Thayer Street District Management Authority
Board of Directors Meeting

Tuesday, July 10, 2018

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MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:04 AM.

1. Roll Call

Directors: Paul Greisinger, Chair; John Luipold; Stephen Lewinstein; David Everett; Richard Dulgarian; and Donna Personeus, Executive Director.
Ex officio members: Edward Bishop; David Shwaery
Absent: Lauren Berk; Albert Dahlberg
Guests: Joe Mardo, The Discovery Group, Inc.; Eric Weis, Cogent

2. Discussion and Vote to Approve Minutes from June 5, 2018

Minutes from the June 5, 2018 Public FY 2019 Budget Hearing meeting, presented by Ms. Personeus, were approved by Mr. Luipold, which was seconded by Mr. Dulgarian. The vote was unanimous by all attending Board members.

Minutes from the June 5, 2018 TSDMA Board meeting, presented by Ms. Personeus, were approved by Mr. Luipold, which was seconded by Mr. Lewinstein. The vote was unanimous by all attending Board members.

3. Discussion and Vote to Approve Financial Reports as provided on July 10, 2018.

Financial Reports were presented July 10, 2018 by Ms. Personeus, and were approved after a motion by Mr. Lewinstein, which was seconded by Mr. Luipold. The votes for each were unanimous by all attending Board members. Ms. Personeus reported she did not have an answer on the trash receptacles assets remaining on the books after its sale. Ms. Personeus stated she was waiting for an answer from our accountant and would report back at the next meeting.

4. Chairman Report

Mr. Greisinger introduced Mr. Joe Mardo, partner of 249 Thayer, as a possible new TSDMA Board member. Mr. Mardo explained his family's real estate business is active in the City of Providence, handling a mix of retail, industrial, and medical office space. He stated that he is interested in being considered for the TSDMA Board. Mr. Greisinger stated that another Board candidate for consideration, Mr. Jason Sweeney of b.good, was unable to attend today's meeting but would be attending the August meeting. Mr. Greisinger spoke of his new tenant, Ritual Sweat, and how impressed he was with her business model. He asked Ms. Personeus to reach out to her and invite her to present at the next TSDMA meeting.

5. Executive Director Report
Ms. Personeus reported that she emailed her Executive Director report on June 9, 2018 to each Board member. There was not a request to add any items for further discussion to he agenda for today's meeting.

Ms. Personeus stated she had included screenshots of negative Facebook posts from the "Thayer Street" Facebook page that was not controled by the TSDMA, but by a past tenant of the street, Chris Daughtry, owner of What Cheer Records, so that Board member would be aware of the posts.

6. Proposal by Eric Weis to Make Pedestrian Lights at Angell and Waterman Automatic
Ms. Personeus introduced Mr. Weis, President of Cogent, transportation consultant company, stating he had asked to speak to the Board regarding his proposal to change the pedestrian lights at the corner of Angell and Waterman from manual to automatic recall. He explained that currently the pedestrian lights are manually controlled and he is interested in improving pedestrian safety throughout the city. He reported that Downtown Providence had completed an automatic traffic signage pilot program. He suggested that two locations in the district could benefit from changing to automatic, Angell and Thayer, and Thayer and Waterman. He feels strongly it's important to build consistency with the automatic light program throughout the city. Mr. Weis asked the TSDMA Board to write a letter supporting the change to automatic recall. Mr. Weis reported there had been no complaints in the downtown area since the change to automatic recall. Mr. Luipold asked if Mr. Weis had been in touch with people in the Brown Planning department, stating he would need to see data before making a decision to support the change. Mr. Weis said he had not. Mr. Luipold said he would connect Mr. Weis with the appropriate people within the department, and invited Mr. Weis to return with data once he had met with a representative at the Brown Planning Department. Mr. Luipold stated that if the change would improve traffic flow and safety, a pilot program might be a good idea.

7. Discussion to Change the August 7, 2018 TSDMA Board Meeting to July 31, 2018 or August 17, 2018
Ms. Personeus asked if the TSDMA Board meeting scheduled for August 7th could be moved to July 31, 2018 or August 17, 2018 due to an unforeseen conflict in her schedule. The Board members had no objections as long as a quorum was available for one of those dates. Ms. Personeus said she would send out an email and confirm a new date, time and location.

8. Lightower Fiber Contract Continuation Update
Board members discussed cancellation of the TSDMA lease for the dark fiber service for 257 Thayer State camera coverage. Mr. Luipold stated that Brown IT and Department of Safety have shown interest in taking over the service. They had stated they felt the cameras were needed in those locations. Mr. Luipold said he would confirm with those departments that they would be taking over the lease or negotiate a new lease and report back to the Board. The goal of termination for the TSDMA would be August 30th. The Board would vote on cancellation at the August Board meeting, if possible. Mr. Greisinger stated he would be adding video camera support to the back of 215 Thayer pointed at the Fones Alley shared trash area.

9. Thayer Street Public Art Plan Update
Ms. Personeus reported that she had met with Bethany Costello, Director of Community Relations at RISD. Ms. Costello had presented four ways in which the TSDMA and RISD might be able to work together. She would need to speak with the Provost to receive his approval to move forward and will be in touch soon. Ms. Personeus stated she had included notes from their meeting into the meeting supporting documents.

10. Update on Creating a 2019 Thayer Street Planning Study Committee

The Board decided to create a Thayer Street Planning Study Committee to review the 2014 Planning Study and report back to the Board with their findings. Mr. Everett, Mr. Gresigner, Mr. Dahlberg and Ms. Personeus agreed to serve on the committee. Ms. Personeus said she would send an email to coordinate a time in which the committee will able to meet.

11. Merchants Report

Ms. Personeus recommended that the Board discuss the way in which they would like to support the Thayer Merchants for this Holiday Season. She stated that the Board had approved a budget of $4,000 for this purpose. Board members asked Ms. Personeus to put together some ideas to discuss at the next Board meeting.

12. Other Business

Mr. Luipold updated the Board on the construction at 271 Thayer, Denali. He stated that the building would be upgraded with a new roof and air conditioning unit. He mentioned the outside of the store will look like two stores, Denali and Patagonia, but the inside will be one interior with a large Patagonia section. The store is tentatively scheduled to open in early September.

Mr. Griesinger reported that the steel beams will be going up at 249 Thayer Street in August with a plan to turn over the first floor commercial space to the tenant so they can begin interior work in September.

There being no further business, the meeting was adjourned at 10:29 AM.