

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE  
REGULAR MEETING  
SEPTEMBER 27, 2023**

**MINUTES**

Attendance: Mike Bowers (for Bill Glasgow); Chuck Burger, Chair; Nicole Brown Dean; Monte Edwards, Secretary; Steve Hagedorn; Jackie Krieger, Vice Chair; Tom Kuchenberg, Treasurer; and Brian Pate.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, September 27, 2023, at 7:00 P.M., in person in the North Hall and via Zoom. The Chair called the meeting to order at 7:01 P.M.

**Adoption of the Agenda**

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

**Approval of the Minutes**

Mr. Edwards moved that the minutes be approved. The minutes of July 26, 2023, were approved.

**Report of the Treasurer**

Mr. Kuchenberg reported no changes to the \$1097.00 bank account balance.

**Reports of the Ad Hoc Subcommittees**

Eastern Market 150<sup>th</sup> Anniversary Ad Hoc Subcommittee: Mr. Pate reported that: (1) the banners are up, the beer has been released, and the jigsaw puzzle is selling well and available at Labyrinth Games and Puzzles, Hill's Kitchen, East City Bookshop, and Fairy Godmother; (2) planning for the November 12<sup>th</sup> event is well underway, and Seth Shapiro will again portray Eastern Market architect Adolph Cluss; (3) the Events DC grant of \$200,000 is expected to be distributed by the end of the fiscal year; (4) a request for proposals was issued for marketing support throughout the 150<sup>th</sup> anniversary year, and Slate Creative was selected; and (5) a meeting of the planning committee is scheduled on September 28, 2023, at 3:00 P.M. in the North Hall.

Public Safety Ad Hoc Subcommittee: Ms. Krieger reported that an organizational meeting was held covering the purpose of the subcommittee, how it would operate, and EMCAC's public safety letter. Ms. Krieger distributed a membership list, which is attached to these minutes. The Chair appointed Ellen Opper-Weiner to the subcommittee.

Creation of Ad Hoc Events Subcommittee: The Chair stated that he plans to draft and circulate a scope of operations for an ad hoc subcommittee.

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

On behalf of Anita Jefferson, Chair of the Tenants Council, Ms. Dean presented a written report, which is attached to these minutes. Ms. Dean moved that EMCAC support the Tenants Council's Resolution 09232023:

The Tenants Council requests that the Market Manager observe the practice of no meetings with the Tenants Council scheduled in August or December. These months are meetings-free to respect the volunteer nature of the Tenants Council and give the volunteers time to spend with their family during the summer free of obligations and prepare for the busy season in December.

The motion was adopted.

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

Mr. Edwards, Chair of the Subcommittee on Capital Improvements, reported that, in accordance with recent findings, he will recommend for the next capital budget a funding request to flush and treat the entire piping system as well as replace the water and most of the controllers. He also reported that the oculus windows and fans are operating.

### **Report of the Chair**

The Chair reported that (1) an EMCAC letter highlighting Eastern Market public safety issues, which is attached to these minutes, was sent to councilmembers and the mayor; (2) he invited a number of councilmembers to lunch at Eastern Market to discuss the needs and will be following up with staff to schedule the lunches in October; and (3) he and the Vice Chair met with representatives of the Department of General Services (DGS) regarding budget procedures. He also confirmed that the dates and times of EMCAC's Executive Committee meetings will be announced.

On behalf of the South Hall merchants, Mr. Bowers enumerated seven areas of inquiry, which are attached. The Chair suggested that items one and three could be explored by the Public Safety Ad Hoc Subcommittee and the other items could be addressed by the Market Manager.

### **Report of the Market Manager**

Mr. Margeson presented a written report of the Market Manager and a handout on operational expenses, which are attached to these minutes. He agreed to provide a monthly breakdown of the categories of outdoor vendors and inquire with the DGS capital budget group regarding the expedited repair of the public restrooms.

### **Adjournment**

The meeting adjourned at 9:31 P.M.

