

**EASTERN MARKET COMMUNITY ADVISORY COMMITTEE
REGULAR MEETING
MAY 28, 2025**

MINUTES

Attendance: Mike Bowers (for Bill Glasgow); Nikki Dean Brown; Chuck Burger, Chair; Monte Edwards, Secretary; Steve Hagedorn; Anita Jefferson; Susan Oursler, Treasurer; Brian Pate; and Jerry Sroufe.

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, May 28, 2025, at 7:00 P.M., in person in the North Hall and via Zoom. The Vice Chair called the meeting to order at 7:09 P.M.

Adoption of the Agenda

The agenda was adopted as distributed.

Approval of the Minutes

The minutes of April 30, 2025, were approved.

Report of the Treasurer

The Treasurer reported that there has been no activity.

Report of the Chair

The Chair reported on the following matters.

- From the subcommittee and other written reports, the Executive Committee is consolidating in a tracking document all the items regarding the operation of Eastern Market; the Chair requested that reports follow a format of placing requests or recommendations at the beginning, followed by additional detail.
- Additional volunteers are needed; the Chair requested that members of EMCAC seek volunteers from their respective organizations.

Without objection, protocols for bikes and e-scooters and injuries from bricks were referred to the Ad Hoc Subcommittee on Public Safety.

Report of the Market Manager

Barry Margeson, the Market Manager, presented a written report, which is attached to these minutes. He agreed to monitor and report on the sales of Eastern Market vendors at the DCA store and meet with Mike Bowers regarding capitalizing on various locally planned events.

Report of the Tenants Council

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

Report of the Subcommittee on Operations

Susan Oursler, Chair of the Subcommittee on Operations, presented a written report, which is attached to these minutes.

Report of the Subcommittee on Capital Improvements

Monte Edwards, Chair of the Subcommittee on Capital Improvements, reported that the Mayor has presented a budget and the Committee on Facilities of the DC Council will hold a hearing on Thursday, June 12, 2025.

Mr. Edwards moved that he be authorized to testify before the Committee on Facilities on June 12, 2025, utilizing the EMCAC-approved capital improvements report. The motion was adopted.

Report of the Ad Hoc Subcommittee on Public Safety

Sam Pastore, Chair of the Ad Hoc Subcommittee on Public Safety, reported that the subcommittee, which did not meet this month, is working on the following key matters:

- DC Open Streets preparation;
- response/response time to the most recent Eastern Market break-in;
- status of Eastern Market security and alarm systems;
- updates on bollard installation and related infrastructure;
- coordination of community liaison programming;
- backup power infrastructure planning; and
- follow-up on subcommittee recommendations.

Adjournment

The meeting adjourned at 8:59 P.M.

Monte Edwards, Secretary



Eastern Market Manager’s Report to the EMCAC

May 28, 2025

Eastern Market Finances To-Date for FY25:

Row Labels	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	FY 24 at End April	Grand Total
OTHER REVENUE FROM 300 BLOCK	10,493	9,266	3,563	324	418	1,464	3,764	25,606	29,293
OTHER REVENUE FROM APPLICATION FEES	105	140		210	35	210	35	700	735
OTHER REVENUE FROM ATMS			3,666	1,083				2,491	4,749
OTHER REVENUE FROM FLEA MARKET			9,318			3,106	3,106	6,268	15,530
INTEREST INCOME		3,489	1,473	1,575		2,396	1,174	16,282	10,107
OTHER REVENUE FROM NORTH HALL	16,825	15,825	21,525	16,250	89,000	60,875	6,130	178,725	226,430
OTHER REVENUE FROM OUTDOOR VENDORS	15,537	14,992	17,539	8,406	7,542	14,220	13,420	83,212	91,656
OTHER REVENUE FROM SOUTH HALL		6,962	68,418	26,665	23,620	31,966	25,931	195,727	183,561
OTHER REVENUE FROM TUESDAY FARMERS			40	186			80	\$1,325	306
OTHER REVENUE FROM WEEKEND FARMERS	10,220	10,197	8,429	6,736	3,485	9,931	9,276	52,391	58,273
RENTALS - OTHER	2,500	4,500	7,000			40		44	40
Grand Total	55,680	65,370	126,971	61,435	124,100	124,208	62,916	562,683	620,679

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. Temporary units are installed in both the North Hall and South Hall. The North Hall is slated to be operational and cooling by next Friday. The Air Handler Units that are just beneath Market Lunch and

Southern Maryland Seafood will be operational on the same date. The other two units (beneath Canales Deli and Paik Produce) will be operational mid June.

Internal & External Projects

- Freight lift – Project is complete. We have requested a report on why there were issues at start-up.
- Bollards – No update as of today.

Operations:

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

Facilities: There is a Work Order Dashboard at <https://dgs.dc.gov/page/dgs-work-order-information> allows you to access all work orders in the system. We will be setting up a meeting with facilities and one of our colleagues on the communications team to meet with the Operations Team and answer follow-up questions.

Vendor operations: Load-in and load-out are both working well.

New Vendors: Started recently:

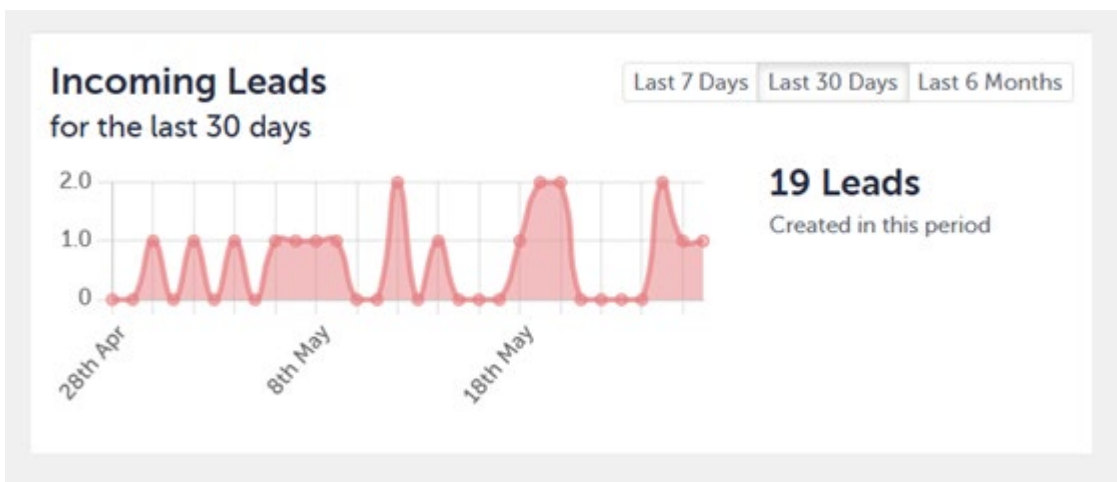
EthnoSpecific:

- Andina Fashion – Colorful, traditional footwear from Peru – Started this past month.

