



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

Tuesday, April 3, 2018

### **MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:08 AM.

#### **1. Roll Call**

Directors: John Luipold, Chair; Paul Greisinger; Albert Dahlberg; Stephen Lewinstein; Richard Dulgarian; Lauren Berk; David Everett; and Donna Personeus, Executive Director.

Ex officio members: David Shwaery; Edward Bishop

Absent: Jonathan Kaufman; Joanna Levitt

Guests: Officer Kelly, Brown University

#### **2. Discussion and Vote to Approve Minutes from March 6, 2018**

Minutes from the March 6, 2018 meeting, presented by Ms. Personeus, were approved with edits after a motion by Mr. Greisinger, which was seconded by Mr. Dahlberg. The vote was unanimous by all attending Board members.

#### **3. Discussion and Vote to Approve Financial Reports as provided on April 3, 2018.**

Financial Reports were presented April 3, 2018 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Dahlberg. The votes for each were unanimous by all attending Board members.

#### **4. Executive Director Report (Tax Sale, Fones Alley, Janes Walk)**

Ms. Personeus reported that she emailed her Executive Director report on April 2, 2018 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

Ms. Personeus stated that the following TSDMA member properties still had outstanding TSDMA tax assessment balances and were still subject to City of Providence tax sale on May 10, 2018: 223 Thayer Street-012-0173-0000 (Baker); 252-254 Thayer Street-010-0276-0000 (K&K Dulgarian); 260-264 Thayer Street-010-0300-0000 (K&K Dulgarian); 242 Meeting Street-013-0006-0000 (Mitreliis); 230 Thayer Street-012-0171-0000 (Mitreliis). Ms. Personeus gave an update on her communications with Ms. Carol Baker and attempts to communicate to the other two property owners. Mr. Bishop stated he had been in conversations with both Mr. G. Dulgarian and Mr. Mitreliis regarding their outstanding balances as well.

Ms. Personeus updated the Board on the on-going issues of misuse by Thayer Street businesses of the shared cardboard recycle center and trash compactor on Fones Alley. Ms. Personeus stated that after receiving multiple texts of misuse several days in a row, she went through bags of trash and cardboard to record which businesses were abusing the shared use rules. Ms. Personeus reported that Haruki, Bajas Taqueria, Pokeworks and by Chloe

were each found out of compliance. Ms. Personeus went brought each business manager to the Fones Alley recycle center and trash compactor, showed them their trash and proceeded to give on-the-spot training. The Board discussed several options including issuing a notification of warning to both the property owner and their tenant, to assessing fines for misuse. The Board decided the property owner would receive a warning letter from Ms. Personeus. The Board members agreed it is the responsibility of the property owner to manage their tenant trash disposal issues. Mr. Luipold stated he would send a letter to Waste Management on Brown University's behalf warning WM if the situation continued Brown would end the relationship and ask for immediately removal of the WM units from their property. Ms. Personeus advocated for installation of a motion-sensor video camera. She will seek permission for National Grid to place it on the telephone pole next to the units. Mr. Greisinger stated he is meeting with a video surveillance company to investigate adding video security to the back of his building which would also cover the Fones Alley trash area.

Ms. Personeus reported to the Board that she had been contacted by Jane's Walk to see if the TSDMA was interested in participating this year. Ms. Personeus asked Mr. Bishop and Mr. Shwaery, as each expressed interested last year, if either of them would be interested in leading a Thayer history tour walk this year. Mr. Bishop and Mr. Shwaery both stated that they had previous commitments and would not be available for the Jane's Walk tour dates.

#### **5. Thayer Street Public Art Committee Update**

Ms. Personeus presented a new draft of the Thayer Public Art Program MOU prepared by the TSDMA's lawyer. Members decided the Board would prefer a license agreement instead of a MOU. Ms. Personeus was asked to communicate this decision and changes to the TSDMA lawyer and forward the new document draft to Mr. Greisinger and Mr. Dahlberg for review. Mr. Dahlberg would also make himself available to speak with Ms. Anthony if she had additional questions.

#### **6. Food Truck 200 ft. Mapping Committee Update**

Mr. Everett confirmed the updated Food Truck 200 ft maps have been distributed to the City of Providence and Police for distribution. He will mark the curbs where the trucks can legally park.

#### **7. Providence Bike Sharing Program Update**

Ms. Personeus reported the College Hill Bike Share information event was well attended. The representatives from Jump Bikes were interested in two Thayer Street locations for stations: corner of Thayer and Waterman across from Santander and at the side of the Sneaker Junkies building.

#### **8. Merchants Report**

Ms. Personeus reported that Andreas Restaurant had reopened and they had updated their interior with a new lighter color palette, new bathrooms and back party room.

#### **9. Other Business**

Mr. Greisinger reported that the foundation for the new 249 Thayer building would be poured in April..

There being no further business, the meeting was adjourned at 10:23 AM.