Monte Edwards, Secretary

## Eastern Market Ad Hoc Committee for Public Safety

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**Rachel Mallison**  
*Emergency preparedness/ planning*

## JULY TENANTS COUNCIL MEETING MINUTES

### Housekeeping

- Volume of music by buskers buskers

TC has received many complaints about the high volume of music played by buskers set up near them. The volume prohibits normal conversation with their customers and can negatively affect sales. TC suggested management return to a busker orientation previously discussed, and include a one sheet hand out they can give to all buskers which encourages them to be good neighbors and to work harmoniously with the surrounding businesses. We believe that making them aware of how they hurt other businesses will go a long way towards cooperation. Management agreed to create a handout.

- Smoke free work environment and no smoking within 25 ft of Government Buildings Law.

Smoking permitted areas inside outside and employees. While there are some areas with sufficient signage with the 25 ft clearance from government buildings for smoking by anyone, the request for additional signage at the lower half of the building near C st has been ongoing for about 8 years. TC continues to request that the additional signs be ordered. There have been complaints about indoor Market workers leaning against the building (often directly under the no smoking signs) and taking smoke breaks. There are increased reports of smoking around entrances which forces the public to walk through smoke just to enter the building. There have been increased reports of vendors standing near their stands smoking which means they are also standing near others forcing them to work in a smoke filled environment. Also, Farmer's helpers are smoking around their trucks as well as just standing in walkways. Attachment A says outdoor businesses must go to the far side of the sidewalk on 7<sup>th</sup> street to smoke and cannot smoke on Market Square.

Management agreed to send an email reminding Merchants, Farmers, and Vendors that they and their employees are not allowed to smoke near the building.

- orientation new outdoor ppl

It has been noted that complaints about newer vendors causing disruption due to not knowing the process and rules for loading in and loading out are more frequent. TC has asked Management to be more proactive with new vendors as there is a lot to remember regarding rules and regulations. Take another look at what is covered in orientation, and then be present when new people arrive to reinforce. Because there should be someone from management team present in the mornings and actively managing the process, they should easily be able to know who is new and remind them of things like unload and remove your car so that others can unload as well, then set up. At end of day only bring your car on AFTER you have packed up and are ready to load out so that others can do the same.

- painted lines of demarcation

This has been a topic of discussion for decades, and while we are happy that management has begun to take ownership of holding people accountable for taking only the space for which they have paid for and only the space allowed by their location, we continue to get complaints of businesses that repeatedly attempt to gain additional space by setting up outside of their allotted area, which if not addressed by management, encourages and or forces their neighbors to also drift outside of their allotted space for reasons of fairness, equity, and to keep their neighbors customers from their selling space as waiting space, encroaching on what space neighbors have paid for.

TC has requested Management re paint the lines so they are more prominent for any new or regular businesses and any workers they may send in their stead to set up can be clear about the dimensions of their assigned space. This will make it easier for any management to walk around and clearly identify anyone who is outside of their space and address the issue. Additionally, this

should be the first step in management being proactive in addressing any repeat offenders as there are a few well known to take a mile if allowed.

TC has repeatedly pointed out that when the shift to auto pay with Market Spread occurs, these issues should already be resolved or managed quickly as the rate of pay will be attached to where a business is on the map and Marketspread cannot walk around and see that a vendor has set up incorrectly taking more than what they paid for.

Items for Market Manager to provide his notes for. Notes were not provided to TC prior to EMCAC meeting. Refer to Market Manager's report for any updates.