Artists and Crafters:

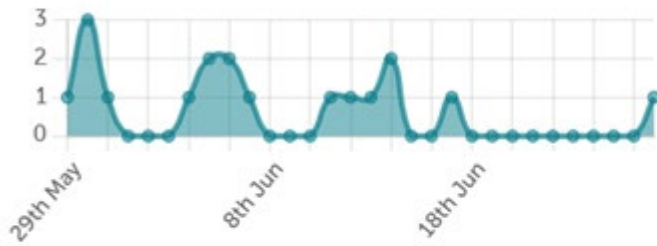
- Kimberly Godson – “The Hairitage Collection”: Shirts with hand painted African American women with long hair that is sewn on and 3D – Started this past month

North Hall



Upcoming Events for the next 30 days

Next 7 Days Next 30 Days Next 6 Months



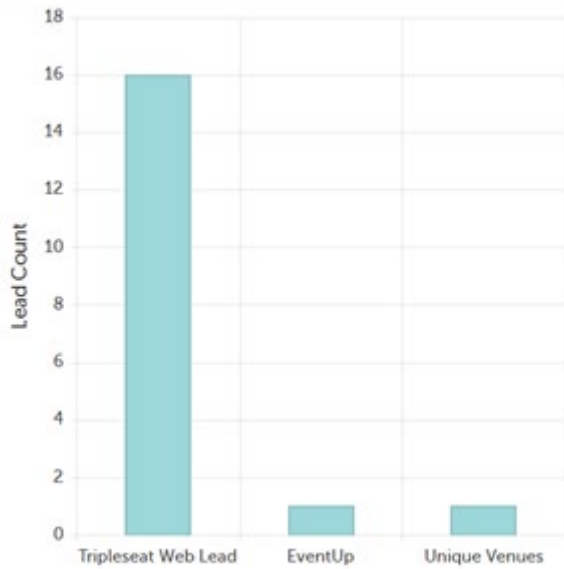
18 Events

Definite/Closed Status

\$30,230.00

Expected Revenue from
Events

Leads By Source



Name	Status	Date	Event Actual	Amount Due
Aerobic Fitness - May 2025	CLOSED	5/2/2025	\$400.00	\$0.00
Boogie Fridays - May 2025	CLOSED	5/2/2025	\$500.00	\$0.00
Richard Wright PCS Prom 2025	CLOSED	5/2/2025	\$1,700.00	\$0.00
School Within School Annual Auction and Gala	CLOSED	5/3/2025	\$1,250.00	\$0.00
Puppet Show Tuesdays - May 2025	CLOSED	5/6/2025		
Aerobic Fitness	CLOSED	5/7/2025		
Boogie Wednesdays - May 2025	CLOSED	5/7/2025	\$300.00	\$0.00
Louisiana Crawfest 2025	CLOSED	5/7/2025	\$5,850.00	\$0.00
Aerobic Fitness	CLOSED	5/9/2025		
Boogie Fridays	CLOSED	5/9/2025		
DC Rawhides Country Dancing	CLOSED	5/9/2025		
Mau 10 Year Anniversary Party	CLOSED	5/10/2025	\$6,700.00	\$0.00
Puppet Show Tuesdays	CLOSED	5/13/2025		
WSWA Toast to Congress	CLOSED	5/14/2025	\$8,450.00	\$0.00
Boogie Thursdays	CLOSED	5/15/2025		
Aerobic Fitness	CLOSED	5/16/2025		
Boogie Fridays	CLOSED	5/16/2025		
Washington Latin Prom	CLOSED	5/16/2025	\$1,200.00	\$0.00
Wedding Reception of Alex Stephenson and Savannah Newman	CLOSED	5/17/2025	\$6,900.00	\$0.00
Celebration of Life for Mary Fraker	CLOSED	5/18/2025	\$5,100.00	\$0.00
Democratic Congressional Campaign	DEFINITE	5/19/2025	\$8,700.00	\$500.00
Puppet Show Tuesdays	CLOSED	5/20/2025	\$400.00	\$0.00
Aerobic Fitness	CLOSED	5/21/2025		
FIT4MOM - Spring 2025	CLOSED	5/22/2025	\$50.00	\$0.00
Aerobic Fitness	CLOSED	5/23/2025		
Boogie Fridays	CLOSED	5/23/2025		
Folmar-Lawrence Wedding	CLOSED	5/24/2025	\$5,900.00	\$0.00
Puppet Show Tuesdays	CLOSED	5/27/2025		
Aerobic Fitness	CLOSED	5/28/2025		
Kidsave Miracles Gala	DEFINITE	5/29/2025	\$6,400.00	\$0.00
Aerobic Fitness	DEFINITE	5/30/2025		
Boogie Fridays	DEFINITE	5/30/2025		
Payne Elementary School Auction/Event	DEFINITE	5/30/2025	\$1,300.00	\$0.00
DC Rawhides Country Dancing	DEFINITE	5/31/2025		
Grand Total			\$61,100.00	\$500.00

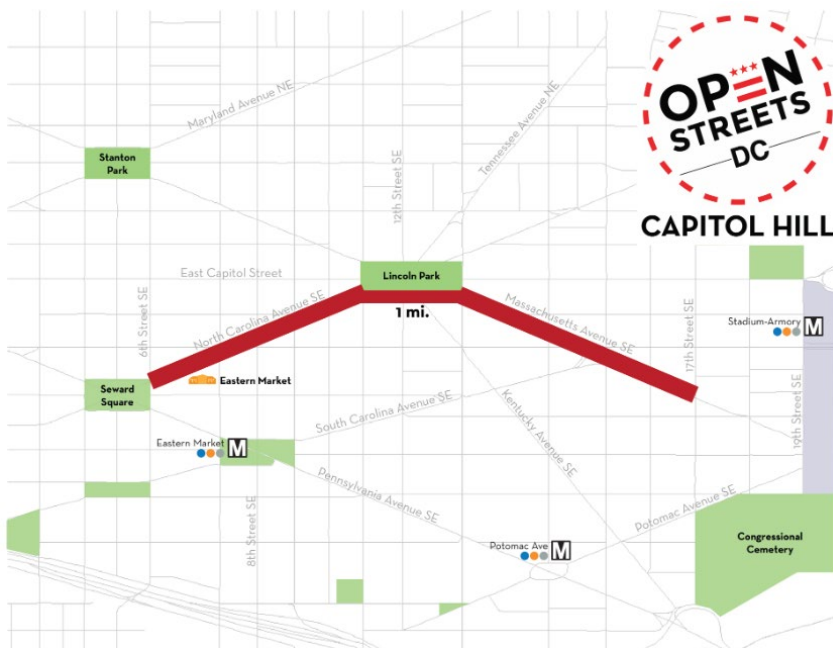
Marketing and events:

DCA Eastern Market Store: Opened and looks great. Ribbon Cutting in early June.

Newsletter Meeting: Newsletter coming soon.

Holiday Decorations Meeting: Scheduled for next Wednesday at 2pm.

