



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

Tuesday, May 6, 2025

118 Waterman Street, 2nd floor, Providence, RI

**MEETING MINUTES**

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

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Richard Dulgarian; Harry Bilodeau; Luis Gonzalez; Melanie Jewett-Army (via zoom) and Donna Personeus, Executive Director.

Guests: Gavin Waldheger, Kenwood Construction; Ken Kazarian, Kenwood Construction

**2. Update Presentation by Ken Karzanian on the Restart of the Two Cousins LLC Redevelopment**

Mr. Kazarian, owner of Kenwood Construction and his site manager, Gavin Waldheger updated Board members on the current status of the Two Cousins redevelopment project. He stated the building foundation had needed to be rebuilt and electricity to the building upgraded. The upgraded electrical concept plan had been improved by RI Energy. There will be a 27x15 vault located on the first floor inside the building, which will not be noticeable from the outside of the building. The project timeline is currently on hold waiting for the architecture firm to complete their work. Board members discussed their concerns and asked for any closures of Thayer Street to be coordinated for the best time of the day, with the least amount of closure time possible. Kenwood Construction was asked to notify Ms. Personeus with as much notice time as possible for information on any closures. Brown University, RIPTA and Brown Shuttles will require short term rerouting. Ms. Personeus will forward closure information to TSDMA business owners and Brown University contacts.

**3. Discussion and Vote to Approve the Minutes from the Board Meeting on April 1, 2025.**

Minutes from the April 1, 2025 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Mr. Bilodeau. The vote taken was unanimous by members in physical attendance.

**4. Discussion and Vote to Approve the Financial Reports as provided for May 6, 2025.**

Financial reports presented May 6, 2025 by Ms. Personeus. The financial reports were approved after a motion to accept the reports by Mr. Luipold, which was seconded by Mr. Mardo. The vote taken was unanimous by members in physical attendance.

## **5. Review and Discussion on Draft FY 2026 Budget**

Ms. Personeus presented a second draft of the FY 2026 budget for review and discussion. She recommended a budget that included replacing the damaged planter container on the left side of the RIPTA Tunnel, confirmed that Big Belly had approved a continuation the TSDMA contract (17 units) to match up with the end of the Brown University contract, and she provided a quote to powerwash the sidewalks on Thayer Street. Members asked she would get an expanded estimate to include the side street sidewalks as well to review for the next meeting.

Ms. Personeus mentioned that the 2025 property evaluations had not yet been posted to the City of Providence website. The last evaluation on the site was from 2021. She asked if member property owners had received their evaluations. She mentioned that she would be reaching out to the City Tax Assessor's office after the meeting to receive an update so she could secure that information before the Public Hearing.

After discussion, members were asked to reach out to her with questions, concerns or additions before the June Budget Hearing and Board meeting.

## **6. Discussion on Board Member Replacement Nominations**

Ms. Personeus reminded Board members that two members of the Board required replacement. One member is required to be appointed by the Mayor of Providence and the other from the District. Mr. Griesinger said that he would follow up with the owner of Kabob and Curry. Ms. Personeus was asked to follow up with the Mayor's office.

## **7. Discussion on Executive Board Member Position Nominations for FY2026**

Ms. Personeus reminded Board members that the TSDMA FY2026 Executive Board would require nominations and be voted on at the June 2025 meeting.

## **6. Audit Update**

Mr. Griesinger has continued to speak with potential firms. There is no further update at this time.

## **8. Executive Director Report**

Ms. Personeus provided her Executive Director report on May 5, 2025 to Board members. There was no further discussion.

Ms. Personeus notified Board members that she had received an email from Board member, Melanie Jewett-Army, stating that she would be out of the office from May 8, 2025 to June 20, 2025 without access to email.

## **10. Social Media Report Presentation by Consultant Audrey McClelland**

Ms. McClelland provided her social media report in hard copy and a pre-recorded video update for the Board to watch. Highlights of the report included data showing a strong month on Instagram due to Shah's Halal Food's Grand Opening. There had been 12,295 views, 41 posts (11 original and 30 reposted). Facebook's numbers were down with a spike for Shah's Grand Opening. There were 68 postings. The demographic of FB continues to run approximately 68% women to 32% men. She mentioned plans to reach out to businesses for summer and graduation specials. Her post focus will be graduation, summer deals, kitchen segments on the Rhode Show and spotlights on New England for women.

### **11. Thayer Business Update**

Mr. Griesinger stated the Nero Cafe is opening with a soft style opening. He also mentioned that Shah's Halal Food Grand Opening was considered a success by the owners, with over 800 people attending.

### **12. Other Business**

There is no other business to report.

There being no further business, the meeting was adjourned at 10:12 A.M.