- Marketspread autopayment;
- 150<sup>th</sup>
- Security
- Compressor Room
- Update Meeting
- Potluck



**RE: Eastern Market Public Safety and Security Concerns**

September 8, 2023

Easter Market Community  
Advisory Committee (EMCAC)  
Eastern Market  
225 7<sup>th</sup> Street, SE  
Washington, DC 20003

District of Columbia Council  
Charles Allen, Ward Councilmember  
John A Wilson Building  
1350 Pennsylvania Avenue, NW  
Suite 400  
Washington, D.C. 20004

Dear Councilmember Allen,

On June 28<sup>th</sup>, 2023 at a properly scheduled and noticed meeting of the Eastern Market Community Advisory Committee (EMCAC), EMCAC continued our ongoing discussion regarding our concerns regarding public safety and security in the operation and public activities of Eastern Market. This specific discussion was precipitated by an event on the evening of June 3rd, which involved a violent incident on the North Plaza of the market.

A subsequent meeting was held by EMCAC as a result of this incident. Representatives from DGS, PSD of DGS, MPD and community members were present. Commitments were made to address EMCAC's concerns including an increased MPD presence at the market. This is in the belief this will contribute to both deterrence of future incidents as well as a more timely response to events that do occur. EMCAC greatly appreciates the commitment of all parties.

While this is welcome, the committed position of EMCAC is that this type of event must be viewed within a much broader perspective. In recent years EMCAC has been continually engaged through discussion,

activism and recommendations in addressing the issue of public safety at the Market. This has involved a thorough examination of the DGS2020 proposed emergency response plan, ongoing reviews of market operation, calls for complete hardening of the site for public events, a myriad of safety improvement recommendations, our own EMCAC report on the DGS2020 Emergency Response Plan and most recently our formation of the ad hoc EMCAC Committee on Public Safety.

Overall, we are concerned, as Eastern Market is the District's oldest continually operating market and serves as a primary community and tourist destination for hundreds of thousands a year. The District must assure not only that we provide a secure and safe environment, but believe this is paramount for the long term economic success and public benefit of the Market.

This letter provides key EMCAC recommendations and observations regarding the District's responsibility to maintain and improve public safety at the Market. The Committee identified the following core issues for further consideration:

1. Non-Functional Alarm and Response Systems - In November, 2023, a break-in occurred in the early morning hours, which the City's contracted security monitoring system failed to detect or respond to in a timely manner. EMCAC seeks confirmation that these issues have been resolved, and that the Market's alarm and detection systems are adequate and fully functional with a routine test schedule. We would note DGS has just begun to address this issue.
2. Insufficient Emergency Response Plan - The current Eastern Market Emergency Response Plan appears to be largely written using boilerplate language from emergency response plans written for city administrative buildings. It is not tailored to, nor suitable for a commercial market. As a result, EMCAC separately produced and approved a report with specific recommended actions. (Attachment #1) EMCAC is now advising DGS in their development of an effective and revised plan for the Market.
3. Physical Security Barriers - DGS is currently scheduled to install bollards at each end of the market area, replacing current ad-hoc methods for preventing vehicles from entering the market area. EMCAC called for this action several years ago, which resulted in a comprehensive report from an outside consultant. It stated an effectively hardening of the street required not only bollards, but trees, street furniture and other enhancements. We view it is critical that these requirements are met. In our view the bollards are a welcome, but only an important first step towards fully hardening the Eastern Market Special Use Area.
4. Presence of Security Personnel and Security Budget - At the beginning of COVID, the Council removed funding for a uniformed security presence at the Market on weekends. These services were previously provided by DGS Uniformed Protective Services. This funding was not restored, therefore there is not a permanent, uniformed presence at the Market on the weekends. MPD 1st District recently agreed to increase foot patrols through the market on the weekends, but this is not a surrogate for a permanent security presence.