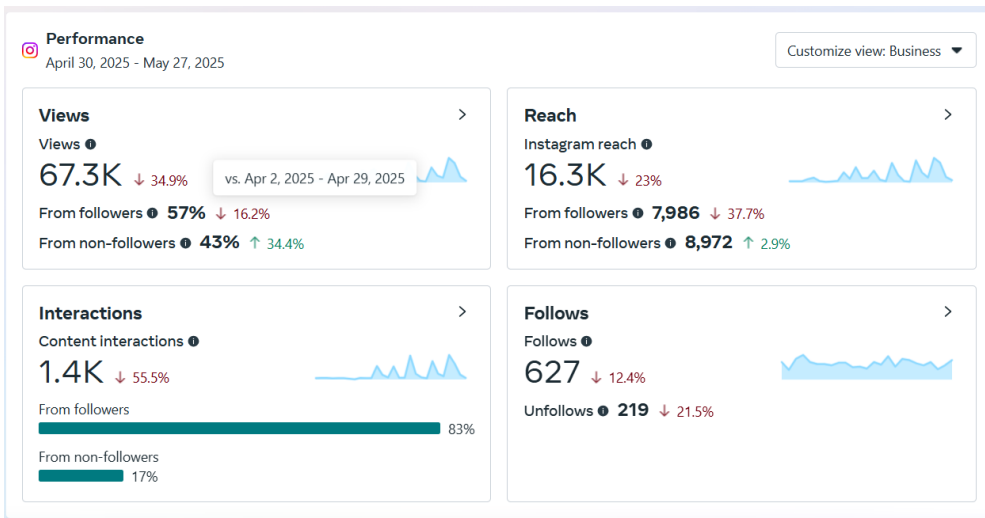
Open Streets DC: On June 28, 2025, DDOT will be hosting the Capitol Hill edition of Open Streets DC. Website is: <https://openstreets.dc.gov/pages/spring-2025>. Frequently Asked Questions coming soon. See responses to Anita's questions at end of report.



Social Media

Tiktok: 398 Followers – up from 344.

Instagram: 33,362 Followers – up from 32,912 (1.4% increase)



Instagram

Comparable Businesses & Insta Data	11/26/23 Followers	11/26/23 Posts	4/30/24 Followers	4/24/25 Followers	4/24/25 Posts	New Posts	to 4/24 Total Follower Change	to 4/24 Follower Percent Change	to 4/24 New Followers per post
Grandcentralmarketla	362	2927	365	366	3077	150	4.0	1%	27
Smorgasburg	324	3193	342	356	3453	260	32.0	10%	123
Eataly NYC	228	6329	234	247	6695	366	19.0	8%	32
Chelsea Market	206	3363	213	225	3850	487	19.0	9%	39
Pike Place	177	4644	184	190	5621	977	13.0	7%	13
Detroit Eastern Market	153	1998	156	161	2456	458	8.0	5%	17
Brooklyn Flea	134	3659	136	143	3809	150	9.0	7%	60
Union Market	120	1787	121	136	2424	637	16.0	13%	25
Union Square Green Mkt	98	5057	98.9	104	5344	287	6.0	6%	21
Reading Terminal	87	2248	94.4	105	2696	448	18.0	21%	40
Findlay	65	1859	67.4	73	2358	499	8.0	12%	16
Grand Bazaar NYC	41	2348	49.3	64	2796	448	23.0	56%	51
Fresh Farm	32	3901	33	35.2	4320	419	3.2	10%	8
Eastern Market	20.4	1217	28.7	32.8	1585	368	12.4	61%	34
Flea Market @ EM	4	1342	4.28	4.664	1360	18	0.7	17%	37

tiktok

Comparable Businesses & Insta Data	4/24/25 Followers	4/24/25 Likes	5/28/25 Followers	5/28/25 Likes	Total Follower Change	Follower Percent Change	Total Like Change
Smorgasburg	29300	366100	29700	367800	400	1%	1,700
Pike Place	11300	88100	11600	90300	300	3%	2,200
Eataly NYC	7848	16400					
Union Market	2266	15300	2393	16000	127	6%	700
Findlay	1850	13700	1866	13700	16	1%	-
Brooklyn Flea	1802	10900	2528	24700	726	40%	13,800
@chelseamarketny	1536	9282	1582	9746	46	3%	464
Grand Bazaar NYC	1303	4634	1320	4640	17	1%	6
Grandcentralmarketla	1178	3066	1188	3101	10	1%	35
Georgetown Flea	1049	10200	1073	10200	24	2%	-
Detroit Eastern Market	852	1995	965	2049	113	13%	54
Union Square Green Mkt	477	1200	535	1202	58	12%	2
Eastern Market	330	1362	398	1635	68	21%	273
Reading Terminal	240	0	382	0	142	59%	-
Fresh Farm	227	827	232	835	5	2%	8
Flea Market @ EM							

Learnings:

- Consistency
- Keep on the lookout for photo opportunities
- Try new things (inshot video editing, microphone, etc)
- Remix when others post about EM
- Repeat posts that work (Beautiful Day at Eastern Market, Iconic Market Lunch at Eastern Market, etc)

Thank you!

- Thanks to the newsletter team: Eli, Takako, Dina D, and Sabrina.

Open Streets Logistics Questions from Anita and Responses:

Responses in red:

Here are some issues that I believe are important to consider when planning for this event on June 28. (some may have already been discussed) In no particular order:

1. 8th st SE from Pennsylvania to North Carolina. what is DDOT plan for that? will it be open? will residents be parking on that street during the event? **Local traffic only AND vendors. Vendors WILL be able to drive up to Trader Joe's parking but NOT ONTO North Carolina.**

Points to consider:

A. That is the only way for those parking in Trader Joes to get in, so vendors would exit at C st, go to 6th, make a left another left and get back to 8th to park. (seems kinda clunky and will clog 6th with those trying to enter at 6th and NC as well as those exiting. **Yes, it will make for a lot of congestion at 6th and North Carolina. There will need to be an Officer there (besides the one who is checking entries)**)

B. If 8th between NC and PA aves will be open to traffic, how will the alley be managed both for safety and for emergency vehicle access? **If it will be open to traffic, then there won't be any difference from usual. Status quo. If anything, it will be less complicated because there won't be as many people on 8th Street because signs and an Officer will be there discouraging people from coming.**

C. Is there an option for using spaces at the beginning of 8th and C as designated handicapped parking? that is where cars exit out of Trader Joes. **This is space that is typically watched by the folks at the Flea Market. The main handicapped requests are coming from the merchants who are a ways away.**

2. Lower 7th from C st to PA ave.

A. Because this is a Sat. Barry manages that. How many vendors drive cars vs vans, oversized vans, or larger trucks? **Mostly vans and minivans**

I ask because it might make sense to provide vendor parking that is not part of where you want customers to be able to park, and some simply cannot fit in those small winding garages. The thought is that in the past Carol did allow vendors to park next to their tents. Is this an option for that day? **Let's not do that. But what we CAN do is ask if we can park vendors in the loading area of 700Penn. That has happened in the past.**

B. can the parking spaces along lower 7th between C and Pennsylvania (across from tents) be used for vendor parking? (with residents displaced and customers looking for parking, anything we do to keep vendors out of that mix the better the experience for others) **No, that is part of the required 20 foot emergency lane.**

3. Someone mentioned purchasing the surface lot on C st at 6th for customer use. **We asked. DDOT will not be doing that.**

A. I think trying to drive customer traffic there will cause great confusion, and congestion . **It will not happen.**

B. on any given day you can see people drive down C from 6th and despite the do not enter signs, they drive up behind the market and then back into parking spaces. only a small percentage of these are given tickets and it requires a PSD to be standing there at all times, which simply just doesn't happen. They almost always encounter cars trying to exit, people crossing in the cross walk not expecting a vehicle to be backing up, etc.

