

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

MINUTES

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

The regular meeting of the Eastern Market Community Advisory Committee (EMCAC) was held on Wednesday, July 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 distributed.

Report of the Treasurer

The Chair reported that there has been no activity.

Report of the Chair

The Chair reported on the following matters.

- The grand opening of the DCA store occurred on July 14, 2025.
- The new DC budget includes funding for the following items: Eastern Market's capital improvements at \$3 million, bollards, and weekend security, as well as Rumsey Aquatic Center's second floor renovation.
- The America 250 initiative may be an opportunity for Eastern Market.

Report of the Market Manager

Barry Margeson, the Market Manager, presented a written report, which is attached to these minutes. He agreed to: (1) investigate the use of sustainable energy "credits" at Eastern Market, the number of new vendors approved through the application process in 2025, and the duties of security personnel; and (2) ask the contractor whether any nails and screws remaining from demolition work have been cleared from the parking lot, the Homeland Security and Emergency Management Agency to share with EMCAC the street bollard guidelines when completed, and the Department of General Services whether extermination work requests are given the highest priority and the facilities condition assessment survey is available to review.

Report of the Tenants Council

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

By unanimous consent, the matter regarding statutorily permissible product vending was referred to the Subcommittee on Operations, and the matter involving emerging camera technology was referred to the Ad Hoc Subcommittee on Public Safety.

Report of the Subcommittee on Operations

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

Adjournment

The meeting adjourned at 8:48 P.M.

Monte Edwards, Secretary



Eastern Market Manager’s Report to the EMCAC

July 30, 2025

Eastern Market Finances To-Date for FY25:

Revenues:

Row Labels	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-2025	Grand Total
OTHER REVENUE FROM 300 BLOCK	10,492.98	9,266.07	3,563.44	324.00	418.28	1,464.28	3,764.30	6,943.44	6,175.16	42,411.95
OTHER REVENUE FROM APPLICATION FEES	105.00	140.00		210.00	35.00	210.00	35.00		70.00	805.00
OTHER REVENUE FROM ATMS			3,665.76	1,083.00				1,364.04		6,112.80
OTHER REVENUE FROM FLEA MARKET			9,318.00			3,106.00	3,106.00	3,106.00	3,106.00	21,742.00
INTEREST INCOME		3,488.75	1,473.37	1,574.93		2,396.08	1,173.84	1,157.68	1,217.43	12,482.08
OTHER REVENUE FROM NORTH HALL	16,825.00	15,825.00	21,525.00	16,250.00	89,000.00	60,875.00	6,130.00	5,230.00	29,825.00	261,485.00
OTHER REVENUE FROM OUTDOOR VENDORS	15,537.45	14,991.89	17,538.69	8,406.17	7,541.83	14,219.79	13,420.18	13,358.49	14,040.10	119,054.59
OTHER REVENUE FROM SOUTH HALL		6,961.57	68,417.51	26,664.85	23,619.67	31,965.91	25,931.15	24,418.86	15,934.61	223,914.13
OTHER REVENUE FROM TUESDAY FARMERS			40.00	185.61			80.00	109.80		415.41
OTHER REVENUE FROM WEEKEND FARMERS	10,219.78	10,197.16	8,428.73	6,736.03	3,485.05	9,930.67	9,275.59	10,227.69	9,921.54	78,422.24
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	62,916.06	65,916.00	80,289.84	766,885.20

Expenses

Row Labels	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-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	9,340.89	7,124.07	45,109.98
GENERAL				293.30	761.98		30.27	1,230.11		2,315.66
GAS			694.48	1,319.87		9,149.55		5,232.00	945.41	17,341.31
WATER		1,587.99	7,708.81	2,955.49	8,116.35	7,458.86	7,127.13	7,222.26		42,176.89
WASTE MANAGEMENT					661.21			14,178.05	22.50	14,861.76
SUSTAINABLE ENERGY						10,109.58	312.58	312.58	312.58	11,047.32
HOLIDAY PAY							658.07	289.55		368.52
PERSONNEL SERVICES	40,436.19	39,162.37	40,467.29	42,015.52	30,049.49	47,566.30	34,778.29	40,766.61	39,473.60	354,715.66
P-CARD CLEARING ACCOUNT			3,733.30	1,174.32	2,558.98	720.00	1,405.97	1,230.11		1,916.08
Grand Total	40,436.19	41,056.58	64,984.16	53,760.58	46,120.24	76,466.47	46,867.95	76,762.84	47,878.16	494,333.17

PCard usage has been paused indefinitely due to budget constraints.

