

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
REGULAR MEETING
APRIL 30, 2025**

MINUTES

Attendance: Mike Bowers (for Bill Glasgow); Monte Edwards, Secretary; Steve Hagedorn; Jackie Krieger, Vice Chair; Susan Oursler, Treasurer; and Jerry Sroufe.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, April 30, 2025, at 7:00 P.M., in person in the North Hall and via Zoom. The Vice Chair called the meeting to order at 7:05 P.M.

Adoption of the Agenda

The agenda was adopted as amended.

Approval of the Minutes

The minutes of October 30, 2024, were approved.

Report of the Treasurer

The Treasurer reported that there has been no activity, with the account having approximately \$1,000.00.

Report of the Chair

Susan Oursler moved that the following recommendations of the Chair be adopted:

- the review of the Eastern Market Building Security and Protocol be referred to the Ad Hoc Subcommittee on Public Safety Committee;
- the review of the Consumer Price Index factors for rent increase and the study of back up alternate power be referred to the Subcommittee on Operations; and
- the review of legislative compliance on terms of service for EMCAC members be referred to the Subcommittee on Nominations, Credentials and Membership.

The motion was adopted.

Report of the Market Manager

Barry Margeson, the Market Manager, presented a written report, which is attached to these minutes. He agreed to investigate whether the Bureau of Labor Statistics' DC Metro Area-Urban data was used to calculate the rent increases and, during a break-in, how an alarmed door to the market was left unsecured for several hours.

Report of the Subcommittee on Operations

Ms. Oursler, Chair of the Subcommittee on Operations, announced that the subcommittee will meet next month.

Report of the Ad Hoc Subcommittee on Public Safety

Sam Pastore, Chair of the Ad Hoc Subcommittee on Public Safety, presented a written report, which is attached to these minutes.

Community Comments and Concerns

Kem Ramirez commented on the operation of street closures at Eastern Market.

Adjournment

The meeting adjourned at 8:17 P.M.

Monte Edwards, Secretary



Eastern Market Manager’s Report to the EMCAC

April 30, 2025

Eastern Market Finances To-Date for FY25:

Row Labels	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Grand Total
OTHER REVENUE FROM 300 BLOCK	10,492.98	9,266.07	3,563.44	324.00	418.28	1,464.28	25,529.05
OTHER REVENUE FROM APPLICATION FEES	105.00	140.00		210.00	35.00	210.00	700.00
OTHER REVENUE FROM ATMS			3,665.76	1,083.00			4,748.76
OTHER REVENUE FROM FLEA MARKET			9,318.00			3,106.00	12,424.00
OTHER REVENUE FROM NORTH HALL	16,825.00	15,825.00	21,525.00	16,250.00	89,000.00	60,875.00	220,300.00
INTEREST INCOME		3,488.75	1,473.37	1,574.93		2,396.08	8,933.13
OTHER REVENUE FROM OUTDOOR VENDORS	15,537.45	14,991.89	17,538.69	8,406.17	7,541.83	14,219.79	78,235.82
OTHER REVENUE FROM SOUTH HALL		6,961.57	68,417.51	26,664.85	23,619.67	31,965.91	157,629.51
OTHER REVENUE FROM TUESDAY FARMERS			40.00	185.61			225.61
OTHER REVENUE FROM WEEKEND FARMERS	10,219.78	10,197.16	8,428.73	6,736.03	3,485.05	9,930.67	48,997.42
RENTALS - OTHER	2,500.00	4,500.00	7,000.00			40.00	40.00
Grand Total	55,680.21	65,370.44	126,970.50	61,434.59	124,099.83	124,207.73	557,763.30

Row Labels	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	Grand Total
CONTRACTUAL SERVICES - OTHER				3,440.00	2,689.97	1,462.18	720.00	8,312.15
ELECTRICITY		306.22	12,380.28	4,910.72	6,400.22		4,647.58	28,645.02
GENERAL				293.30	761.98		30.27	1,085.55
GAS			694.48	1,319.87		9,149.55		11,163.90
WATER		1,587.99	7,708.81	2,955.49	8,116.35	7,458.86	7,127.13	34,954.63
WASTE MANAGEMENT					661.21			661.21
SUSTAINABLE ENERGY						10,109.58	312.58	10,422.16
P-CARD CLEARING ACCOUNT			3,733.30	1,174.32	2,558.98	720.00	1,405.97	685.97
PERSONNEL EXPENSES	40,436.19	39,162.37	40,467.29	42,015.52	30,049.49	47,566.30	1,834.21	241,531.37
Grand Total	40,436.19	41,056.58	64,984.16	53,760.58	46,120.24	76,466.47	13,265.80	336,090.02

Pcard usage has been paused indefinitely due to budget constraints.

