



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

Tuesday, July 9, 2024

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:00 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Lauren Berk; Richard Dulgarian; Harry Bilodeau; and Donna Personeus, Executive Director.

Absent: Melanie Jewett; Anthony Aquino; Luis Gonzalez

2. Discussion and Vote to Approve the Minutes from the Public Hearing and Board Meeting on June 4, 2024.

Minutes from the June 4, 2024 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided on July 9, 2024.

Financial Reports were presented July 9, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

4. Audit Update

Mr. Luipold stated that the audit firm who had completed the last several TSDMA audits would be unable to work on our audit. Mr. Luipold explained he would continue to search for a new firm that is capable of working with a small organization like ourselves for a reasonable cost.

5. Executive Director Report

Ms. Personeus provided her Executive Director report on July 8, 2024 to Board members. There was no further discussion.

Ms. Personeus reported that she had submitted an application for the new City sponsorship, from the link that Mr. Aquino had provided, and TSDMA had been awarded a sponsorship in the amount of \$250 toward the Taste of Thayer event.

6. Update and Continued Discussion Regarding the Food Truck Ordinance

Ms. Personeus provided Board members with the updated food truck ordinance buffer map that she had received from the City of Providence Planning Department for review before she uploaded it to the TSDMA website. Board members approved the map as provided. After discussion on the current food truck ordinance, members agreed that a focus on enforcement from the City, rather than working to change the ordinance from 200 ft buffer to 400 ft., would be the best way to move forward.

7. Thayer Street Marketing Committee Update

Ms. Personeus updated the Board on the progress of the City of Providence event application for the 2024 Taste of Thayer. She stated that she had received the certification of the insurance document and had submitted the application. She was scheduled to attend the City's application meeting on July 10.

Ms. Personeus confirmed that tickets would start going on sale in the beginning of August. She would be updating the ticket sales information and making the link go live. Ticket sales promotion would begin on social media.

8. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)

Ms. Personeus informed the Board that she had not received an update from Rouben Balagian, project manager for 235 Meeting Street development but the sidewalks in front of the property were now open to traffic. Michel Boutros, co-owner of the 279 Thayer development, texted that his project at 279 Thayer was still waiting on the architect to finish the plans and the MEP's. Board members discussed the current status of the development. The top concerns remained safety, operational and neighboring business income and inconvenience issues due to the prolonged length of time the site has been under development without progress. Board members also had questions on the City's enforcement of development permit violations. Ms. Personeus stated that she had reached out to the TSDMA City Councilwoman Helen Anthony for insight and she would update Mr. Aquino after the meeting. Mr. Bilodeau said he would reach out to his contacts to get information on the site.

9. Social Media Report 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. Unfortunately the video's audio would not play. Ms. Personeus presented the hard copy version of her June report on her behalf. Highlights of the report included that 33 posts were made and 14,935 accounts were reached, and current followers number 4,608 on Instagram. Facebook had 73 postings, however the reach was up 18% and the content interactions were also up 14%. Ms. McClelland noted that Avon ticket giveaways continue to engage a strong audience. She also included posts from influencers and her social post focuses for July. She noted that InthePink and Flatbread were scheduled to be on the cooking segment of the Rhode Show.

10. Thayer Business Update

Mr. Griesinger informed the members that Shaking Crab had closed and a new business would be moving into the location. He was not at liberty to discuss the name of the business at this time.

11. Other Business

There was no other business reported at this time.

There being no further business, the meeting was adjourned at 9:40 A.M.