hot water piping system projects EMCAC will be requesting an additional \$1.7 million for a total of \$3.2 million in funding in the budget process. The Chair noted that Mr. Edwards was testifying before The Committee of 100 on the Federal City and unable to attend the EMCAC meeting.

Report of the Ad Hoc Subcommittee on Public Safety

Sam Pastore, Chair of the Ad Hoc Subcommittee on Public Safety, reported that the subcommittee: (1) voted to send its updated report to the Market Manager and EMCAC with questions and additional text regarding the emergency and fire alarm system; (2) will split its report into two portions – public safety/risk assessment and emergency response plan; and (3) is working with Barry Margeson, the Market Manager, on the development of single-page public safety materials and the bollards project.

Report of the Market Manager

Barry Margeson, Market Manager, presented a written report, which is attached to these minutes. Mr. Margeson agreed to investigate: (1) the changes to the bollards project, including materials, cost, placement, and construction timeline; (2) the blocking of the fire hydrant at the corner of 7th and C Streets SE; and (3) how long vendors are continuing at Eastern Market.

Community Comments and Concerns

Community members inquired about the ATM machine and the bollard project and commended the work of the Ad Hoc Subcommittee on Public Safety.

Adjournment

The meeting adjourned at 8:45 P.M.

Jackie Krieger, Secretary Pro Tem

April 2024 Tenants Council Meeting Minutes

Revisited the question of Merchants using parking spaces behind and next to the building.

The Merchants continue to feel those parking spaces come with their leases and seek compensation when the spaces are used by North Hall on either weekday or weekend.

Aside from supporting Barry putting out reminders for vendors not using those spaces as all day, and Barry sending out notices to merchants and workers when the vendors will be going inside thereby making their spaces unavailable until after 9am, TC cannot affect any further change in this and we have voted to turn the issue of what is either implied or explicit within Merchant Leases regarding those parking spaces, and what compensation if any, is owed when the spaces are used for North Hall events or vendor load in on inclement weather days. We have agreed to turn this issue over to the EMCAC further discussion.

Application Advisory Review Committee (AARC)

There are many new vendors, and we now have several product categories that are now closed due to oversaturation.

We have requested the Master Product List to be used as new applications are reviewed. This will help us move away from what appears to be clumping of same and/or similar products coming in at same time which leads to negative comments from community and patrons. For example we added a bonsai vendor and a few other vendors who grow and/or sell plants, vendors who have plants as their main focal point. This grew to about 5 or more plant sellers that are not farmers, a farmer who also sells plants and seedlings as well as Rewild opening.

We seek to move to a more sophisticated process for filling out the market offerings.
We have asked to not only ask what a business says they sell, but need to match that up with physical inventory to confirm.

A meeting has been set for this process to get underway by creating a spreadsheet.

TC has recommended that Barry return to presenting newly accepted vendors with pictures of their products to the EMCAC within his monthly managers report.

New Vendor welcoming committee

New We tabled the discussion and presentation on a new vendor focused process that a vendor Tracys Tumblers has proposed to make the experience for new vendors more enjoyable. We will revisit this in May meeting.

Load out issues and end of day management presence.

TC is in discussion with Barry on addressing ongoing concerns with end of day load out process. This more specifically is focused on issues created on only one day of the weekend by one particular vendor and the concerns that while in the morning they are last in last out, in the evening they are first back on the street for loading out but they are one of the last vendors to leave (first on last off) This causes others to either be blocked by this vendor and forced to back out or wait, while others are blocked from entering the area to pack up due to one specific vendor parking directly next to their tent and blocking between 3 -7 vendors depending on who is set up that day.



Eastern Market Manager's Report to the EMCAC

April 24, 2024

Eastern Market Finances To-Date for FY24:

Sum of Amount	Accounting						
Account Description	Oct-2023	Nov-2023	Dec-2023	Jan-2024	Feb-2024	Mar-2024	Grand Total
OTHER REVENUE FROM 300 BLOCK		-\$8,922	-\$6,588	-\$1,586	\$93	-\$1,779	-\$18,783
OTHER REVENUE FROM APPLICATION FEES	-\$35	-\$70	-\$70	-\$175	-\$140	-\$105	-\$595
OTHER REVENUE FROM ATMS			-\$2,491				-\$2,491
OTHER REVENUE FROM FLEA MARKET			-\$6,268				-\$6,268
OTHER REVENUE FROM NORTH HALL	-\$3,550	-\$18,200	-\$6,800	-\$15,875	-\$36,900	-\$80,600	-\$161,925
OTHER REVENUE FROM OUTDOOR VENDORS	-\$14,513	-\$20,159	-\$12,005	-\$5,384	-\$8,823	-\$8,279	-\$69,164
OTHER REVENUE FROM SOUTH HALL			-\$53,755	-\$12,551	-\$11,791	-\$9,204	-\$87,300
OTHER REVENUE FROM TUESDAY FARMERS		-\$176	-\$977	-\$153	-\$19		-\$1,325
OTHER REVENUE FROM WEEKEND FARMERS		-\$9,739	-\$12,993	-\$6,100	-\$8,615	-\$5,484	-\$42,931
PRIOR YEAR COST RECOVERY					-\$3,249		-\$3,249
RENT REVENUE			-\$5,662	-\$1,870	-\$1,901	-\$1,745	-\$11,177
RENTALS - OTHER	-\$20,299	-\$2,000	\$5,506	-\$3,650	\$14,099	\$6,300	-\$44
Grand Total	-\$38,397	-\$59,266	-\$102,103	-\$47,345	-\$57,246	-\$100,895	-\$405,251

What the bottom line items mean:

1. Prior Year Cost Recovery is the excess/unused FY23 accrual for electricity and water (we accrued more than the actual expenditures)
2. Rent Revenue is (not rent revenue) monthly interest earned by Eastern Market bank account.
3. Rentals – Other: North Hall security deposit and unearned revenue. I reclass these transactions to liability every month.

Sum of Amount	Accounting						
Account Description	Oct-2023	Nov-2023	Dec-2023	Jan-2024	Feb-2024	Mar-2024	Grand Total
ELECTRICITY	-\$2,395		\$15,238		\$8,114	\$5,823	\$26,780
GAS			\$623	\$2,152	\$2,872	\$4,158	\$9,805
WATER	-\$5,900	\$1,075	\$3,943	\$4,398	\$8,259		\$11,776
WASTE MANAGEMENT						\$2,933	\$2,933
P-CARD CLEARING ACCOUNT	-\$650	\$650	-\$2,486	-\$657	\$3,052	\$91	\$0
CONTRACTUAL SERVICES - OTHER			\$2,486	\$3,143	\$91	\$14,474	\$20,193
PERSONNEL SERVICES	\$39,381	\$40,832	\$38,438	\$34,816	\$42,205	\$40,073	\$235,746
RENTALS LAND & STRUCTURES				\$4,737			\$4,737
Grand Total	\$30,436	\$42,558	\$58,242	\$48,590	\$64,593	\$67,552	\$311,970

Capital Improvements

Rain water issue in women's restroom:

- The frame around the louvered window has been fixed and water should no longer get into chiller room.
- Chiller room floor issue is now scheduled to be resolved on Monday, May 6.

Interior and Exterior Construction:

- Bollards: We are going forward with all three phases at the new price (based on new bollard prices). Completion date is November;
- Stonework: Waiting on permit for scaffolding (required for basement work);
- Elevator will begin tomorrow and will be complete by May 24th;
- Security work is almost complete. 90% of equipment/hardware is installed and cabled. It is waiting on the fire alarm work for completion;
- Fire alarm work is ongoing. Once it is completed, the security hardware can be turned on.

Operations:

Advisory Review Subcommittee: Photos of new vendors is below. We will continue to provide these in forthcoming reports.

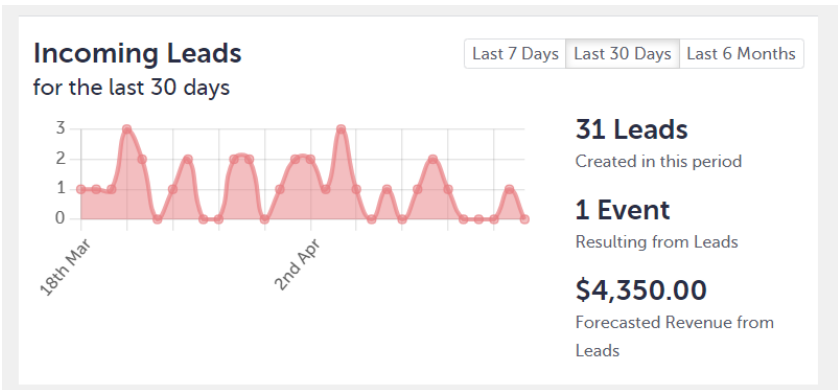
Security Update:

- Security work inside the market continues.
- While we don't have any data-driven evidence, we've heard of far less thefts recently than we often do at this time of year. Hopefully, this will continue.
- The donation of an AED kiosk has been approved and we will now decide where it will go (outside).

North Hall

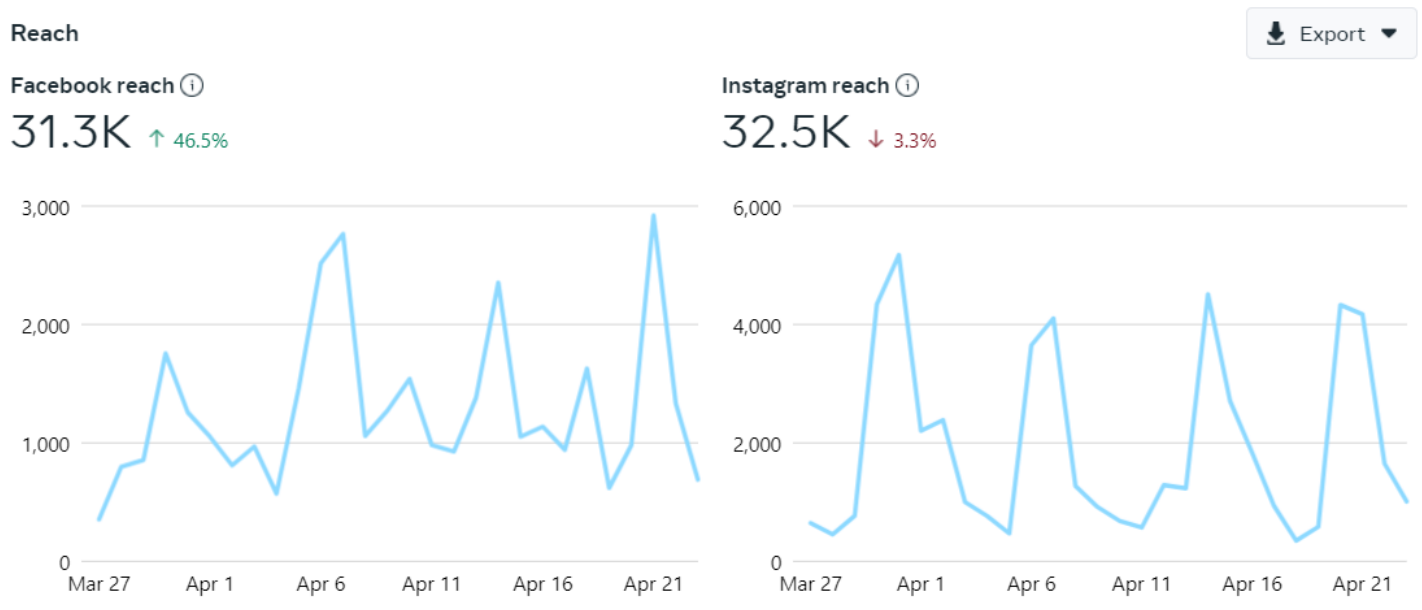
Nicole is VERY busy. We have about \$250k in events booked for this fiscal year so far and the calendar for the month looks like this:

Name	Date	Event Grand Total
Puppet Show Tuesdays - April 2024	4/2/2024	\$400.00
Aerobic Fitness - April 2024	4/3/2024	\$350.00
Boogie Thursdays - April 2024	4/4/2024	\$400.00
Aerobic Fitness	4/5/2024	
Boogie Fridays	4/5/2024	\$100.00
Hall - Cross Wedding	4/5/2024	\$5,400.00
2024 Capital Art Book Fair	4/6/2024	\$2,550.00
2024 Capital Art Book Fair	4/7/2024	
Puppet Show Tuesdays	4/9/2024	
Aerobic Fitness	4/10/2024	
Boogie Thursdays	4/11/2024	
Aerobic Fitness	4/12/2024	
Carroll-Desrosiers Wedding	4/13/2024	\$6,150.00
Toyota Cocktail Reception A/V Set-up	4/16/2024	\$16,100.00
Toyota Cocktail Reception	4/17/2024	
Boogie Thursdays	4/18/2024	
Aerobic Fitness	4/19/2024	
Puppet Show Friday	4/19/2024	\$100.00
DC Rawhides Country Dancing	4/20/2024	
Puppet Show Tuesdays	4/23/2024	
Aerobic Fitness	4/24/2024	
Boogie Thursdays	4/25/2024	
Aerobic Fitness	4/26/2024	
Payne Elementary PTA Soiree	4/26/2024	\$1,300.00
Scroggins/Wibbenmeyer Wedding	4/27/2024	\$6,800.00
Puppet Show Tuesdays	4/30/2024	
Grand Total		\$39,650.00



Marketing and events:

- Alejandra Calvache – Youth Leader through the YLAI State Department Program (Youth Leaders of the Americas Initiative) has completed her project and has headed back to Ecuador. This program is something that we can do again with leaders from around the world and we will. I'll be getting in touch with the folks in charge at IREX (contractor to State Department). The document is large and I'll post it online for folks to access like that.
- The proposal to move forward with an Eastern Market branded retail store in DCA was accepted last year and the District is now negotiating with the Marshall Retail group that will be moving forward with the program. This was announced this past week and several vendors saw it and called to hear more. There will be a part of the space that has Eastern Market products and that provides info about the market and DC neighborhood retail in general.
- Alex Liedstrand, intern, has been doing vendor and merchant profile photos for the past 7 weeks at the market. These will be used online, in promotional material, for logos for vendors, etc. He has completed about half of the vendors and merchants so far.
- Cherry Blossom festivities were a success, especially Blossoms and Starlight, a Taylor Swift Themed event in the North Hall. Many folks heard the promotions, especially on WAMU.
- 150th Anniversary Market Weekend Event June 21st-23rd
- Zip Trip – Friday, July 19 (morning)



Thank you!

- Monte for his tireless efforts and expertise in advocating for capital funds for Eastern Market.
- The vendors, who, during load-out time have been extremely cooperative and efficient.

New Vendors/Products

Prepared Foods



Mama Tee's

Mother and daughter duo with amazing soul food and hilarious “commercials.” Our Instagram post with Mama Tee is at 9,870 likes and 134 comments. A record, to say the least.

Artists and Crafters



Efua's Baby

Efua's Baby is an all-natural handcrafted soy massage candle, body butter, body oils, black soap body wash, and apparel. With our mantra "Be Your Own Peace," we intend to encourage humans to honor their ancestors through the practice of radical self-loving/care, using natural products, eating good food, and creating positive action in their lives.



Erin Thompson

Painted originals and prints centered around the businesses and buildings of the neighborhood.

Producers



Ivy's Peppa Sauce

Sabrina Martin named Ivy's Peppa Sauce after her mother who passed on the family's 100 year old Panamanian recipe to her many years ago. It has a rich luxurious flavor and is made of locally grown scotch bonnet peppers, healthy turmeric, and curry.



Blended Desserts

Gluten-free, sugar-free, dairy-free desserts that don't taste like they're gluten-free, sugar-free, or dairy-free – at all!

Ethno-Specific



Way UU Bags & Accessories

David Quiceno’s company, Way UU Bags & Accessories sells purse/bags, called ‘mochila’ in Spanish that are made by the Wayuu tribe of indigenous peoples in Colombia. They are woven by skilled artisan women using a crochet technique. To David, they portray the “vibrant, multi-cultural, and joyful spirit of the Colombian people”. Way UU also sells turned hats or sombreros vueltaios made of the fibers of caña flecha by made by the Zenú people of Colombia. While David is a Colombian citizen, he has not yet visited the artisans of the regions but is scheduling a trip to learn more and buy product.



Cam's Kettle LLC

Cam's Kettle LLC has now begun selling hand-painted burlap coffee sacks from Nicaragua. The Gold Mountain coffee growers he works with paint the bags before sending. It is a perfect example of folk art made from the most common and available materials.