Based on these observations, EMCAC recommends the following actions:

1. Confirm the alarm system and monitoring service are performing in accordance with contracted service level agreements.
2. Promptly revise the Eastern Market Emergency Response Plan to reflect the characteristics and needs of a functioning commercial market. Once revised, we request immediate implementation, with a schedule to execute all aspects of Plan with a process to review and evaluate the Plan on a reoccurring basis.
3. Ability to closely monitor the project to install bollards at the Market. We request EMCAC remain apprised of all activity prior to and during installation. Additionally, we ask that critical additional funding be provided to complete the prior security recommendations to fully harden and secure the Eastern Market Special Use Area.
4. Restore the budget line item for a uniformed security presence. Ensure a uniformed presence during weekend market operations. Sustain routine 1st District patrols through the market area. Augment this presence with the installation of security cameras within the Market and outdoor vending areas and 7<sup>th</sup> Street SE.
5. Recognition that these recommendations are not comprehensive and in some cases only the first step. It is understood that public safety is an ongoing challenge that will cover a broad range of current and future improvements. It should be noted and recognized that the newly formed EMCAC Committee on Public Safety will focus on these and future concerns to provide research, comment and supported recommendations to the EMCAC Committee of the Whole.

EMCAC greatly appreciates the continued productive collaboration with DGS, our Market Management, MPD and other District agencies. EMCAC looks forward to working together by meeting our legal responsibilities for the Eastern Market and Eastern Market Special Use Area.

As designated by EMCAC, I will be responsible for receiving your comments or questions regarding this important issue. We look forward to hearing from your office to assist in continuing the ongoing and necessary work to insure a safe and secure Eastern Market.

Sincerely yours,

Chuck Burger  
Chair, EMCAC  
202-258-5316

[cburger@cbmove.com](mailto:cburger@cbmove.com)

*bbc:*

*DC Council Members, DGS, MPD, DGS/PSD, Office of the Mayor*

# South Hall Merchant Input for Planning

1. As part of business continuity plan of the South Hall to remain open as an essential business, the number of occupants should be reviewed and communicated. **During Covid, the South Hall operated at well below the capacity of Community Customers we could serve.** Market operations as an essential businesses during a time such as Covid, should be addressed in the Eastern Market's Safety Plan (s). Key Metrix; Eastern Market Capacity is 101 Customers, 50% Capacity per Covid Regulations should have been 50 Customers. The ACTUAL number of Customers permitted for the year and a half by Market Manager (DGS) during Covid was 23 Customers for the entire South Hall. The essential South Hall businesses were only permitted to operate at 46% of Mayoral Covid Permitted capacity thus damaging the merchants' businesses and denying essential services to the DC Community.
2. Comparing hours of operations for the South Hall 2019 to 2022 (& current), the South Hall Merchants have reduced their hours of operations from 69 hours per week to 59 or a 14.5% reduction. How has the South Hall Merchants concession of hours been reflected in the Market's operating expenses?
3. 7<sup>th</sup> St SE Street closed to vehicular traffic when there are only a few Vendors are present has an adverse impact on South Hall operations and Customer Accessibility.
4. From Eastern Market's entrance on North Carolina, a way finding sign welcoming Customers to Eastern Market's parking would be beneficial, especially for new Customers. Additionally, the unmonitored rear drive presents a Customer Accessibility and Public Safety concern, and adversely impacts South Hall operations.
5. Gaps in the building envelop, especially the gaps in the entrance doors, exterior perimeter (foundation) and the unmaintained insect lights and the height of merchant fans presents on going maintenance issue.
6. Efficient and effect management of Eastern Market's resources is essential for the Market to be economically self sufficient. For example, maintaining temperatures in the North and South Hall at reasonable levels, using the HVAC only when needed, turning lights off in the Market on when not necessary, effective utilization of Eastern Market building features such as the oculus windows, doors and roof fans are all necessary.
7. On or about 2014, 3M PR X-40 (or something similar) was installed on the North and South Hall Windows. At the time among various reasons, it was stated the Market would benefit from energy efficiency with respect to HVAC. In the merchants' review, the Life Expectancy of the 3M PR X-40 is about 5 years. There are new products that will provide improved energy efficiency and security from break ins. Are there plans to replace the 3M film or improve the windows efficiency and security? It is noted, the installation of blinds in the South Hall have been beneficial to energy savings.