C. if you make that lot open for customers, it welcomes them to drive down C and then you have issues with U turns and cars coming out of that underground lot for the apartments. (how will they be getting in and out?) **We will not be doing that.**

D. Will residents be parking along C st for that day? **The south side of C, yes. Vendors will park on the North side.**

E. If DGS is able to take one side or both of C between 6 & 7 as no parking for the event day then all of C would be used for parking for mini vans, vans, and over sized vehicles that don't go into Trader Joes taking up customer parking. **This will happen.**

4. Vendor Parking

A. Vendor parking could be managed in such a way that cars go into Trader Joes and mini vans, oversized vans, trucks go:

on 7th between C and PA either next to vendor tents and along the parking meters on opposite side on C st between 7th and 6th **NO**

B. If the Market can secure the surface lot for vendors for that day and not for customers. Possibly negotiate the same \$4 rate as trader Joes because it would be a significant expense for some. **We will not be doing this.**

C. behind the market along with merchants cars. **No. Confirmed from DDOT.**

5. deliveries during the day.

A. Depending on if DDOT is keeping 8th between NC and PA open to traffic, the Alley may be how they have to park and hand truck in for the day. But that would require someone there monitoring to keep regular customers from just parking there all kinds of ways as they do on any given day and blocking entry or exit. **Deliveries need to come the day before or early on Saturday before MPD closes off the street.**

6. Planning for things to not go as planned

with over 20 years of either being a vendor at these street fairs both large and small, or trying to get to the market when there is a street fair, a race, or other event that closes streets, one thing is ALWAYS certain. The police stationed at blocked areas 1. will close off areas that are supposed to be "open" before the posted time and refuse to let you through. They will NOT have any information on directing you, or be able to provide any information whatsoever.

Therefore, it will be very important to have more than one way for vendors to enter at North Carolina (from 6th and from PA to 8th) **There will only be one entry point at 6th Street. We will do our best to have someone familiar with all vendors to be there supporting MPD.**

7. Internally a lot more needs to be spelled out for how this process is going to work for farmers, vendors, food people. It's one day and those who intend to come will be asked to follow a different pattern than they usually do. **True.**

8. NO first time vendors on that day. **Excellent point. Correct.**

9. Plans and closures, need to be finalized and posted EVERYWHERE at least **4 weeks prior.**

This is critical, because people may only come every few weeks, once a month, etc. so this is too important to not make as many customers aware so they can plan in advance. **Is this the plan?**

10. Make this day a separate sign up on Marketspread so whatever the special instructions needed for entry and exit will be known to all, and you won't have people who just "didn't read" and show up causing disruption. **Good point. We can put this as an agreement that they have to initial as having read.**

11. Make vendor car identification passes for that day. This would be in addition to whatever the event is planning. This will make it easy to identify as they are coming down 7th as well as any who would be parked in the special spaces. **We will do this.**

12. A special plan needs to be made for keeping 7th at North Carolina open and inviting from 9-5 but closed to thru traffic at 4pm to make sure there are no issues with safety for the market vendors or any confused non market vehicles coming down 7th either accidentally or with ill intent. **There will be a squad car there all day.**

13 It might make sense to post our own map on website that indicates places where scooters and bikes can go to get to either the event or the market, as well as perhaps identify locations for Ride Share drop off like on Pennsylvania at 7th. **Good suggestion.**

14. consider placing additional trash cans around on the market square side because it isn't practical for all those people to walk across the street. **Will suggest this to the BID.**

15. increase house keeping for the day, especially for bathrooms, make sure there are enough paper towels, soap, toilet paper, and bathrooms are kept clean and working. Even if there will be porta johns, they will likely come to ours instead. **This will happen.**

16. This could likely be a huge audience of people who do not regularly come to The Market. How will we make use of having access to them? What can be done that is measurable? How do we identify them? can we give out post cards with a QR code? maybe offer chance to win something if they answer a few questions like have you ever been to the market before, where do you live, etc? did you purchase anything etc. Businesses could donate something small to create "market baskets" so people could get something for giving their information. **All great ideas.**

17. This could be really great for vendors, or could totally suck and I believe proper planning will be the key. Therefore, I think it should be on the May and June TC agenda for updates. **ok.**

18. Farmers will probably have to plan to stay later and also leave through C st and not from North Carolina that day. **Farmers will leave per standard routine except at 5pm instead of 4:30pm.**

Tenants Council Meeting Minutes

May 21, 2025

Attendance:

Present	Name	Role/Position
X	Anita Jefferson	Chair, Arts and Crafts
X	Sola Ope	Outdoor arts and crafts vendor
X	Mike Bowers	South Hall Merchants
X	Sarah Buffaloe	Pottery
	Angie Brunson	Farmer's Line
X	Nicole Brown "Nikki Dean"	Arts and Crafts
X	Amy Marx	Arts and Crafts Grandfathered vendor
X	Barry Margeson	Market Management
X	Katrina Cuffey	Market Management

Summary

1. Review with management new format for TC meetings and updating/closing open action items.
 - a. Discussed efforts have been made to shorten the meeting time to 7:15-8:45 while addressing new issues, closing open action items, and addressing items not discussed in previous meetings due to time. By Tuesday prior to TC, Manager reviews all open action items and provides either the detail of the action taken to close it, or the update target date/actions will be closed. It is important that "closed" and "done" are not considered closing an action item for a public record that will be archived.
2. Update on Marketing/Events Calendar and planning. Calendar doesn't exist yet Management needs to create one.

This Calander should be a staple of planning process and used at least quarterly. Used to ensure lead times for announcing to customers, posting on social media and in and around market are met (2 wks min prior so customers can plan).
3. Update on what is being done to prepare for the following events happening at or around the Market.
 - a. World Pride month (social media welcoming, invite to mkt for food shopping)
 - b. Open streets event in 4 weeks – no update. Management to provide details on how they will make sure the weekend market can run smoothly.

- c. Capitol Hill Classic – post mortem for Open Streets planning.
- d. Superfine Art Show – no update. Management to verify actual date and what planning is being done to ensure event is value added to weekend market.
- e. June 14th military celebration and next year's 250th country celebrations. How will they affect Market and what should we do (social media, planning for traffic disruptions etc)
- f. Holiday season planning – a June marketing meeting will be called. How do we have a better Holiday season than last and ensure we have learned from last year.
- g. Note the following action items continue to remain unaddressed:

0115202501 BEST PRACTICES PLAYBOOK FOR EVENTS

0115202508 SWOT ANALYSIS (Strengths, Weaknesses, Opportunities, Competitive Threats) look at less than stellar Holiday market for vendors while events in and around the city were booming.