Capital Improvements

HVAC

- Chilled Water Piping: The project is complete. Condensation issues in common area basement space were resolved. Checking in with the team regarding pottery studio tomorrow. Next step is the third party commissioning agent to review the work that’s been done.

Internal & External Projects

Bollards – HSEMA is now in charge of drafting the bollard guidelines for the District. Had initial meeting. Waiting to hear back.

Stonework, Door hardware, etc

Scope of Work needs to be finalized and sent to you for review.

Hot Water Piping

Scope of Work needs to be finalized and sent to you for review.

Operations:

ERP: First training was completed last Tuesday, July 22. Small group but information was well received.

Security Team: Security team is working out well.

Facilities: Operations Committee met regarding:

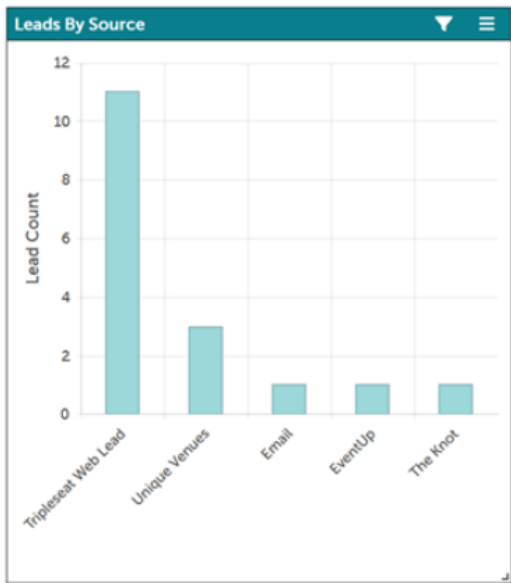
- Facilities Conditions Assessment Report: We met with Ed McClendon from the Portfolio Division and he was able to give us a summary of the project and to answer all of the questions asked. Newest news is that it is unlikely that this project will be completed during this fiscal year due to budget constraints.
- Work Orders: We met with Savitra Wright and Robert Saunders from the Facilities Division and they were able to give a clearer view of the work order process.

I just put in 7 new work orders on Sunday and Savitra knows about them and will focus on the high priority ones. Of the work orders that went in the system on July 13 and prior, the status is below:

- 827595 – Completed – door closer
- 827596 – Completed – door closer
- 787339 – Completed – handicapped door
- 820896 – Completed – extermination request
- 825108 – Completed - windows
- 810316 – Completed - lighting
-
- 829408 - Elevated in Scrum – new work order re door hardware
- 829423 - Elevated in Scrum – new work order re door hardware
-
- 827600 - Canceled (Dup of 827602)
- 826621 - Canceled - (EM Metro work order)
-
- 827602 - Waiting for more info from [@Saunders, Robert \(DGS\)](#)
- 823665 - Waiting for more info; potential capital project
- 823669 - Barry will investigate further during next rain event
- 806821 - Waiting for update from FMT
- 815466 - Requires further investigation from FMT or Contract Services

New Vendors: No news currently.

North Hall



Name	Status	Date	Event Actual	Event Grand Total	Amount Due
Puppet Show Tuesdays - July 2025	CLOSED	7/8/2025	\$400.00	\$400.00	\$0.00
Aerobic Fitness - July 2025	CLOSED	7/9/2025	\$200.00	\$200.00	\$0.00
Aerobic Fitness - July 2025	CLOSED	7/11/2025	\$150.00	\$150.00	\$0.00
Boogie Fridays - July 2025	CLOSED	7/11/2025	\$300.00	\$300.00	\$0.00
COWPIE Hosted by Wyoming State Society	CLOSED	7/11/2025	\$4,100.00	\$4,100.00	\$0.00
DC Rawhides Country Dancing	CLOSED	7/12/2025			
Puppet Show Tuesdays	CLOSED	7/15/2025			
Aerobic Fitness	CLOSED	7/16/2025			
National Corn Growers Association Corporation Reception	CLOSED	7/16/2025	\$7,150.00	\$7,150.00	\$0.00
Aerobic Fitness	CLOSED	7/18/2025			
Boogie Fridays	CLOSED	7/18/2025			
Puppet Show Tuesdays	CLOSED	7/22/2025			
Aerobic Fitness	CLOSED	7/23/2025			
Aerobic Fitness	DEFINITE	7/25/2025			
Boogie Fridays	DEFINITE	7/25/2025			
DC Rawhides Country Dancing	DEFINITE	7/26/2025			
Puppet Show Tuesdays	DEFINITE	7/29/2025			
Aerobic Fitness	DEFINITE	7/30/2025			
Grand Total			\$12,300.00	\$12,300.00	\$0.00

