



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, May 1, 2018

MEETING MINUTES

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

1. Roll Call

Directors: John Luipold, Chair; Albert Dahlberg; Richard Dulgarian; Jonathan Kaufman; David Everett; and Donna Personeus, Executive Director.

Ex officio members: David Shwaery; Edward Bishop

Absent: Joanna Levitt; Lauren Berk; Paul Greisinger; Stephen Lewinstein

Guests: Joanna Saltonstall, Brown University; Joshua Walker and Joseph Montecalvo, Shawmut Design & Construction; Bayer Knobloch, Brown University student

2. Update on 170 Angell site (Brown Bookstore) presented by Joanna Saltonstall of Brown University, Joshua Walker and Joseph Montecalvo, Shawmut Design & Construction

Mr. Walker of Shawmut Design & Construction presented an update on work being done to the exterior facade of 170 Angell. His presentation included logistics of when work would have an effect on Thayer Street. Mr. Walker explained that all four corners of the building facade will be glass, the full facade will be cleaned, and all windows are being replaced. All the benches and awnings will be removed temporarily during the construction and returned when completed. The Big Belly solar trash compactor will also be temporarily relocated to outside Granoff on Angell Street. There will be minimal impact on Thayer Street, with cranes being off of Thayer, on Olive Street. Thayer will remain open during the construction. For safety, there will be temporary pedestrian walkways for when work is being done to each side of the building, with entrances remaining open as long as possible and with overhead protection. Mr. Walker reported that within the next 6 to 8 weeks the building's windows are scheduled to be completed (July); exterior glazing and installation of new glass is scheduled for September and October. The end of Oliver Street will be shut down for the crane during this time and is scheduled to be reopened by Halloween.

3. Discussion and Vote to Approve Minutes from April 3, 2018

Minutes from the April 3, 2018 meeting, presented by Ms. Personeus, were approved with edits after a motion by Mr. Dahlberg, which was seconded by Mr. Luipold. The vote was unanimous by all attending Board members.

4. Discussion and Vote to Approve Financial Reports as provided on May 1, 2018.

Financial Reports were presented May 1, 2018 by Ms. Personeus, and were approved after a motion by Mr. Luipold, which was seconded by Mr. Dahlberg. The votes for each were unanimous by all attending Board members.

5. Executive Director Report (Tax Sale, Fones Alley, RIPTA Tunnel lights)

Ms. Personeus reported that she emailed her Executive Director report on April 30, 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).

Ms. Personeus updated the Board on the ongoing misuse of the shared cardboard recycle center and trash compactor on Fones Alley. It had been reported that both locations of Baja on Thayer Street are not using the shared trash areas on Thayer as intended. They are not breaking down boxes and they are reportedly draining grease into the street drains. The Board decided to send letters to Mr. David Boutros from TSDMA stating the rules of shared use. Ms. Personeus will work with Waste Management to send a strong letter to each user of the Fones Alley shared trash area explaining that Brown University will remove the containers if the misuse continues, and that each user will have to find their own trash solution. Board members from both Brown University and Capstone were researching video camera solutions as well. Ms. Personeus informed the Board of another trash situation at the side of Starbucks at the beginning of the alleyway. Ms. Personeus has been made aware of the situation through a complaint made to the TSDMA website. The complaint stated foul smells and sticky residue being left in the alley walkway after each time the trash truck has collected the trash. The complaint also mentioned the amount of graffiti on the walls. Ms. Personeus suggested using a portion of the unspent graffiti budget to paint the alley and tunnel walls to remove the graffiti, which the Board approved. Ms. Personeus stated she was working with the property owner, Kenneth Dulgarian, to resolve the situation with his tenant, Starbucks.

Ms. Personeus reported to the Board that she had been contacted by Matt Murray regarding Mr. Dulgarian's wish to have the two lights over the RIPTA tunnel turned back on. Mr. Dulgarian mentioned that he would be willing to pay for the electricity. Mr. Everett said he would look into who would be the best contact within the city to work with us on this project.

6. Presentation of FY 2019 Budget draft for discussion

Ms. Personeus presented her recommended budget for FY 2019 to the Board for review and discussion. After discussion, the Board asked her to incorporate minor changes into the final budget for review and approval at the June 2018 Board Meeting. Mr. Luipold asked Ms. Personeus to speak with the TSDMA bookkeeper about putting money aside within the budget for special projects.

7. Nomination of Executive Board (Chair, Vice Chair, and Treasurer/Secretary)

Mr. Dahlberg nominated Mr. Greisinger for TSDMA Board Chair and stated that Mr. Greisinger was unable to attend today's meeting, but had accepted the nomination prior to the meeting. There were no other nominations at this time.

8. Thayer Street Public Art Committee Update

Ms. Personeus presented a Thayer Public Art Program license agreement master template to replace the MOU, prepared by our TSDMA lawyer. Mr. Greisinger, prior to today's meeting, requested that Ms. Personeus set up a meeting with Yarrow Thorne of the The Avenue Concept, himself, Aldo and Ms. Personeus, on site on Thayer Street to move this pilot program closer to completion. Ms. Personeus will send the license agreement to TAC directly after the Board meeting for his comments and approval.

9. Merchants Report

There was no report given at this time.

10. Other Business

Ms. Baylor Knobloch was introduced to the Board. She is a Brown University senior working on a project for her American Studies class.

Mr. Kaufman mentioned he composts his waste from his restaurant “sandwich.” He wished more restaurants on Thayer Street did this also. He stated it would be nice to have a program. He stated that unfortunately most restaurants on Thayer also use styrofoam and he does not.

Mr. Luipold stated that construction on 271 Thayer Street (Denali) will start in May. Denali plans on opening on August 30th.

There being no further business, the meeting was adjourned at 10:29 AM.