Capital Improvements

HVAC

- Chilled Water Piping: Replacement of cold water piping, controllers, and Air Handler Unit coils. The contract was split into two phases. The first phase has begun. The second phase is being held up

because of the potential shortfall in the DC Budget due to the House not approving what the Senate put forward. Along with a dozens of other projects, we are awaiting approval to move forward. There is, and will be temporary AC units in the North Hall. The South Hall will have cooling units installed next week.

Internal & External Projects

- Freight lift – Project is complete. Waiting for confirmation that small issues have been resolved and we can have an extended warranty on the list (requested).
- Bollards – No update - We look forward to reviewing the draft bollard policy.

Operations:

ERP: Training document is complete and has been sent out to vendors and merchants. We'll be setting up a training meeting soon.

CPI Increase: There was a CPI increase of **2.68%**, effective October 2024, for 5 merchants. The CPI table used can be found at [Bureau of Labor Statistics Data](#) and the calculation used is as follows, (September 2024 CPI – September 2023 CPI)/(September 2023 CPI) = CPI increase *102, or $((317.382-309.254)/309.254)*102$, per the lease agreement below. Another merchants rent was raised 3% as per the lease. The other rents will be increased per legislation as well. I will work with JLL and there will be better communication and advanced notification.

Facilities: We have a quote for repairing the windows and are waiting on PCard to be reactivated.

Load-out: Email was sent regarding load-out at the end of the day.

New Vendors: We reviewed:

EthnoSpecific:

- Nasredin Gasmalla – Utensils made of olive wood
- Andina Fashion – Colorful, traditional footwear from Peru
- Rejected three

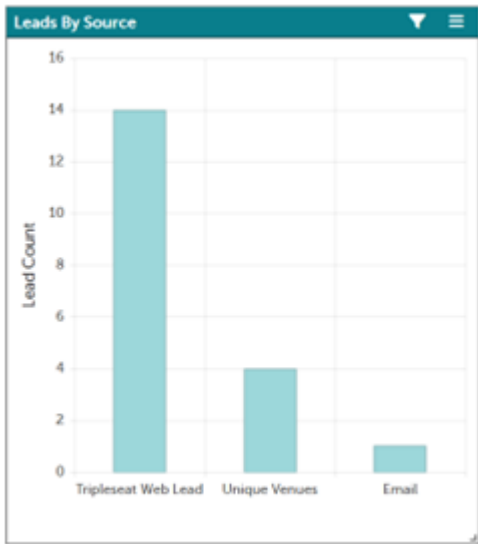
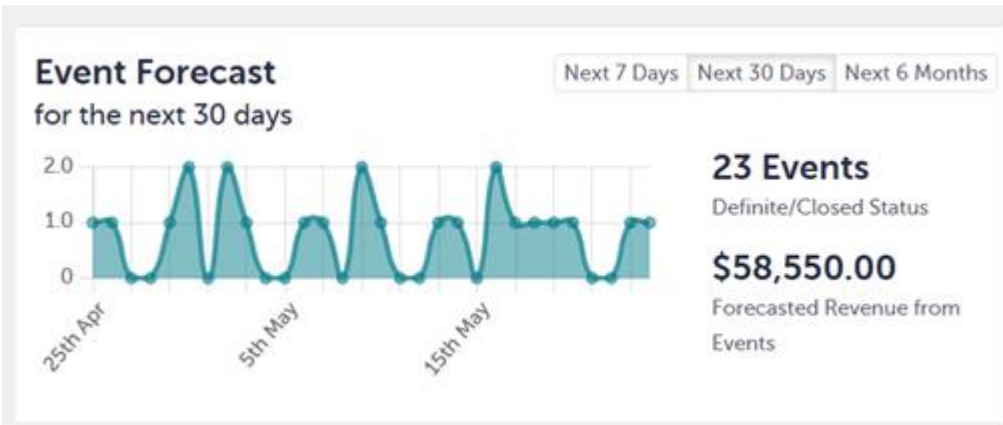
Artists and Crafters:

- Kimberly Godson – “The Hairitage Collection”: Shirts with hand painted African American women with long hair that is sewn on and 3D
- Rejected six

Antiques, Collectibles, Vintage:

- Terminal 37 Antiques – Collectibles – toys and other mechanical antiques
- DCglamsquad LLC – Vintage – Saturdays only
- The Girls Next Door Vintage – Vintage – Saturdays only
- So Good Vintage by Mami – Vintage – Saturdays and Sundays
- Rejected three

North Hall



Name	Status	Date	Event Actual
Puppet Show Tuesdays - April 2025	CLOSED	4/1/2025	\$200.00
Aerobic Fitness - April 2025	CLOSED	4/2/2025	\$400.00
Boogie Wednesdays - April 2025	CLOSED	4/2/2025	\$400.00
Aerobic Fitness	CLOSED	4/4/2025	
Boogie Fridays - April 2025	CLOSED	4/4/2025	\$400.00
2025 Capital Art Book Fair	CLOSED	4/5/2025	\$2,550.00
2025 Capital Art Book Fair	CLOSED	4/6/2025	
Toyota Cocktail Reception A/V Set-up	CLOSED	4/8/2025	
Toyota Cocktail Reception	CLOSED	4/9/2025	\$16,000.00
Boogie Thursdays - April 2025	CLOSED	4/10/2025	\$100.00
Capitol Hill Restoration Society 70 Anniversary Celebration	CLOSED	4/10/2025	\$750.00
Aerobic Fitness	CLOSED	4/11/2025	
Boogie Fridays	CLOSED	4/11/2025	
Cherry Blossom Festival: Crafts and Community	CLOSED	4/12/2025	
DC Rawhides Country Dancing	CLOSED	4/12/2025	
Puppet Show Tuesdays	CLOSED	4/15/2025	
Aerobic Fitness	CLOSED	4/16/2025	
Boogie Wednesdays	CLOSED	4/16/2025	
Aerobic Fitness	CLOSED	4/18/2025	
Boogie Fridays	CLOSED	4/18/2025	
Coscia/Scott-Martin Wedding	CLOSED	4/18/2025	\$6,350.00
Puppet Show Tuesdays	CLOSED	4/22/2025	
Aerobic Fitness	CLOSED	4/23/2025	
Boogie Wednesdays	CLOSED	4/23/2025	
Aerobic Fitness	DEFINITE	4/25/2025	
Boogie Fridays	DEFINITE	4/25/2025	
DC Rawhides Country Dancing	DEFINITE	4/25/2025	
Bergeron Wedding Reception	DEFINITE	4/26/2025	\$5,900.00
Puppet Show Tuesdays	DEFINITE	4/29/2025	
Aerobic Fitness	DEFINITE	4/30/2025	
Boogie Wednesdays	DEFINITE	4/30/2025	
Grand Total			\$33,050.00

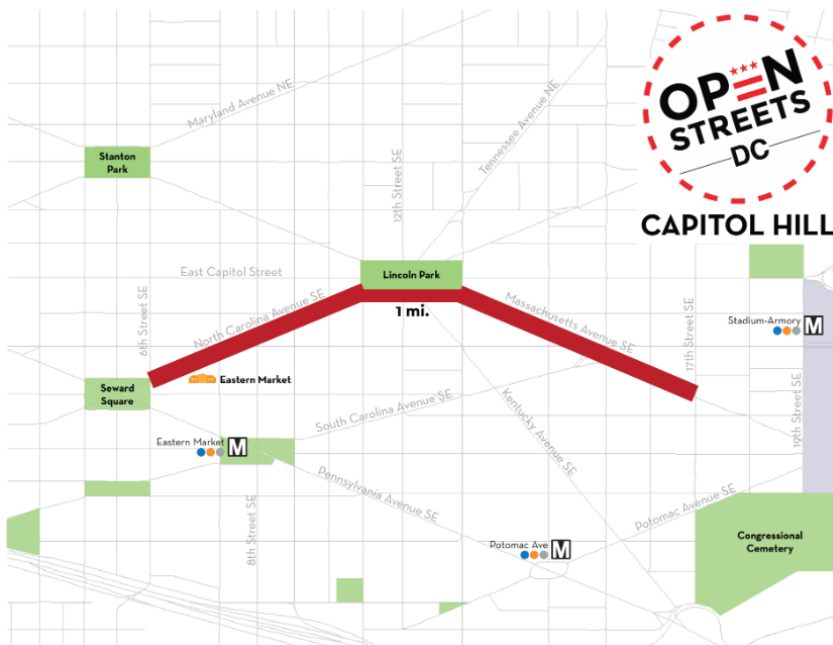
Marketing and events:

DCA Eastern Market Store: Opens May 8th. Ribbon Cutting in early June.

Newsletter Meeting: Held last week as follow-up to event meeting.

