



**Thayer Street District Management Authority
Board of Directors Meeting**

Tuesday, July 1, 2025

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; Joseph Sadak; Richard Dulgarian; Harry Bilodeau; and Donna Personeus, Executive Director.

Absent: Melanie Jewett; Luis Gonzalez

Director Emeritus: John Luipold

2. Discussion and Vote to Approve the Minutes from the Board Meeting on June 3, 2025.

Minutes from the June 3, 2025 Public Hearing and Board Meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided for July 1, 2025.

Financial reports presented July 1, 2025 by Ms. Personeus. The financial reports were approved after a motion to accept the reports by Mr. Griesinger, which was seconded by Mr. Bilodeau.. The vote taken was unanimous.

4. Nomination and Vote on TSDMA Board of Directors Member Position for FY 2026

Board members discussed possible nominations to current open Board Director positions. Directors will reach out to potential members and report back to the Board.

5. Audit Update

Mr. Griesinger has continued to speak with potential firms. There is no further update at this time.

6. Executive Director Report

Ms. Personeus provided her Executive Director transition report on June 30, 2025 to Board members. There was no further discussion.

It was confirmed that Ms. Personeus would be leaving the position of Executive Director of the TSDMA, with her final day being August 31, 2025. Ms. Personeus asked for direction on to whom to direct online subscriptions, community relations, vendors and other important contacts to. After a discussion about how to transfer

documents it was decided that a Google folder would be set up for Ms. Personeus to move files and folders into. A test would be conducted first to make sure files could be opened, read and if necessary edited. Ms. Personeus said she would set up a meeting at Santander Bank with herself, Mr. Sadak and Mr. Gonzalez to remove herself, Mr. Luipold and add Mr. Sadak to the accounts. It was agreed that Clean All, LLC would assist Ms. Personeus in moving files located at her office into the TSDMA storage area.

7. Updates to Redevelopments of 279 Thayer (Two Cousin LLC)

Two Cousin LLC, project manager, Ken Karanzian provided the following update stating that they had filed for their permit last week.

8. Social Media Report Video Presentation by Consultant Audrey McClelland

Ms. McClelland provided her social media report in hard copy and a pre-recorded video update for the Board to watch. Highlights of the report included data showing Instagram (IG) experienced 9,092 views, with the number of accounts reached, slightly up from last month. IG had 36 postings for the month of June, a combination of original and shared). She reported that Facebook views were down 8% over last month, with a total of 45 interactions, up 13% over the past 28 days. Ms. McClelland stated her focus for July will be summer related content.

9. Thayer Business Update

Mr. Mardo mentioned that Mavens would be coming into the space on the corner of Angell and Thayer, formally where J Life Mart had been a tenant.

10. Other Business

There is no other business to report.

There being no further business, the meeting was adjourned at 10:07 A.M.

The Board went into executive session at the conclusion of the meeting