1016202403 Master Product list No update. Management to create a comprehensive check list that could be used by a volunteer committee to verify in person by going booth to booth.

4. 0416202506 Discussion on issues brought to TC by vendors in April to address issues with conflict, confusion, and concerns with repeat issues.

- a. **0115202506 MANAGEMENT TEAM TO CREATE A WALKING AROUND CHECKLIST** used to address issues repeatedly reported around load-in, set-up/space use, load-out. Management can be proactive and not wait for vendors to report on other vendors.

Load-in issues: handicapped producer, timing of arrival, ability to drive safely behind tents set up. New vendors and/or their employees not knowing or following process.

Set-up space use issues: Reported issues with upper half of Broadway. Creeping out from 7ft to 10 ft, use of signs in 10 ft clearance. Reported issues with upper shed and adherence to red line marking space usage.

Load-out issues: address those parking next to tents to load blocking those on broadway or under shed. Moving belongings to within tent by 4:30 so cars can safely move between tents and shed.

New Vendor Orientation- There is little connection between what newbies are doing and what they may have been told to do in orientation. Revisit what isn't working. Provide an actual diagram for how to set up under farmers shed. Management proposed a new fee charged to provide new vendor orientation training for a business's employees other than biz owner. No rationale was given for cost to do the training or how it will be entered into budget as revenue generated. This raises an issue to address open action item of actual biz applicant being at market, employees instead of vs assistants there with them. Holding all associated with the biz accountable for following rules.

5. With DPR, facilitate a stakeholder group representing the various users of the market and special use district to be present and part of construction meeting for the natatorium throughout the process. As well as look for ways to coordinate opportunities for food options for site workers on weekday by Market prepared foods vendors.
6. Discussion on recent break-in, lapse in protocol, ask for written protocol from last break-in.

OPEN ACTION ITEMS

pg #

Open Items.....	5
Best Practice Playbook for Market Events	5
Action 01.15.25.01: Management to present action plan for delivery of Best Practices Playbook for Market Events at March TC meeting.	5
Downspout Issues.....	6
Action Item 02.19.2025 03: Management to approach EMCAC to support needed repairs to the shed including damaged downspouts and provide update to open insurance claims.	6
AARC Application Process Discussion	6
Action 02.19.2025.04 Management to continue to send vendor applications to AARC for review and recommendations. Planning reviews in advance to allow AARC to review first, then send recommendations to Management to use in their review process PRIOR to approval. This is the best scenario rather than provisionally admitting then having AARC review. However, If presenting provisionally accepted vendors to EMCAC, Manager’s report must clearly state that they are provisional and have not been reviewed by AARC.	6
Changes to Vendor Agreement/Outdoor vendor permits	7
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FULL REPORT

Open Items

Best Practice Playbook for Market Events

Action 01.15.25.01: Management to present action plan for delivery of Best Practices Playbook for Market Events at March TC meeting.

Meeting Dates Discussed: May 2024, July 2024, October 2024, November 2024, January 2025

Progress Update: EMMS marketing meeting occurred, Novemberfest was discussed (pros and cons). Action plan for best practices playbook includes conducting a vendor survey and sending feedback to EMMS to compile the Best Practices Playbook. Vendor survey not sent out yet but will be before the March 5th meeting.

Discussion: Post-holiday vendor meeting is scheduled for March 5th. Management to re-send email invite to all vendors for March 5th.

Downspout Issues

Action Item 02.19.2025 03: Management to approach EMCAC to support needed repairs to the shed including damaged downspouts and provide update to open insurance claims.

Discussion: Damage caused to downspouts have made several vendor setup locations non-functional during rain. Three separate locations have been identified. One location was a van strike several years ago, and it is understood the insurance claim has been paid to some department. The other two locations exemplify the need for additional Capitol Budget funds to conduct repairs/renovation to the entire shed including fixing electrical outlets etc.



RC Application Process Discussion

Action 02.19.2025.04 Management to continue to send vendor applications to AARC for review and recommendations. Planning reviews in advance to allow AARC to review first, then send recommendations to Management to use in their review process PRIOR to approval. This is the best scenario rather than provisionally admitting then having AARC review. However, If presenting provisionally accepted vendors to EMCAC, Manager's report must clearly state that they are provisional and have not been reviewed by AARC.

Discussion: Clarification of role of AARC in application reviews. Recently several vendors have been accepted without notification to, or review by AARC. Legislation provides for management

to “provisionally” accept vendors. However these vendors were not informed they were provisional pending AARC review. Best Practices is to plan for AARC review prior to accepting new applicants.

Changes to Vendor Agreement/Outdoor vendor permits

Action 02.19.2025.05 vendor agreement (Attachment A) changes on hold until next full review or after the Master Product List in action which would more clearly identify “permitted items”.

Discussion: The only product related requirements that we have in the Vending Agreement (attachment A) are: "All Vendors are strictly prohibited from selling imitation brand-name products," and "Vendors are required to request written approval from management before introducing a new product line to Eastern Market." We have nothing that says, "Vendors may only sell permitted items." Management says we need it. TC recommends first identifying exactly what IS being sold by each business (master product list) first. Then resurrecting the annual vendor permits which have been dormant for several years. This is where the permitted items per business would appear. Then adding this line would make sense.

TC process for interested parties, meetings, elections

Action 02.19.2025.07 Management to add Tenant’s Council email address to the new vendor orientation documents. If the Management wishes to add any additional wording it must come directly from the Legislation definition. A draft should be presented to the TC prior.

Discussion: Management has received requests from vendors regarding the process for becoming a formal member of the TC, elections for officers, etc. All inquiries about TC should be directed to TC. TC puts out at least twice a year a notice regarding open positions, how to become a part of TC and a calendar of our meetings. When new emails are received, TC also sends out a copy of the legislation and Attachment A along with Ombudsman info and a brief discussion of how Eastern Market works. There are currently 2 open positions for non-food vendors. Elections can take place whenever we have people who understand what we do and can commit to two years minimum. Best way to begin is to show up and participate in meetings. There is an election process, however more informal for Merchants and Farmers. TC email list has not been updated. Management will not provide email addresses unless TC moves vendor emails to bcc. TC position is it is not Management’s to determine how we represent our constituents. TC is a subcommittee of EMCAC, and the EMCAC it’s self does not use the BCC for it’s email lists.

Master Product Category list

Action 10.16.2024.03: Management team to work on draft list of product categories to bring to January TC meeting. This completed list would then go to the Operations Committee who is organizing volunteers to use the list to visit outdoor booths to reconcile list against actual goods being sold in the spring.

Meetings Discussed: July 2024, Sept 2024, Oct 2024, May 2025

Progress: Staff person from State allowed to this project in work exchange will not be coming. It is still being determined if the summer intern can take this project on. Project on hold.

