



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, April 7, 2020

Our TSDMA Meeting was held via Zoom.us

This meeting is open to the public. Use the following URL to attend:

<https://zoom.us/j/263915177?pwd=bElvbEQwME1NUEJDdGE5eVlJRdVQZz09>

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:02AM.

1. Zoom Meeting Protocol

Ms. Personeus reviewed Zoom meeting protocol for meeting attendees who had not used the service before.

2. Roll Call

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

Absent: Jason Sweeney

Ex officio members: Edward Bishop

Guests: Lidia Pierce, Brown University; Katie Siberman, Brown University; Craig Barton, Brown University Architect; Megan Lewis, Brown University

3. Introduction to John Goncalves, Democratic Candidate for Providence City Council Ward 1

Ms. Personeus introduced Mr. Goncalves to the Board. He gave a brief introduction and said he looked forward to representing the Ward 1 part of the TSDMA. He spoke to working with Ms. Personeus on a Providence Park Partnership Grant of \$1,000 to help feed seniors in need. He would be working with two of the TSDMA's restaurants utilizing half of the grant money. He also mentioned the TSDMA being able to communicate important events through his ListServ. He promised to be accessible and provided his phone number.

4. Presentation of Brown University's 2020 Institutional Master Plan by Al Dahlberg, Assistant Vice President, Government and Community Relations Brown University and Craig Barton, Brown University Architect

Mr. Dahlberg and Mr. Barton presented the 2020 Brown University Master Plan to the TSDMA Board. One focus of the plan is to create 500 additional beds on campus so that students can live on campus six (6) out of their eight (8) semesters as undergrads. The current number of beds does not allow for that. The new Wellness Center being built on the northern end of Brook Street will also contain a Residence Hall with 162 beds for student living. The Wellness Center will also combine together four health service locations into one location. The Master Plan is seeking approval for the Brook Street Residence Hall on the southern end of Brook Street, which will hold 375

student beds. Mr. Greisinger asked about the heights of the Wellness Center at both ends. Mr. Barton responded that the west side of the building was five stories and the east side was four.

5. Discussion and Vote to Reinstate Mr. Dahlberg to the Board

After a brief discussion a motion to reinstate Mr. Dahlberg to the Board was made by Mr. Mardo, which was seconded by Ms. Berk. The vote was unanimous.

6. Discussion and Vote to Approve the Minutes from March 3, 2020

Minutes from the March 3, 2020 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Luipold, which was seconded by Mr Mardo. The vote was unanimous.

7. Discussion and Vote to Approve the Financial Reports as provided on April 7, 2020

Financial Reports were presented April 7, 2020 by Ms. Personeus, and were approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote was unanimous.

8. Update on Status of Thayer Street Businesses during Coronavirus Crisis/Merchant Report

After discussion the Board asked Ms. Personeus to send out a survey to Thayer Street Merchants asking what help they could use during the COVID-19 crisis and report back her findings at the next meeting.

9. Discussion and Vote on TSDMA Quarterly Assessment Payment

Ms. Personeus notified the Board that she had reached out to the City of Providence Taxation office to get clarification if the TSDMA would be required to follow the City of Providence's taxation changes due to COVID-19. "Tax Collector stated in an email: "we (City of Providence) don't collect any assessments from TSDMA. The decision on whether they allow members to pay late would be up to them as an internal decision on their part." The Board decided to continue with the existing tax assessment payment schedule. Ms. Personeus was asked to include a note on last payment notifications that the TSDMA was a separate tax identity form the City of Providence and that continued TSDMA tax payment terms would remain in place, consistent to the annual schedule.

10. Review and Discussion on Preliminary FY 2021 TSDMA Budget

Ms. Personeus presented a preliminary budget for FY 2021 for the Board to review. After discussion she was asked to add \$25,000 into a FY2021 Marketing Budget. The discussion also included ideas on how to fund support for Thayer businesses and what that funding might look like. Ms. Personeus will make the recommended changes and submit for further review at the next meeting in May.

11. Chairman Report

Mr. Griesinger presented an update on Big Belly negotiations status. After review by the Board, it was decided that Mr. Griesinger would present the TSDMA's counter offer in writing to Mr. Koech from Big Belly with the goal of reducing overall costs.

12. Executive Director Report

Ms. Personeus emailed her Executive Director report on April 6, 2020 to each Board member.

Ms. Personeus recommended due to COVID-19 that the parklet remain in storage at Orion Red until the Spring of 2021. The maintenance would be taken care of before returning the parklet back to the street. Ms. Personeus informed the Board that Orion had agreed to allow the parklet to be stored for the same amount as before, \$350 until the Spring of 2021. The Board agreed to leave the parklet in storage until Spring 2021.

Ms. Personeus informed the Board she has gotten an estimate from Bel Terre to place mulch at each tree well in the district and also perform maintenance to agreed upon cobblestones that need to be adjusted due to roots growing. Ms. Personeus was asked to get an additional estimate from another company and report back at the next meeting. Ms. Lewis stated she would provide a referral that Ms. Personeus could contact for an estimate.

13. Other Business

No report at this time.

There being no further business, the meeting was adjourned at 10:26 AM.