Marketing and events:

DCA Eastern Market Store: DCA Grand Opening worked out great.

Potluck coming up on Tuesday, August 5: If you'd like to attend, sign up using the link I sent out or just send me a text or email with what you'd like to bring.

Decorations Team: Two meetings so far. They will probably have an event in the North Hall to raise money.

Holiday SWOT Analysis was requested by Tenant's Council. It is attached.

Open Streets DC: Most vendors thought this was successful from an exposure/money making standpoint on the day of. Indoor merchants saw a dip in sales. The event was very well attended and got a lot of press. Hopefully, it created buzz, interest, new customers, and the return of old customers.

Social Media

Facebook

Site was suspended – not sure why yet. We're familiar with others who had this issue and resolved it. We're hopeful for resolution. We recognize the value of facebook in appealing to a large demographic.

Instagram

33.79k -> 34.5

Tiktok

Followers: 464 -> 689

Likes: 2,195 -> 19,916

Update:

Aila aka @granolafrog began working with us and will continue until the end of August. Our posts typically get between

1-2k views. She's done 13 posts so far and most have been in that range but one of her posts got 96k views, 16,000 likes, and 116 new followers.

They don't get quite as much traction on instagram – it's a very clear cut demographic.

Thank you!

- Thanks to Charlee Bell, Ed McClendon, Robert Saunders, and Savitra Wright for their support re FCA and work orders ... and to the Operations Team for proposing the meeting!

Instagram and TikTok Numbers

TikTok

Comparable Businesses & TikTok Data	5/28/25 Followers	5/28/25 Likes	7/28/25 Followers	7/28/25 Likes	2 month Follower Change to 7/28	2 mo Follower % Change to 7/28	2 Month Like Change	2 month Like Percent Change
Smorgasburg	29,700	367,800	30,200	373,700	500	2%	5,900	2%
Pike Place	11,600	90,300	12,900	101,200	1,300	11%	10,900	12%
Union Market	2,393	16,000	2,560	16,200	167	7%	200	1%
Findlay	1,866	13,700	1,888	13,800	22	1%	100	1%
Brooklyn Flea	2,528	24,700	2,782	27,600	254	10%	2,900	12%
@chelseamarketny	1,582	9,746	1,758	12,200	176	11%	2,454	25%
Grand Bazaar NYC	1,320	4,640	1,383	4,652	63	5%	12	0%
Grandcentralmarketla	1,188	3,101	1,459	4,821	271	23%	1,720	55%
Georgetown Flea	1,073	10,200	1,417	10,300	344	32%	100	1%
Detroit Eastern Market	965	2,049	1,046	2,085	81	8%	36	2%
Eastern Market	398	1,635	689	19,500	291	73%	17,865	1093%
Union Square Green Mkt	535	1,202	634	1,208	99	19%	6	0%
Reading Terminal	382	-	393	-	11	3%	0	-
Fresh Farm	232	835	242	842	10	4%	7	1%
Flea Market @ EM								

Instagram

Comparable Businesses & Insta Data	4/24/25 Followers	4/24/25 Posts	7/28/25 Followers	7/28/25 Posts	To 7/28/25 New Posts	3 mo to 7/28 Follower Total Change	3 mo to 7/28 Follower Percent Change	3 mo to 7/28 New Followers per post
Grandcentralmarketla	366	3077	367	3110	33	1.0	0%	30
Smorgasburg	356	3453	364	3515	62	8.0	2%	129
Chelsea Market	225	3850	227	3942	92	2.0	1%	22
Pike Place	190	5621	194	5790	169	4.0	2%	24
Detroit Eastern Market	161	2456	167	2544	88	6.0	4%	68
Brooklyn Flea	143	3809	146	3844	35	3.0	2%	86
Union Market	136	2424	140	2607	183	4.0	3%	22
Union Square Green Mkt	104	5344	106	5401	57	2.0	2%	35
Reading Terminal	105	2696	108	2791	95	3.0	3%	32
Findlay	73	2358	74.3	2451	93	1.3	2%	14
Grand Bazaar NYC	64	2796	68	2886	90	4.0	6%	44
Fresh Farm	35.2	4320	36	4386	66	0.8	2%	12
Eastern Market	32.8	1585	34.5	1640	55	1.7	5%	31
Flea Market @ EM	4.664	1360	4.8	1336	-24	0.1	3%	-6