Outdoor Market Recurring Issues

Vendor Set-Up Issues

Action Item 01.15.25.06: Management to create a walking around checklist as items to enforce with all vendors. **Management team to use checklist during day to enforce, and not rely on vendors reporting on each other.**

Meetings Discussed: November 2024, April 2025

Discussion: Most of the issues below can be found in the previously discussed action items, specifically asking the management team to devise a walking around check list so they can address these types of issues before they escalate to the level of a few weeks ago which caused several vendors to attend the TC meeting with expectations of discussing solutions with management.

Vendor creep and acceptable setup shapes

Action 01.15.25.05: Management to send email with visual references of acceptable layouts and include the same information in vendor orientation. Management to begin warning system for repeat offenders of space creep/set up outside of assigned space and begin issuing MVN for continued offenders. Issue: (particularly under shed due to poles) space must be set up as a C, U, L or similar shape that allows shoppers to enter into the space and not stand in walkway to shop.

Meetings Discussed: Monthly at every TC meeting 2024, Jan 2025, Feb 2025, March 2025, April 2025

Progress Update: no progress to report

Discussion: Address the non-compliance with 7 ft not 10 ft along upper Broadway. Reports of several vendors creeping out to 10 feet then their neighbors and/or new vendors following suite. Not being corrected/noticed by manager on duty. Sarah to re-send slides with visualization of acceptable set-ups to management. Commitment is to create a flyer for distribution.

Upper Broadway use of whole 10 feet to include any a frame signs and signs and banners and product hung from tent are all what should be within the 7 feet. (dog treats, and others when set up next to the one space that is allowed to use 10 ft.) A global reminder that A frames must be within your assigned space.)

Look at clearance at 7th and C for two handicapped ramps once that last space is set up to ensure their signs and tent legs are not blocking the use of the ramp to navigate onto Broadway or onto street.

Look at clearance at 7th and C for two handicapped ramps once that last space is set up to ensure their signs and tent legs are not blocking the use of the ramp to navigate onto Broadway or onto street.

Review of the Holiday season

Action item 01.15.25.08: Management to conduct SWOT analysis on holiday season at Eastern Market by TC meeting in March 2025

Meetings Discussed: January 2025

Progress Update: open meeting was held over zoom Wednesday March 5th for any and all vendors to discuss ideas to promote Eastern Market at the holiday season. It was a lively discussion with many ideas and volunteers to help. EM management send summary email after the call to attendees and is organizing ideas into categories to be rank voted on in future survey.

Discussion: No further discussion.

Employees vs. makers selling at market

Action 07.17.2024.05 Management team and AARC to convene to discuss maker/owner vs hired worker policy for new vendors and update TC at January 2025 meeting

Meetings Discussed: July 2024, March 2025

Progress Update: Barr

Discussion: Obser.

Load-in Process

Action 0319202502: Market management to follow-up with Sola and speak directly to regular offenders of load-in flow.

Meetings Discussed: March 2025

Discussion: Load in and load out issues seem to persist. Issues include confusion of how to prioritize and move cars off quickly. At Load in vendors are expected to unload vehicle and set-up only tent, then drive off to allow others to drive on (even if it looks like nobody is there at the moment, understand there will be others arriving). Being aware of others around you, work cooperatively so everyone can get in and out. Being mindful of how you park and where you park so others can also get in and out.

Load Out process

Action Item: 0416202505 Barry to send out email to all refreshing memory of rules and reminding not reading does not exempt you or your employees from MVN.

Meetings Discussed: March 2025

Discussion: Load out has become chaotic. Vendors do not seem to be reading or aware of rules does not release you/your employees from being responsible for following them or being held accountable. Know what time the street opens to vendor traffic.

Be mindful of others who are also trying to pack up and get home. Unlike morning load-in the timing is not so spread -out, and everyone is attempting to get out of there at the same time.

1. Pack up prior to bringing car on site
2. Tents in street must be mindful of those under shed and on Broadway who must come behind your tent to load out.
3. Tents in street must not leave belongings behind tent or outside of tent, leaving the space clear for shed and Broadway vendors. Existing rule to remove belongings from behind tent or in walkways by 4:30.
4. Once you have packed up, you must pull off 7th st (go to Trader Joe's, inside the market, or rest room prior to packing so others waiting can pull in)

Read your agreement on Market Spread. Not reading the rules does not excuse you from being held accountable. The rules were created to address points of frequent frustration, conflict, and chaos. Address vendors in the street who park next to their tent for load out forcing those on broad way to have to get around their vehicle and over to the curb. Some reports of repeat offenders and vendor to vendor conflict.

Action Item: **0416202506** Barry to address the topics that people came to the April meeting to discuss with him that are repeat issues. **REMAINS OPEN**

1. Arrival time of handicapped producer and their inability to drive safely behind tents already set up. (This issue was discussed in May 2024 TC and was deemed “solved” by management team. However it clearly is no longer solved and needs to be addressed.) **REMAINS OPEN**
2. Address vendors in the street who park next to their tent for load out forcing those on broad way to have to get around their vehicle and over to the curb. Some reports of repeat offenders and vendor to vendor conflict. **REMAINS OPEN**
3. Address the non-compliance with set-up at 7 ft not 10 ft along upper Broadway. Reports of several vendors creeping out to 10 feet then their neighbors and/or new vendors following suite. Not being corrected/noticed by manager on duty. **REMAINS OPEN**
4. Vendors under shed upper part of 7th near North Carolina not in compliance with the red line also not being observed or addressed by management team.

Most of these issues can be found in the **previously discussed action items, specifically asking the management team to devise a walking around check list so they can address these types of issues** before they escalate to the level of a few weeks ago which caused several vendors to attend the TC meeting with expectations of discussing solutions with management.

Parking Clarification

Action 0319202505: Management to send communication clarifying that parking for shed vendors is not automatic and to ask management.

Meetings Discussed: March 2025, April 2025

Discussion: Clarity requested for spaces where cars are parking behind vendors spaces. Does the space come with parking for whoever is in the space? Or is the parking a factor of farmer’s and food park there for access to their product? Parking

space does not come with the space, it's not automatic. Best practice is to ask Barry or Katrina.

Recurring Agenda Items (Barry to revisit these to close any that need to be)

Eastern Market Building Issues Update

- HVAC Performance – Management still does not have the engineering report of system findings, it has been requested. **REMAINS OPEN**
- Process for opening ridge vent – Will be part of Building Management System tie-in of controllers for Air Handling Units. Operation manual forthcoming after replacement of cold-water piping during the winter anticipated to be complete in April 2025. **REMAINS OPEN**
- Sewer ejection pump status of new electrical panel – electrical panel not installed. No update from DGS contract officer. **REMAINS OPEN**
- Dampness under windows – Photos circulated of window condition after major rain events shows potential water intrusion. Management has contact facilities and a workorder submitted **REMAINS OPEN.**
- Bathroom Issues
 - o Functional Toilets - One stall is still out of order to replace the toilet bowl (ceramic). **REMAINS OPEN**
 - Request for replacement of the toilet has been made to DGS facilities, no estimate on completion

Action Item 0219202501 TC requests Management to look into alternative methods to procure toilets including using the P-card or buying decommissioned toilets from DPR.

