

## Lucky Corner Market FAQs

By Charlotte Nugent, ANC 4C01

### Why did ANC 4D Commissioner Nancy Roth and ANC 4C Commissioner Charlotte Nugent negotiate this agreement?

- Lucky Corner Market (on the southeast corner of Georgia and Kennedy) has been the site of a number of crimes and ABRA violations over the years (detailed in the [protest resolution](#) we passed back in the fall).
- There was also a homicide that occurred inside the market itself in early November 2017, though MPD determined the store owners (Daniel Adgeh and Yosef Endale) did not have anything to do with that crime. *Text*
- Community members have complained of the hostile environment outside the market with many people loitering, and many women have reported harassment. There is also sometimes public drunkenness, and many people believe that they have seen drug sales happen inside and outside the market (though there is no MPD record of such).
- Thus, when Lucky Corner Market's liquor license came up for renewal last fall, ANC 4D Commissioner Nancy Roth and ANC 4C Commissioner Charlotte Nugent filed protests against the market in order to begin the process of negotiating a settlement agreement.

### What is a settlement agreement?

- This agreement is a legal agreement between the market owners and the ANC, outlining how Lucky Corner Market plans to operate in the community. The agreement is attached to the market's liquor license and is enforceable through DC's Alcoholic Beverage Regulation Administration (ABRA). ABRA maintains their own complaint hotline at (202) 329-6347.

### What has Lucky Corner Market agreed to in this settlement agreement?

- Lucky Corner Market will curtail their hours of beer and wine sales to begin at 10 am, instead of 7 am. (They sell beer and wine only, no liquor).
- They have also agreed to many additional provisions to which they were not previously bound but which are common in many other agreements ANC 4C has with other establishments, such as provisions related to security cameras, cleanliness, addressing loitering and calling MPD.

### How was this agreement negotiated?

- Store owners Daniel and Yosef and their landlords participated vigorously in the settlement agreement negotiations. In my view, they have all been good-faith participants in the process. They have agreed to all provisions in the document.
- Nancy and Charlotte met with the owners many times as well as separately, and ABRA has confirmed that this agreement is legally enforceable.

### What will happen in the future? Will this help Lucky Corner Market be a better neighbor?

- With the protest and agreement process, we have been able to set in a motion a positive chain of events that may lead to better community relations with this market, and hopefully ultimately reduce the loitering and crime that has many people concerned.
- I believe the store owners want to engage with the community. One of the owners, Daniel, lives on Kennedy St. with his family and so understands the neighborhood issues.
- Outside of the agreement itself, Nancy and Charlotte have encouraged the landlords and owners to be creative in how they run their business. The owners are open to ideas and trying new things, though they are somewhat limited by the small size of the store's building (e.g. they cannot carry a wide selection of products, or attempt as many creative displays to sell more products).

#### **Additional issues**

- The owners also expressed the bus stop outside the market makes it difficult for them to address loitering. Nancy has begun a process with DDOT to review moving the bus stop further north (which ANC 4D had already voted separately to support in a resolution in October 2016).

#### **Will we be able to share our thoughts and opinions directly with store owners?**

- Yes. Nancy and I hope to have a community meeting later this winter or early spring to discuss the bus stop issue and give store owners and residents a chance to discuss the store's role in the neighborhood. The owners have been very willing to participate in these types of meetings and events.