## Eastern Market Manager’s Report to the EMCAC

September 27, 2023

### Eastern Market Finances for FY23:

|                                     |                              | 1st Quarter |             | 2nd Quarter |            | 3rd Quarter |            | 4th Q (thru 9/26) |            | Grand Total (thru 9/26) |            |
|-------------------------------------|------------------------------|-------------|-------------|-------------|------------|-------------|------------|-------------------|------------|-------------------------|------------|
|                                     |                              | Budget      | Actuals     | Budget      | Actuals    | Budget      | Actuals    | Budget            | Actuals    | Budget                  | Actuals    |
| <b>Income</b>                       |                              | \$ 176,156  | \$ 122,147  | \$ 202,355  | \$ 270,094 | \$ 210,135  | \$ 173,197 | \$ 209,531        | \$ 196,784 | \$ 798,177              | \$ 762,222 |
| <b>Expenses</b>                     |                              |             |             |             |            |             |            |                   |            |                         |            |
| <b>Non-Personnel Services</b>       | CONTRACTUAL SERVICES - OTHER | \$ 26,219   |             | \$ 26,219   | \$ 13,539  | \$ 26,219   | \$ 9,190   | \$ 26,219         | \$ 23,747  | \$ 104,878              | \$ 46,476  |
|                                     | ELECTRICITY                  | \$ 19,513   | \$ 12,328   | \$ 4,017    | \$ 18,809  | \$ 15,271   | \$ 17,599  | \$ 32,862         | \$ 54,064  | \$ 71,662               | \$ 102,800 |
|                                     | GAS                          | \$ 67       | \$ 727      | \$ 8,392    | \$ 9,797   | \$ 2,811    | \$ 6,455   | \$ 3,113          | \$ -       | \$ 14,384               | \$ 16,979  |
|                                     | WASTE MANAGEMENT             | \$ -        |             | \$ 1,011    | \$ 22,385  | \$ 5,340    | \$ 21,736  | \$ 8,438          | \$ (1,896) | \$ 14,790               | \$ 42,225  |
|                                     | WATER                        | \$ 7,450    | \$ 7,868    | \$ 13,300   | \$ 19,785  | \$ 13,737   | \$ 11,732  | \$ 29,016         | \$ 20,152  | \$ 63,503               | \$ 59,537  |
|                                     | OCCUPANCY FIXED COSTS        | \$ -        |             | \$ 5,000    |            | \$ 64,010   |            | \$ -              |            | \$ 69,010               | \$ -       |
| <b>Non-Personnel Services Total</b> |                              | \$ 53,250   | \$ 20,924   | \$ 57,940   | \$ 84,314  | \$ 127,388  | \$ 66,712  | \$ 99,649         | \$ 96,067  | \$ 338,226              | \$ 268,017 |
| <b>Personnel Services Total</b>     |                              | \$ 109,489  | \$ 116,716  | \$ 107,099  | \$ 113,405 | \$ 110,991  | \$ 115,070 | \$ 132,371        | \$ 92,441  | \$ 459,951              | \$ 437,632 |
| <b>Total Expenses</b>               |                              | \$ 162,739  | \$ 137,640  | \$ 165,038  | \$ 197,720 | \$ 238,379  | \$ 181,782 | \$ 232,020        | \$ 188,508 | \$ 798,177              | \$ 705,649 |
| <b>Grand Total</b>                  |                              | \$ 13,417   | \$ (15,493) | \$ 37,316   | \$ 72,374  | \$ (28,245) | \$ (8,585) | \$ (22,489)       | \$ 8,276   | \$ (0)                  | \$ 56,573  |

Eastern Market’s FY23 budget is \$798,177. The budget is set at the amount that DGS and the OCFO estimate is achievable from a revenue standpoint for the fiscal year.