Holiday Decorations Meeting: Coming soon.

Open Streets DC: On June 28, 2025, DDOT will be hosting the Capitol Hill edition of Open Streets DC. DDOT team met with management on April 23. There were many great comments and comprehensive logistics feedback from Anita – all of which we will be discussing with the DDOT team again tomorrow (Katrina and me).



Social Media

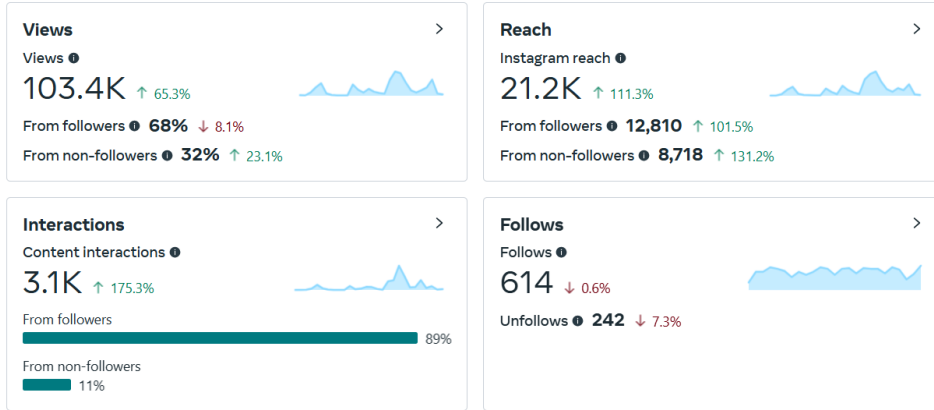
Tiktok: 344 Followers – up from 308.

Instagram:

Performance

April 2, 2025 - April 29, 2025

Customize view: Business



Thank you!

- Thanks to Marina from the Capital Construction Team. She's amazing. Focused, diligent, detail-oriented.

EMCAC Public Safety Ad Hoc Committee Report

Submitted by Sam Pastore, Chair

Date: April 30, 2025

Meeting Date: April 24, 2025

Committee Members in Attendance

- Sam (Chair)
- Steve
- Jackie
- Jerry
- Mike
- Kem

Meeting Summary and Updates

1. Interim Security Measures

The committee continues to monitor progress on static bollard installation and emphasized the need for interim solutions. A formal question is raised for EMCAC and Market Management: Can the Protective Services vehicle be positioned at North Carolina Ave & 7th St SE during market hours to provide visible deterrence and added coverage?

2. Volunteer Concierge Program

The committee discussed in more detail the structure of the proposed concierge role, including setup and breakdown, monitoring activity within the market, and serving as a liaison with the public. Steve has completed training with Barry and Sam; additional members will begin training shortly. The committee would like to invite Tim Durant to the next meeting for a conversation and training introduction on the Ambassador program, which may inform or support the concierge structure.

3. Risk Assessment Implementation

The committee reaffirmed its commitment to pushing forward the recommendations published in the 2024 Eastern Market Risk Assessment Report. Implementation tracking and coordination with partner agencies will continue.

4. Threats and Mental Health Awareness

Mental illness-related threats were discussed as a critical part of the current safety landscape. Recent events, such as the vehicular attack in Canada, were cited as reminders that these risks must be taken seriously and factored into local safety plans.

5. Open Streets Capitol Hill – June 28

Committee questions and concerns include:

- Will the concierge team be trained and tested on quieter days before the Open Streets event?
- What additional resources are being allocated to Eastern Market for:
 - Parking management
 - Vendor access and safety
 - Crowd control
- What are the street closure details from DDOT? Specifically:
 - Will C Street remain open for deliveries?
 - How will the private alley behind the market be handled—will it function as a private or public route that day?

6. Rumsey Aquatic Center Coordination

The committee discussed safety planning during construction and raised the following points for follow-up:

- Has Mike's letter regarding backup power in the Rumsey plan been submitted?
- Have there been direct conversations between the Rumsey team and EMCAC?
- What specific steps are being taken to prepare for safety concerns during the build-out?

7. Next Steps

Sam will set a meeting with Barry to review current threats and coordinate responses. The committee will begin compiling a list of perceived weaknesses in the current safety setup for internal review and prioritization. Ongoing tracking of implementation steps and communications with partner agencies will continue.

The committee looks forward to EMCAC's feedback on the above items and will continue working toward a safer and more resilient Eastern Market.

Respectfully submitted,

Sam

Chair, EMCAC Public Safety Ad Hoc Committee