July 2025 Tenants Council Minutes

Attendance: Anita Jefferson, Kem Ramirez, Nikki Dean Brown, Mike Bowers, Sola Ope

1. AARC report: The AARC would like to confirm with the EMCAC that the Legislated categories of Arts/crafts (handmade), Ethno -specific, and Antiques and Collectibles remain the only categories for products to be juried into the market, and that no auxiliary categories have been approved. (at issue are phone screens vendor, and services vendor doing Life coaching.
2. Mike Bowers presented an idea that was discussed a type of reporting done every 5 years or so, that can track building conditions and can use barcodes to manage. This would possibly be used by the facilities manager.
3. Camera technology i.e. VOLT, which is being used for school systems that can troubleshoot activity that AI can identify like bullying, guns being pulled etc. This type of technology could be helpful with the break-ins and with identifying which are not false alarms. The TC asked who at DGS would be looking at these types of emerging technologies.
4. Load in/load out issues.

As these issues had been much discussed over the last decade, solved, and re-solved it has become apparent that the solution that we have experienced over the last year or so is no longer working. The specific issue that has been reported focuses on the end of day at 7th and North Carolina, where a DGS employee, usually Thomas is (or has been until recently) stationed at the opening and charged with allowing vendor vehicles to enter while making sure unauthorized vehicles did not. The past month complaints have been coming in that as vendor vehicles attempt to make the turn from North Carolina onto 7th while in the line of traffic, they are frequently forced to stop perpendicular to the traffic lane and the bike lane as the individual (usually Thomas) who should be there letting vendor vehicles onto 7th is not physically there. The same issues that have been reported in the past are

cropping back up: 1. Thomas is physically in a different part of the market and has to come running to remove the cones. 2. Thomas is nearby but socializing with vendors who are set up on NH plaza or shed or street but he is not aware cars are sitting there waiting to be let in. He does not hear the cars behind the vendor waiting for him honking horns as it is unexpected that a vehicle would stop in that place in that way causing near accidents between cars and/or between cars and bikes in the bike lane. He eventually can be seen running over from wherever he was. 3. Thomas has taken a smoke break, or is talking to someone either in person or on phone/walkie-talkie and has his back to the entrance.

What has changed to cause this previously solved issue to crop up again? It is frequently happening when the market manager is no longer present and actively managing the load-out. Once people realize the market manager is not physically present, behavior reverts.

This problem can be seen as safety and security issue as vendor's vehicles that are forced to stop in a lane of traffic unexpectedly can cause accidents.

5. Open Streets debrief and Best Practices aging action item. It is now time to address the reality that as we continue to either have our own events or partner with other's events, we can no longer effectively do so without first looking at what things have gone well and serve the Market and what things need tweaking. It is imperative that this be done PRIOR to each event so the event has a higher possibility of being successful for the businesses that are at Eastern Market. It is imperative that we begin looking at what went well and what did not from the perspective of the Tenants as well as who ever is partnering with us for the event.

There was feedback from the food vendors that sell at the Rumsey plaza that Open Streets was very good/profitable for them due to the proximity of the crowds on North Carolina.

Market Lunch seemed to do very well. However we do not know how the other Merchants fared.

There is no understanding of how the event effected vendors on the NH plaza, those at or near the top of 7th street, those near the middle of 7th or near Pennsylvania.

Did Farmers notice any affect either way? What about businesses along Broadway?

Since the first 150th celebration events, we should have a significant amount of data to use for planning for Art all Night, Superfine Art event, and the Holidays. Each event should get progressively more effective at being useful for all parties. It is time for a comprehensive Best Practices Playbook. A standard survey should already exist which can be tweaked and sent out the day after any event.