### Budget for FY23 – broken down further and with supplemental funding from DGS:

| 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            |
| <b>Total</b>   | <b>\$ 798,177</b>   |
| Description  | Unbudgeted          |
| Snow   | \$ 5,000            |
| Janitorial   | \$ 200,278          |
| Extermination  | \$ 12,207           |
| <b>Total</b>   | <b>\$ 217,485</b>   |
| <b>Total Projected Operational Costs of EM</b>                       | <b>\$ 1,015,662</b> |

# Capital Projects:

## Current Status

| Project   | Funding Status   | Amount              | Timing |
|---|------------------|---------------------|--------|
| HVAC Modernization 1  | Project Complete | \$ 578,792          |        |
| HVAC 2  | Project Complete | \$ 829,684          |        |
| <b>Total</b>  |                  | <b>\$ 1,408,477</b> |        |
| <b>Miscellaneous Projects</b>   |                  |                     |        |
| Stonework   |                  | \$ 63,147           |        |
| Signage Work  |                  | \$ 28,093           |        |
| Mezzanine 2 Part Roof Access Ladder   | Complete         | \$ 4,911            |        |
| Replacement of Lost Bricks and Application of Plaster and Paint in Basement Piers | Complete         | \$ 70,163           |        |
| Basement Moisture Penetration   | Complete         | \$ 39,292           |        |
| Roadway Lines   | Complete         | \$ 14,033           |        |
| Receptacles deteriorated due to use - North Hall                                  | Complete         | \$ 4,911            |        |
| Repair of sealant on skylight   |                  | \$ 24,136           |        |
| Metal Deck Work   | Complete         | \$ 116,359          |        |
| Bollards  |                  | \$ 596,680          |        |
| Freight Lift Replacement  |                  | \$ 562,136          |        |
| Electronic Security System Upgrade  |                  | \$ 166,543          |        |
| Fire Alarm Systems, Control Equipment, Public Address System                      |                  | \$ 38,786           |        |
| <b>Subtotal</b>   |                  | <b>\$ 1,729,191</b> |        |
| <b>Total</b>  |                  | <b>\$ 3,147,665</b> |        |
| <b>Total Funded per CGOF Report date 4/20/22</b>                                  |                  | <b>\$ 3,392,135</b> |        |
| <b>Available</b>  |                  | <b>\$ 244,470</b>   |        |

### **\*Windows, restrooms, FCA**

## The Coming Fiscal Year:

|                                |                     |
|--------------------------------|---------------------|
| <b>FY24</b>                    | <b>\$ 1,147,200</b> |
| BMS Controllers                | \$ 800,000          |
| AHU Components replacement     | \$ 156,000          |
| <b>Total</b>                   | <b>\$ 956,000</b>   |
| 20% Contingency and escalation | \$ 191,200          |
| <b>Total with Escalation</b>   | <b>\$ 1,147,200</b> |
| <b>Funding for FY24</b>        | <b>\$ 660,667</b>   |
| <b>Funding Gap</b>             | <b>\$ (486,533)</b> |

*10% contingency + 5% inflation for each of two years (total of 20%)*

## FY25-30

|   |           |                  |
|---|-----------|------------------|
| <b>FY25</b>                             | <b>\$</b> | <b>2,814,500</b> |
| Make-up Air Handler Units               | \$        | 145,600          |
| Restrooms                               | \$        | 799,500          |
| Chilled Water System Replacement        | \$        | 1,306,500        |
| <b>Total</b>                            | <b>\$</b> | <b>2,251,600</b> |
| <b>25% Escalation &amp; Contingency</b> | <b>\$</b> | <b>562,900</b>   |
| <b>Total with Escalation</b>            | <b>\$</b> | <b>2,814,500</b> |

*10% contingency + 5% inflation for each of three years*

|   |           |                |
|---|-----------|----------------|
| <b>FY26</b>                             | <b>\$</b> | <b>217,193</b> |
| Farmers Line Shed Outlets               | \$        | 151,883        |
| Hot Water System Replacement            | \$        | 1,696,500      |
| Unit heaters and water heaters          | \$        | 42,900         |
| <b>Total</b>                            | <b>\$</b> | <b>151,883</b> |
| <b>50% Escalation &amp; Contingency</b> | <b>\$</b> | <b>65,310</b>  |
| <b>Total with Escalation</b>            | <b>\$</b> | <b>217,193</b> |

