



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

Tuesday, July 12, 2022
118 Waterman Street, 2nd floor

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:03 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Richard Dulgarian; Lauren Berk; Katie Silberman; Liza Farr; Joe Lazzerini; and Donna Personeus, Executive Director.

Absent: Ex officio: Ed Bishop

Guests: Megan Lewis, Brown University; Kelly Mitchell, Brown University; Sergeant John Bento, Providence Police; Hyber Gamboa, Intern for Liza Farr; Sophie Blumenstein, Intern for Liza Farr; Jo Lee, PopUp Rhody, Owner; Audrey McClellan, Social Media Consultant; Stephen Lukin, Aroma Joes, Owner; Meredith Williams, Aroma Joes, Manager.

2. Presentation by Jo Lee of PopUp Rhody

Jo Lee of PopUp Rhode spoke to the Board about her company's vision of monetizing unused commercial space. She stated that she has a rich network of makers looking for short term space, photographers looking for space for photoshoots, and companies wanting to test a market. She mentioned that she works with both the landlords and current tenants charging in two different ways: commission or by contract. The length of time and rate varies on the businesses involved. She sees herself as a broker, a connector of people, not unlike AirBnB. Her goal in presenting was to see if this may interest the Thayer District property owners. Board members replied with a positive level of interest. Ms. Personeus was asked to work with Ms. Jo Lee to communicate opportunities to both property owners and business owners.

3. Update and Discussion with Sergeant John Bento regarding violence and homeless on Thayer

Sergeant John Bento updated the Board on the step the Providence Police Department was currently taking to address the uptick in violence in the area of Thayer Street and the current homeless issue, both causing concern to the property owners and district businesses. He mentioned an addition of footmen and women on the street from 3:00pm to 11:00pm. He also informed the Board that he had spoken to Michael Boutros, owner of Chinatown, regarding the homeless sleeping behind his business. He stated that Mr. Boutros had agreed to trespassing order to be placed and the items belonging to the homeless to be removed. Sergeant Kelly Mitchell of Brown University's Community Policy and Outreach and Sergeant John Bento both spoke to fifteen complaints over the past three months regarding a Tik Tok challenge involving people being shot by bebe gun pellets. Brown University is working with the City of Providence Police Department with more foot soldiers and more visibility to decrease the attacks. Stephen Lukin, owner of Aroma Joes spoke to the problems his staff was having with a person

harassing his baristas. Sergeant Bento gave Mr. Lukin guidance on how to handle the situation and who to contact by phone immediately. He offered anyone to call his cell number (401.641.0526) with any concerns. Ms. Silberman mentioned concerns over tinted car windows, the possibility of using noise meters, and privacy issues. Ms. Berk requested information regarding a carjacking that occurred just outside the district.

4. Discussion and Vote to Approve the Minutes from the Board Meetings on June 7, 2022.

Minutes from the June 7, 2022 Board meeting presented by Ms. Personeus were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

5. Discussion and Vote to Approve the Financial Reports as provided on May 3, 2022, June 7, 2022, and July 12, 2022.

Financial Reports were presented May 2022, June 2022 and July 2022 by Ms. Personeus were approved after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote was unanimous.

6. Discussion and Vote to Approve purchase of watering containers and bike repair station replacement parts.

Mr. Luipold, TSDMA Treasurer, stated he did not see the need to approve the individual purchases because they had been approved at the time the budget had been approved. He asked that Ms. Personeus to continue to inform the Board, when purchases had been made from that approved budget. Board members agreed to that procedure.

7. Social Media Report Presentation by Consultant Audrey McClelland

Ms. McClelland presented her social media monthly report for June 2022. Highlights of the report included an update on social engagement, influencer-related activity in May, and influencers scheduled for July. She mentioned the TSDMA Facebook account had experienced a strong month due to posts and shares regarding the summer music series. She also stated that she continues to use twitter as a news distribution tool.

8. Thayer Street Marketing Committee Update

Ms. Silberman provided updates from the marketing committee meeting, which is focusing on the Taste of Thayer event in October. She mentioned that the Board had started strong out of the gate with sponsorships, however there had been little activity in the past two months. The Board discussed ways to increase sponsors which included reaching out to the Thayer Street businesses, vendors of property owners and businesses. Ms. Personeus was asked to contact Thayer businesses and resend the sponsorship information to Board members. Ms. Personeus was also asked to create a flier for the event that could be shared by Board members and sent to each business owner. Mr. Mardo asked Ms. Personeus to email him the amount of drink ticket reimbursement given to Flatbread Co. from last year's event.

9. Executive Director Report

Ms. Personeus emailed her Executive Director report on July 11, 2022, to each Board member. There was no further discussion.

10. Update on 279 Thayer/Two Cousin LLC Development

Mr. Mardo updated the Board on a meeting held with the property owner and his redevelopment project manager. He stated an abatement was to first take place this coming month, then demolition in approximately two weeks. Two parking spaces and the sidewalk immediately in front of the locations will be temporarily blocked. Mr. Mardo mentioned that the project manager would be communicating updates regularly and asked Ms. Personeus to follow up with him if not received. Mr. Luipold stated he could provide a sample of the type of communication and update the Board is looking for.

11. Thayer Street District Curbside Study Update

Ms. Farr updated the Board that the changes to Euclid were still currently on hold. She then introduced the two interns, Hyber Gamboa and Sophie Blumenstein, she had hired to work with her on curbside data collection during the summer. She confirmed that they would be mapping out the curbs and collecting data. Ms. Farr also confirmed that there is no parking 25 ft from any curb and that is why bump outs can be helpful in reducing unlawful parking on the corners.

12. Fones Alley Shared Trash Area Update

Ms. Personeus reported that she had been in contact with Ms. Bishop and due to her father's recent health concerns the Bishop's lawyer had advised against moving forward with the project, along with other projects. The Board asked Ms. Personeus to reach out to the Bishop family and secure an in-person meeting to discuss options.

13. Working Group Thayer Holiday Lights Update

Ms. Personeus stated there was no update from the group at this time.

14. Thayer Street Biodiversity Update

Ms. Personeus updated the Board, stating she had filled the District tree wells with wildflower seeds from Bowen to Cushing as a pilot test and would evaluate next steps in the next weeks.

15. Thayer Business Update

No update was given.

16. Other Business

Ms. Silberman updated the Board on the presentation from the Bronhard property development team (Waterman & Brook) that occurred at last CHNA meeting. Ms. Personeus was unable to attend. She stated the first floor would be commercial with a possible five (5) residential floors above. No parking would be provided for commercial or residential tenants. The current design includes a roof deck and balconies which is of concern. The current trash collection area was also a concern. After discussion regarding safety and trash collection concerns the Board asked Ms. Silberman to write a letter on behalf of the TSDMA Board outlining the concerns, and send it to Ms. Personeus to send to the Board members for review before the July 19 CPC meeting.

Ms. Silberman asked Ms. Personeus if she could collect Board Meeting documents in a Google Drive file and share that file with the Board members, replacing the old system of sending attached PDF/JPG within an email. Ms. Personeus stated that she would.

Board members were asked to consider possible candidates, who are property owners, to fill the remaining Board position.

There being no further business, the meeting was adjourned at 10:28 A.M.