



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

Tuesday, April 5, 2016

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05 AM.

1. Roll Call

Directors: Dean Martineau, Chair; John Luipold; Al Dahlberg, Paul Greisinger; Laura Berk, Amanda Giessler, David Everett & Donna Personeus, Executive Director.

Ex officio members: David Shwaery; Edward Bishop

Guests: Katie Silberman, Brown University; Richard Dulgarian, Avon Cinema; Chris Tompkins

Absent: Susan Mardo; Steve Lewinstein;

2. Discussion and Vote on the Board Meeting Minutes from March 1, 2016

Minutes from the March 1, 2016 Board meeting were approved after a motion by Mr. Dahlberg, which was seconded by Ms. Greisinger. The vote was unanimous by all attending Board members.

3. Discussion and Vote on Financial Report as provided on April 5, 2016

The Financial Reports were presented April 5, 2016, and approved after a motion by Mr. Greisinger which was seconded by Ms. Luipold. The vote was unanimous by all attending Board members.

4. Chairman's Report

Mr. Martineau reported he had attended the Wickenden Merchant's meeting about meters on behalf of the TSDMA and spoke regarding the issue of fairness. He mentioned that he spoke to the fact that both Thayer Street and Wayland, East Side communities, have had meters installed by the city and the TSDMA and Thayer merchants had been promised that the other communities would have their meters installed by June 2016. He stated that Thayer Street has been at a disadvantage having meters when other neighboring communities had not had theirs installed. Mr. Dahlberg agreed with the issue of fairness stating he recommended that the city return some of the revenues back to Thayer Street through the TSDMA. Mr Dahlberg recommended the TSDMA should consider sending a letter to the mayor regarding redirecting a percentage of funds back to the TSDMA.

5. Executive Director Update

Ms. Personeus reported that she email her Executive Director report on April 4, 2016 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 reported she had received confirmation from Ms. Haggerty that David Everett would be replacing her as a temporary liaison to Providence City Hall. Ms. Personeus mentioned that the Parklet would be installed back on Thayer by the end of the week, with landscaping the beginning of next week. She also mentioned the audit documentation would be released to the audit company once she had received the MD&A reports from former Chair, Mr. Bishop and current Chair, Mr. Martineau.

6. 307 Thayer Street/Brown Redevelopment Project

A presentation on the redevelopment of the 307 Thayer Street property owned by Farview/Brown University was given by Mr. Luipold. The presentation included proposed site plan visuals including handicapped accessibility. Mr. Luipold stated that Farview had a tentative tenant for the building, Insomnia Cookies, who would be making brief presentations at the next TSDMA Board and CHNA Board Meetings in May. He also mentioned that the building was planned for commercial use and in turn would be taxable by the City of Providence. Mr. Luipold also mentioned that although 307 Thayer is not currently included in the TSDMA footprint, Brown University is considering increasing their voluntary contribution to include the property in the district.

7. Parking Initiative (Brown University) Update

Brook St Surface Lot and Lot #11

Mr. Luipold announced the zoning board hearing is set for April 13, 2016 and he welcomed support for the project at the hearing. He stated he would follow up with an email of the meeting agenda.

8. Infrastructure Update

Mr. Dahlberg stated that Leo Perrotta had reported to him that two hour meters would be placed on the west side of Brook Street (Bowen/Euclid). Mr. Luipold reported that the shared dumpster on Meeting Street had been upgraded and hidden from street view to improve appearance. Ms. Personeus was asked if the Fones Alley group trash compactor situation has improved. She reported that she had instructed the TSDMA clean crew to open the trash bags/liners left on or next to the compactor, photograph receipts and logos from within the bags and send her the photos. Ms. Personeus stated that this past month the worst offenders were Better Burger Company and Froyoworld. The Board instructed Ms. Personeus going forward to send a letter on behalf of the TSDMA directly to the property owner regarding the offences of their tenants. Mr. Greisinger stated that he was speaking with his tenant on Fones Alley regarding improving the area around their business. He is interesting in the possibility of making Fones Alley a one-way street, with the entrance on Brook Street, in order to reduce 'cut through' traffic on the street.

9. City Liaison Report

There is no update at this time.

10. Merchant Report

It was mentioned that the next merchant meeting was tentatively scheduled for the evening of April 20th at Flatbread Co. as a fundraiser for the association. Ms. Berk reported a cash drawer theft at Berk's. She felt the city responded well and the thief was caught. She also reported an uptick in business this past month.

11. Other Business

Mr. Dulgarian stated the merchants, especially the Avon Theater, still have a need for long-term parking over 3 hours. He feels we should think more like consumers and less like merchants/property owners. It is his position that we need to make Thayer more customer friendly. Mr. Bishop mentioned the percentage of commercially available storefronts has never been higher on Thayer. Mr. Greisinger mentioned commercial interest in the street has never been higher and they are looking at creating a good mix for new tenants for the street and are currently speaking to several prospective tenants. Mr. Luipold mentioned that he and Mr. Dahlberg had met with Joanne Levitt regarding the former Shark location, Ms. Levitt stated that her family is planning on being more thoughtful when considering a new tenant for the location.

There being no further business, the meeting was adjourned at 10:16 AM.