*10% contingency + 5% inflation for each of four years*

|   |           |               |
|---|-----------|---------------|
| <b>FY27 - ORIGINALLY, NO CAPITAL PROJECTS PROPOSED FOR FY27</b>   | <b>\$</b> | <b>91,576</b> |
| Fan Coil Unit   | \$        | 45,500        |
| <i>Items brought forward from FY28 and items from prior years</i> |           |               |
| Pavement - Brick Pavers @ South and West Stair Wells              | \$        | 15,280        |
| Basement Wood Stairs Renewal (South Hall)                         | \$        | 9,868         |
| RegROUT the bricks throughout basement                            | \$        | 15,370        |
| Roof Access Ladder  | \$        | 3,412         |
| Floor Finishes Fish/ Bakery Market Stands                         | \$        | 15,151        |
| <b>Total</b>  | <b>\$</b> | <b>59,081</b> |
| <b>55% Escalation &amp; Contingency</b>                           | <b>\$</b> | <b>32,495</b> |
| <b>Total with Escalation</b>                                      | <b>\$</b> | <b>91,576</b> |

*30% contingency + 5% inflation for each of five years (total of 55%)*

|  |           |                |
|--|-----------|----------------|
| <b>FY28</b>                              | <b>\$</b> | <b>400,000</b> |
| Exterior Walls Exterior Brick Regrouting | \$        | 250,000        |
| <b>Total</b>                             | <b>\$</b> | <b>250,000</b> |
| <b>60% Escalation &amp; Contingency</b>  | <b>\$</b> | <b>150,000</b> |
| <b>Total with Escalation</b>             | <b>\$</b> | <b>400,000</b> |

*30% contingency + 5% inflation for each of six years (total of 60%)*

|   |           |                |
|---|-----------|----------------|
| <b>FY29</b>                             | <b>\$</b> | <b>412,500</b> |
| Exterior Stonework                      | \$        | 184,600        |
| <b>65% Escalation &amp; Contingency</b> | <b>\$</b> | <b>162,500</b> |
| <b>Total with Escalation</b>            | <b>\$</b> | <b>412,500</b> |

*30% contingency + 5% inflation for each of seven years (total of 65%)*

|                                       |           |                |
|---------------------------------------|-----------|----------------|
| <b>FY30</b>                           | <b>\$</b> | <b>613,275</b> |
| Basement Walk-in Freezer Replacement  | \$        | 360,750        |
| <b>70% Escalation and Contingency</b> | <b>\$</b> | <b>252,525</b> |
| <b>Total with Escalation</b>          | <b>\$</b> | <b>613,275</b> |

*30% contingency + 5% inflation for each of eight years (total of 70%)*

## Sad News

This has been a very difficult year. Joe Shymanski, long-time vendor was killed in early September and his Memorial Service was held today in the North Hall.



## Operations:

- Eastern Market Update Meeting on August 2
  - Security;
  - 150<sup>th</sup> Anniversary
  - Marketspread;
  - HVAC and Capital Projects.

## July Potluck – Fun



- Thanks for coming to last week's potluck!
- Over 80 people attended;
- Food from Ethiopia, Nigeria, Peru, Tunisia, the US, Italy, Mexico, the Phillipines, Ivory Coast, Columbia, Mongolia, Georgia and more!

Marketspread autopayment is ready to go. We'll implement on October 1<sup>st</sup>.