6. There is a Sewer back up issues near the food stands on Rumsey Plaza has been going on for over a month. The smell of raw sewage has been reported, Market Manager has been notified, DCWater has been notified.

7. There are still some questions regarding the newest security guards, what are they expected to do and not do, why are they usually together, what issues can they address? It has been noted that cars entering onto 7th st from C street coming the wrong way are not being noticed or addressed. Would this be something they should be noticing and addressing? It seems like it could be a safety issue. Is it ok if people say oh I will only be a minute? Or do we not allow wrong way entry from C street?

8. There remain 9 or so pages of open action items. The Market Manager has not provided TC with any updates for the last two months. This is of great concern as the only way to reduce the length of TC reports, is to close out action items. The only way TC can meet the Market Manager's need for a condensed meeting is for him to provide those updates as requested and agreed on the Tuesday prior to the TC meeting. If we cannot get the update outside of the meeting, we will need to go over each open action item together in the TC meeting, and the necessary expanded time would need to be blocked off.

EMCAC OPERATIONS COMMITTEE July 2025

The Operations Committee met on Tuesday, July 1, and again on Tuesday, July 8. Summaries of both meetings are below.

On July 1, the committee asked the Market Manager to again request meetings with Ed McClendon to discuss the Eastern Market Facility Condition Assessment (FAC), and the Eastern Market Facilities Team to discuss work orders.

The Committee discussed confirming that the Market was scheduled for a FAC during the current fiscal year, and if so, when the assessment would be conducted, any impact the Committee might have on the assessment, and whether the assessment considers the special needs of our historic building. We also considered recommending that EMCAC write a letter to notify the city of our interest in ensuring that the FAC would be conducted in the current fiscal year, but agreed that such a letter might not be necessary pending our meeting with Ed McClendon. Finally, the committee agreed that it would be valuable to inform the FAC vendor of concerns such as dampness under windows that might not be apparent during a visual inspection.

The Committee also discussed items that should be raised with the Facilities staff. Many of those items had been discussed at our June meeting. It was agreed that most of our questions would be related to how to ensure that requested repairs be given appropriate attention.

Barry was asked to obtain additional information on the building security alarm system.

The Committee also discussed the appointment of the new security officers, and agreed that more information was needed regarding their job responsibilities, hours, and if their appointment means that we will no longer have officers from the DC police department present, and if their presence will affect requests for additional security during special events.

We also agreed that Sarah Buffaloe and Susan Oursler will work on a spreadsheet showing pending projects.

The Operations Committee met on Tuesday, July 8, 2025 to meet with Ed McClendon to discuss the FCA and our Facilities Management Group to discuss work orders. The meetings were conducted separately, and were joined by The primary purpose of these meetings was to get a better understanding of how FCA's are conducted and how work orders are considered and executed.

Mr. McClendon explained that Eastern Market was scheduled for a FAC during the current fiscal year, and that he expected a vendor would be selected within the next few days from a preselected group. Once the vendor is selected, a questionnaire would be sent to the Market Manager for comment. Previous assessments were reviewed by Monte Edwards and Barry Margeson, and it was agreed that the Operations Committee would also be able to review and comment on the questionnaire this year. He did caution that once the questionnaire was sent to the Market Manager, it would need to be reviewed quickly.

Mr. McClendon also explained that the city provides the vendor with a list of items to review. He gave examples such as floors, electrical, walls, HVAC, etc. The inspections will be visual only and will evaluate general condition and remaining useful life. While the assessments are not for code violations, any violations that are noted will be included in the report. Non functional mechanicals would be included in the report. Ultimately, the report is used to make recommendations for capital expenditures, not general maintenance.

The Committee then met with Savitra Wright, our Facility Manager, about maintenance matters. We discussed the work orders submitted by the Market Manager as well as items that can be handled directly by the Market Manager or other onsite staff. Most of our discussion centered on items that warrant work orders, and how to ensure that those work orders were expedited. Ms. Wright explained that proper submission of work orders (with photographs, etc.) is important. The Market Manager was aware of the requirements, but it was important that the operations committee understand proper procedures. The Committee had been previously informed that work orders submitted by the Market Manager could be reviewed by the public at <https://dgs.dc.gov/page/dgs-work-order-information>. Ms. Wright asked that the Market Manager inform her when work orders are submitted so that she can ensure that requests are routed to proper divisions. She also stressed that her team wants to help expedite Market requests as expeditiously as possible.