



Thayer Street District Management Authority
Board of Directors Meeting
Tuesday, April 6, 2020

Meeting was held via Zoom.us

<https://zoom.us/j/93859647217?pwd=UUJFSk0valBCVm9YMGJFUUNNOVhpdz09>

MEETING MINUTES

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

1. Roll Call

Directors: Paul Griesinger, Chair; Joe Mardo; John Luipold; Albert Dahlberg; Lauren Berk; Richard Dulgarian; Alexis Kievning; and Donna Personeus, Executive Director.

Absent: Joe Thibodeau; Jason Sweeney

Ex officio: Ed Bishop

Guests: Audrey McClelland; Chris Marsella; Megan Lewis; Tanzeel Rehman

2. Social Media Report from Audrey McClelland

Ms. McClelland presented her social media monthly report to the Board. Highlights of her report included a cooking segment “Angie Lim of Heng” on the Rhode Show, the influencers for the month, future influencer activation, and the planning of a fifth social media training session via Zoom for Thayer businesses in April 2021 (date to be determined).

3. Presentation by Tanzeel Rehman, Owner of Tribos peri peri at 183 Angell Street

Ms. Personeus introduced Mr. Rehman, owner of Tribos peri peri, newest restaurant coming to the district. Mr. Rehman explained his restaurant will serve fast casual Portuguese and South African inspired food. They will offer vegan and vegetable options as well. He explained that his plan is to have a soft opening for friends and family to work out the kinks, then approximately two weeks later have a Grand Opening for invited guests, immediately followed by opening to the general public. The restaurant will not be seeking a liquor license. The Thayer location is the fifth location to open in the USA. Three additional locations will be opening up in New Jersey in the next few months.

4. Discussion and Vote to Approve the Minutes from March 2, 2021

Minutes from the March 2, 2021 meeting, presented by Ms. Personeus, were approved after a motion by Ms. Berk, which was seconded by Mr. Mardo. The vote was unanimous.

5. Discussion and Vote to Approve the Financial Reports as provided on April 6, 2021

Financial Reports were presented April 6, 2021 by Ms. Personeus, and were approved after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote was unanimous.

6. Chairman Report

Mr. Griesinger informed the Board that the TSDMA had received a legal notice questioning the re-certification of the TSDMA from Walter Bronhard, and that the TSDMA had engaged legal counsel. Mr. Griesinger will update the Board as the situation progresses.

7. Executive Director Report

Ms. Personeus emailed her Executive Director report on April 5, 2021 to each Board member.

Ms. Personeus reported back to the Board that she did not feel the parklet rental options were adequate for the district and the Board agreed. The Board decided not to return the parklet to the street. Ms. Kievning was asked to follow up with the City for guidance on the future sale or disposal of it. Ms. Personeus noted that she would miss the flower landscaping in the parklet. She said she would like to see flower containers placed on Thayer Street at key locations. Mr. Luipold stated he liked and would support that idea.

Ms. Personeus updated the Board that she had received 100% reimbursement from RIPTA for the damage one of their buses had caused. Big Belly is set to repair the unit next week.

Ms. Personeus informed the Board that James Raigoza would be retiring from Ocean State Facilities. She recommended presenting James with a certificate and gift card thanking him for his years of service to the TSDMA. At the suggestion of a Board member, Ms. Personeus said she would present James with the “Key to Thayer Street” in appreciation of the Board.

Ms. Personeus updated the Board on the status of the 2021 Thayer Holiday Light program, stating she was waiting to hear back from the City with a draft of their report to National Grid. She had provided the photos and information that had been asked of her. As of this date, Ms. Personeus had not heard back from the City.

8. Presentation of First Draft TSDMA FY 2022 Budget for Discussion

Ms. Personeus presented the first draft of FY 2022 TSDMA budget for discussion. She informed the Board that all figures highlighted in yellow were still in research and required confirmation.

9. Discussion on TSDMA Executive Board Nominations for FY 2022

Ms. Personeus reminded Board members that nominations for the TSDMA Executive Board were needed for the May 2021 Board meeting, and that voting would take place at the June 2021 meeting.

10. Thayer Street Infrastructure Plan Update

Mr. Dahlberg reported that he had met with Bob Azar and Bonnie Nickerson on the infrastructure (sewer, drains, power) needs of the TSDMA. He was told the next City Capital Improvement Plan would not be until after the next election. Mr. Dahlberg stated there did not seem to be interest in support of infrastructure in the Thayer District. Capital investment would be going to the poorest areas of the City. He also informed the Board that there was no interest in supporting the creation of development drawings; the TSDMA would have to provide those on their own. The TSDMA would have to investigate possible funding sources, like Resilience Climate funding for grid modernization, drainage, underground utilities. Mr. Dahlberg said he will speak with our City Ward Councilors for their suggestions. Mr. Griesinger stressed we should push for coordinated meetings with the City and National Grid.

11. Thayer Street Marketing Committee Update

Ms. Personeus presented minutes from the Marketing Committee meeting. Mr. Luipold stated he would like to see the tenants combine forces to create a website. After further discussion, the Board asked the committee to regroup to discuss what the TSDMA can do to promote activity to the district.

12. Thayer Street Business Update

Ms. Berk updated the Board on the status of retail on Thayer Street. She stated that business had improved, but was weather driven. Mr. Luipold mentioned that Revd had held limited pop-up cycling classes at 271 Thayer Street across from their locations. He also mentioned that Brown Freshman and High School students would be on campus this summer.

13. Other Business

Mr. Griesinger reported that there is a new tenant from out of state, for the former CBD space, and it is not food. Ms. Kievning explained the City's ID PVD Business Program to the Board.

There being no further business, the meeting was adjourned at 10:30 AM.