## Security Update:

- First draft of ERP revision is close to completion;
- Added a component to Marketspread where you can put in your emergency contact information;
- We've been given the go-ahead on sending a photo of the individual-of-interest in the theft of Aug 27.
- Two Active Shooter Training Sessions:
  - Vendors: 7
  - Merchants: 2
  - EMCAC: 3
  - Community: 8
  - EM Mgmt: 2
  - 22 Attendees total (first session)
- Been in discussions about payment for a messaging function in Marketspread (which we will follow through on);
  - There is a limited number of texts that can be sent each month;
  - It will be used only for events that require immediate action. Thunderstorm that comes from out of nowhere (not one that we've been watching all day);

## 150<sup>th</sup> Anniversary:



- Around the corner: November 12;
- Banners are up;
- \$200k Grant to Eastern Market Main Street;
- 150<sup>th</sup> Anniversary Beer;
- 150<sup>th</sup> Anniversary Puzzle;
- November 12 event will last the weekend and kick off the holiday season. All are invited to meeting tomorrow regarding plans and requesting feedback. 3pm. If you don't have the link, I'll send it to you.



# North Hall

## Events this month:

| Name                                   | Date      | Event Grand Total | Amount Due |
|--|-----------|-------------------|------------|
| Aerobic Fitness - September 2023       | 9/1/2023  | \$450.00          | \$0.00     |
| Boogie Fridays - September 2023        | 9/1/2023  | \$100.00          | \$0.00     |
| Aerobic Fitness                        | 9/6/2023  |                   |            |
| Boogie Thursdays - September 2023      | 9/7/2023  | \$400.00          | \$0.00     |
| Aerobic Fitness                        | 9/8/2023  |                   |            |
| DC Rawhides Country Dancing            | 9/9/2023  |                   |            |
| Center Stage Welcome Back              | 9/12/2023 | \$5,565.00        | \$0.00     |
| Aerobic Fitness                        | 9/13/2023 |                   |            |
| Boogie Thursdays                       | 9/14/2023 |                   |            |
| Aerobic Fitness                        | 9/15/2023 |                   |            |
| Art of Living World Culture Festival   | 9/16/2023 | \$0.00            | \$0.00     |
| Eastern Market Concert/Milonga         | 9/16/2023 | \$700.00          | \$0.00     |
| Literary Hill BookFest                 | 9/17/2023 | \$1,050.00        | \$0.00     |
| Aerobic Fitness                        | 9/20/2023 |                   |            |
| Encuentro Performance and Wine Tasting | 9/20/2023 | \$4,600.00        | \$0.00     |
| Boogie Thursdays                       | 9/21/2023 |                   |            |
| Aerobic Fitness                        | 9/22/2023 |                   |            |
| Youth Summit Wellness Event            | 9/22/2023 | \$3,000.00        | \$0.00     |
| DC Rawhides Country Dancing            | 9/23/2023 |                   |            |
| Dining Away DuChenne                   | 9/26/2023 | \$9,200.00        | \$0.00     |
| Aerobic Fitness                        | 9/27/2023 |                   |            |
| Boogie Thursdays                       | 9/28/2023 |                   |            |
| Taste of Europe                        | 9/28/2023 | \$5,600.00        | \$0.00     |
| Aerobic Fitness                        | 9/29/2023 |                   |            |
| Grand Total                            |           | \$30,665.00       | \$0.00     |

The screenshot shows a vendor profile on The Knot for 'North Hall at Eastern Market'. The profile includes a navigation menu (Planning Tools, Vendor, Wedding Website, Invitations, Registry, ATMs & Rings, More & Advice, Gifts & Favors), a gallery of six photos showing the venue's interior and exterior, and a 'Message Vendor' form with fields for First Name, Last Name, Email Address, Wedding Date, Number of Guests, and Phone Number (Optional). The 'About This Vendor' section describes the venue as a unique historical venue on Capitol Hill, located in Washington, D.C., and mentions its historical significance as the 'town center' of the city since the 19th century.

## Marketing:

- 18 vendors signed up so far for the night market which has been a huge success in past years.
- Line Dancing in North Hall
- Silent Disco on C Street Plaza
- Glow park at Eastern Market Metro Plaza



## Thank you

- EM Management Team and Thomas Armstrong: While I was out of town, everyone worked together great. A special thanks goes to Thomas Armstrong who is so willing to jump in and work when his support is requested.