- Ceiling leaks - Flooding in the restrooms was caused by HVAC penetrations on the roof. Repairs were done last week and during the following rain event no water infiltration was observed. **REMAINS OPEN**

Action Item 01152507: Management to observe water penetration performance over next two rainfall events to verify repair is adequate. Follow-up in March 2025.

- Fly Traps - merchants say it's time to clean out and get ready for warm weather.

Closure: Management plans walkthrough review with Kevin. **REMAINS OPEN This action item remains open until walkthrough occurs and traps have been cleaned out.**

Marketing/Events/Advertising Update

Action Item 0521202501: Marketing meeting to be set up for Early June

TC requests Marketing calendar from Management. With proper planning the market can post information early to allow customers to be aware and participate in events, and be aware of days South Hall will not be open or have adjusted hours.

What has Management planned for World Pride MONTH? At the least the Market can post on social media welcoming attendees and invite them to come to weekend outdoor market for food and shopping. (the Airports, other markets etc have all posted welcome messages)

- World Pride – Saturday June 7th
 - o Rawhides hosting a Bull Riding Event in north Hall

Action item 05212020502: Management to post promotional materials on TikTok and Instagram to promote market Pride events and market itself. This Action Item has been issued many times as an ask that Management create an marketing/event calendar that allows them to see two weeks prior to any event that is directly tied to the Market, or is in the surrounding area to tell people to come to the market, and most importantly, tell our customers when something different is happening so they can plan their trip to Market accordingly.

- 250th Army Anniversary Celebration – June 11-14
 - o June 14th a full day of events including a “birthday” and “fitness” event on the mall and full presidential military parade
 - o At a minimum, the market should post a congratulatory message and invite visitors to the weekend outdoor market.
 - o Management to determine what if any impact on the weekend market and make a plan and communicate in advance.
- Open Streets DC - Saturday June 28
 - o No updates from management
 - o TC requests more definitive report on what plans management is making on their end to ensure their weekend outdoor market runs and customers have access to indoor market as well.
- Superfine Art Show – November 4-10
 - o Management indicated that the event is a “go” but provided no specifics.

- Questions from Feb 2025 remain unanswered **Is there potential additional support needed from market staff? How could this impact outdoor vendors? Verify dates and potential competing events, Superfine website shows a different DC date.**

Action 0219202508: Management to take follow-up question to Superfine Art and include item for discussion at March 5th vendor meeting. Management to report progress at March TC meeting. **REMAINS OPEN**

- 250th Marine Anniversary Celebration – November 10th
 - The Marines event on November 10 is in our backyard with Barracks Row. As discussed in tonight's meeting we should engage with Barracks Row Main Street to understand the events and our possible participation.
- America's 250th Anniversary - July 4, 2026.
 - we definitely want to capture the moment and invite visitors to Eastern Market. The time to begin planning is now. This should be on a marketing/event calendar.

Safety and Security

Action 0521202508: Management to report back on walk through with CC team. Walk through to include basement and pottery space.

Discussion: Break-in to South hall through the door behind Union Meat, stumbled in and stumbled out. CC registered an alarm but didn't see anyone in camera so 911 was not called. **This is a breach of protocol established last year and it is unclear why.** CC team is coming for a walk through of the space to better orient the security team. Team to visit the pottery studio and confirm review of the. TC requested the actual protocol that was established, and thought to be distributed to involved parties. This came as a result of the last window break-in and no alarms were tripped, and it was discovered a very loose monitoring procedure.

New Items

Capitol Hill Classic as dry run for street closure

Action Item 0521202502: Management team to better coordinate with MPD on vendor access via vehicle identification and identify additional staff to support the day of.

Discussion: On the day of the Capitol Hill Classic vendors could not get onto North Carolina from 6th to load in, or get out after loading in. An MPD car was directing traffic go the wrong way on 6th after load in and forcing U turns for those trying to get to NC and 7th. Eventually this MPD was moved a block up to where the street was supposed to be closed. If 6th street is the only way to get in or out information and traffic control needs to be very coordinated. During Open Streets there is concern vendors won't be able to get into Trader Joes parking. There is no clarity on how 8th street at Penn will be open if at all and how will they get from loading in and exiting on 6th to 8th st opening to garage. Management team committed to getting more staff, 2 PSD staff, and Mike to help. Suggestion made that vendors need car stickers to identify them as well as a flyer of what is allowed. More details and regular updates are recommended.

New vendor Orientation and New Vendor Issues

Discussion: New vendors are not following procedure for loading and unloading, only the ladies with the t-shirts with hairstyles did it perfectly. Barry sent Marketspread message calling out this vendor positively, everyone else had issues. Barry is looking for specific examples. 4 new vendors in one day was too many to coordinate, management re-considering practice. It is the management's policy not to have new vendors when Barry is out. Potential next step is Barry to meet with new vendor face to face on first day, point out their space, any set up requirements for that space and point to where they are allowed to unload their vehicle. An emerging issue is so many new and newer vendors have staff at their stand that have never been to the orientation. Generally producers not being at the market (and sending staff) is happening and is reducing the customer experience. How to make one rule for crafts and food (everyone) and stick to it. Management mentioned Producers and prepared foods having extra staff and/or business owner not in person. The discussion was why is this acceptable for one type of vendor but not for other types? We have asked for a more thought out rule. As it stands, the application and the orientation says they applicant is expected to be present. This adds value to customer experience. Helpers may be needed to assist but that is different than having an employee set up and sell for you.

Management will begin charging a \$25 fee for each staff member that attends an orientation, this person is to be an "assistant" NOT a replacement

Use of straight leg tents

Discussion: Tenants Council recommends the use of straight leg tent poles be included in new vendor orientation to facilitate access to walkways. Management agreed.

Hawking observed

Discussion: Reporting that grace filled cup may be hawking/calling out to customers not already at his booth.

Moving Harmonious Kitchen to the Natatorium Plaza

Discussion: New vendor Harmonious kitchen is cooking food (even if it is just steam) and have a line of waiting customers that stand in the walkway as well as in neighboring vendors spaces. TC requests they be located up on natatorium with like businesses instead of under the shed.

What is allowable to hang from the shed for shade from sun refresher.

Discussion: Reminder that only materials with holes in them that allow air to flow through can be hung from farmer's shed. No sidewalls, plastic etc. reason: this blocks airflow for customers shopping on broadway as well as vendors against the wall. Can significantly raise the "feels like" temperature. Farmers generally use an open weave, vendors need reminding at the start of the summer season.

Closed Action Items

Items closed via management updates or during the monthly meeting.

Tenant's Council Meeting Efficiency

Action Item 0416202501 Barry to put Sarah on market spread so she can see emails sent out by management for the purpose of taking minutes and closing action items

Closure: Sarah has been added to Marketspread and account is verified as working.

Action Item 0416202502 Market Management team to address and close open action items and provide the update to TC by the Third Tuesday (day before TC meeting).

Closure: New recurring expectation each month

Meeting Date Discussed: April 2025

Discussion: To reduce the amount of time needed for our meetings, the Tenants Council will ask Barry and the management team to take the three plus weeks between meetings to close out open action items. This will reduce the number of issues that are recurring each meeting, and save time needed to discuss them.

A change to our process. Going forward we go over our new business and any resulting action items during our meeting first. The Tuesday prior to each TC meeting, Manager can provide updates to all outstanding action items. If the action item required an email to be sent out, Sarah will be able to see it, **however the closing of action items will be the act of Manager providing the update to the “open action items list” TC.** Email can act as checks and balance (meaning providing more than “closed” but the steps taken to close the action item) Manager receives the TC report for EMCAC meeting giving 3-4 weeks’ time to address open action items.

This new format is to address the frequent time constraints of Management and allow us to conduct new business between 7:15 and 8:45.

Easter Preparations

Action Item 04162020507a (retroactively assigned) Management to verify the standard operating procedure of 2 weeks prior to a holiday announcing with flyers on doors and social media indicating which part of the market is open and which is closed

Closure: Management posted about Easter, timing remains unverified. Both Open Streets and July 4 are in my calendar – we will create & post notices on-site and create & post social media. **Action Item closes after July 4th when these things actually happen in advance**

Action Item 0416202507b: During the Easter holiday weekend ensure the north hall doors allow public access to the bathrooms.

Closure: Bathrooms were open during the weekend.

Meeting Date Discussed: April 2025

Discussion: We were unable to get confirmation that this was done 2 weeks in advance. July 4th planning should be next on the calendar as well as Open Streets.

Managing back alley and special use district rental bikes and scooters

Action Item 0416202503 Barry and Mike Bowers to work together to identify ways to keep shared/rental bikes and scooters from littering market square and impeding Market business and safe customer walk space.

Meeting Date Discussed: April 2025

Closure: Management sent meeting request to Mike for this Friday, May 23 and the action item will be closed when they deliver results of the meeting to TC.

Back alley how will its use be managed during natatorium construction

Meeting Date Discussed: April 2025

Discussion: A representative from all stake holder groups should be present/part of a Construction group throughout the project. Will there be opportunities for our food vendors to provide food for construction workers?

Closure: Management is willing and able to help facilitate something like this if there was interest from the EM food vending community. We can ask once we get further along towards project start. However, it is not clear who will be responsible for making sure there is a full stakeholder presence at the DPR construction meetings.

Handicap doors during cold water pipe replacement

Action Item 0416202504 Barry to clarify the need for propping open doors now with new HVAC and what protocols are in place to ensure handicapped doors are never disengaged/inoperable during business hours.

Discussion: Why are doors being propped open and motor disengaged now? Market employees were seen disengaging the motor but the hooks were gone to keep doors propped open. What happened to protocol with managers and Kevin being only people who were allowed to disengage motors. Doesn't the new HVAC address the need to prop open doors?

Closure: Correct, that no merchant or their employees should disengage handicapped doors. Propping doors during spring and fall when there is neither heating nor cooling, will always be a part of how we do things. As long as only the management team is disengaging the doors, there shouldn't be issues. I believe this was a one-off that was resolved very quickly. It is also my understanding that the individual who unplugged the door is aware that he is not supposed to do this (and other staff in the stand were alerted, as well).

Management team should be held accountable for making sure the handicapped doors

that were disengaged, are operational again at end of day (re-engage the motors when both doors are not propped open).

Change for winter rates to full rates

Action 0319202501: Market management to consider instituting winter rates through mid-March.

Discussion: Current schedule is for winter rates to end at the end of February. Due to variable weather of early March the TC is requesting that winter rates extend through mid-March.

Closure: rate change considered, will re-visit next winter

Acceptable volume rule personal devices

Action 01.15.25.04: Request that Management send a reminder to vendors regarding acceptable volumes at the market. Management to make this part of their walking around checklist and not relying on other vendors reporting on the issue. Management to specifically address known repeat offenders.

Meetings Discussed: Oct 2024 Nov 2024, Jan 2025, Feb 2025

Progress Update: Email sent by EM management today with reminders about volume of music.

Discussion: No further discussion.

Closure: Communication sent via Marketspread

**MINUTES EMCAC OPERATIONS COMMITTEE
MAY 20, 2025**

The EMCAC Operations Committee met on May 20, 2025 and took the following action.

ACTION ITEMS FOR EMCAC CONSIDERATION

1. OC recommends that EMCAC advise that the Market Manager request a meeting with the Building Manager or her designee to review non-Capital repair requests.
2. OC recommends that the Market Manager obtain a list of repair requests that have been submitted to DGS.
3. OC recommends that EMCAC advise the Tenants Council (TC) to work with the Operations Committee to develop a working list of TC needs and concerns.

DISCUSSION

REGULARLY SCHEDULED MEETINGS

The Operations Committee agreed that a set time for committee meetings would be beneficial. It was agreed that the First Tuesday of the month would give the committee time to act on items that are referred to the committee by EMCAC.

NEEDED REPAIRS TO MARKET FACILITY

The Committee discussed the significant number of repairs needed at the Market. Barry explained that some minor repairs can be made by Kevin, but that others require that he submit a work order to DGS. He also reported that the broken window repair was to be executed with the use of the P-Card, but has been halted due to the Mayor's freeze on P-Card expenditures.

The Committee discussed ways to ensure that non-Capital Improvement repairs made through the work order process are completed in a timely manner. Susan suggested that a meeting, perhaps in the form of a walkthrough, be arranged with Savitra Wright, who is the Eastern Market Building Manager, so that the Operations Committee (and EMCAC) can better understand how the repair process works, and learn what might be done to expedite repairs that have been languishing.

Barry agreed to contact Alyssa Turner, DGS Operations Manager, to ask who she thought was the best person to meet with the Operations Committee, or EMCAC as a whole.

TRACKING OF OUTSTANDING REPAIRS

In order to know if repairs were not performed on a timely basis, the committee agreed that a list of repairs needed to be maintained. Such a list would also highlight areas that might require a Capital improvement. One example of this might be the restrooms that have required numerous repairs during the past few years, but might need a major renovation. Barry agreed to obtain a list of open work orders from DGS.

FACILITIES ASSESSMENT REPORT

The Committee also asked when the 2025 Facilities Assessment Report would be performed. These assessments of DC government buildings are conducted every five years. Barry said that he did not have a date for the assessment, but cautioned that the Operations Committee could not make changes in what the report would cover. Ed McClindin is the contracting officer, and Barry said a meeting could be arranged with Ed. The Committee discussed the difficulty in conducting an assessment of an historic building and Mike suggested that we look for other District owned historic buildings, and their assessment reports.

TENANTS COUNCIL

The Committee recognizes the value of the Tenants Council and the importance of the concerns that they bring to the attention of EMCAC. The Operations Committee recommends that the Operations Committee and the Tenants Council meet to develop a list of repairs, needs, and concerns.