



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

Tuesday, June 1, 2021

Meeting was held via Zoom.us

<https://zoom.us/j/93499232399?pwd=dE5sSjE1ZEJvc0NvbG5jOVhRMk14dz09>

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:36 A.M.

**1. Roll Call**

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

Absent: Joe Thibodeau

Ex officio: Ed Bishop

Guests: Megan Lewis, Brown University; Kelly Mitchell, Brown University; Katie Silberman, Brown University; Audrey McClelland

**2. Social Media Report from Audrey McClelland**

Ms. McClelland presented to the Board her social media monthly report for the month of May. Highlights of the report included a TSDMA sponsored Influencers Meetup event at Tribos peri peri, in which seven (7) influencers attended. Posting results from the event were very positive. The sixth social media training session has also been scheduled for June 23, 2021 via Zoom. New influencers are scheduled to be activated in June and social media engagement remains consistent with Instagram having the most engagement, followed by Facebook.

**3. Thayer Street Marketing Committee Update**

Ms. Personeus presented the Board with a new event for consideration called “Taste of Thayer”. The Board was in agreement that the event should be added into the schedule for Fall of 2021. Ms. Silberman stated she would check the Brown University schedule of events and provide Ms. Personeus with recommendations of non-conflicting dates for the event. Ms. Personeus also gave the Board an update on the Thayer Business website. She stated that work would begin on the website as soon as the legal documents had been submitted to the attorney and TSDMA FY 2022 tax assessment invoices were completed. The goal is to have the website live in August 2021.

**4. Discussion and Vote to Approve the Minutes from May 4, 2021**

Minutes from the May 4, 2021 meeting, presented by Ms. Personeus, were approved with a typographical correction 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 June 1, 2021**

Financial Reports were presented June 1, 2021 by Ms. Personeus, and were approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote was unanimous.

## **6. Final Discussion and Vote on FY 2022 Budget**

Ms. Personeus and Mr. Luipold, TSDMA Treasurer, presented a budget of \$197,631 with projected revenues of \$155,330 and use of \$42,302 from the FY 2021 balance, to secure a balanced budget for FY 2022.

The Board reviewed and discussed the estimate of receipts and an estimate of expenditures as presented by Ms. Personeus and Mr. Luipold for FY 2022. The FY 2022 Budget was approved as presented after a motion by Mr. Dahlberg, which was seconded by Mr. Luipold. The vote was unanimous.

## **7. Discussion and Vote on Nomination of TSDMA Executive Board Chairman, and Treasurer/Secretary and New Members**

Mr. Griesinger informed the Board that he was stepping down as Chairman, nominating Mr. Mardo to Chairman. Mr. Mardo accepted the nomination, and nominated Mr. Griesinger as Vice Chairman, who accepted the nomination. Mr. Luipold was asked by the Board to continue as Treasurer/Secretary and accepted. Mr. Dahlberg made a motion to approve the Executive Board of the TSDMA for the FY 2022, as follows: Mr. Mardo, Chairman; Mr. Griesinger, Vice Chairman; Mr. Luipold, Treasurer/Secretary. The motion was seconded by Ms. Berk. The vote was unanimous.

Mr. Dahlberg informed the Board that he would be resigning at the end of the month (June 2021) and nominated Katie Silberman for consideration as his replacement on the Board. Ms. Silberman accepted the nomination. Ms. Silberman introduced herself to the Board members. Board members mentioned that Ms. Silberman is not new to the TSDMA. She has been attending Board meetings for many years as a member of the general public. Mr. Griesinger made a motion to accept Mr. Dahlberg's resignation effective June 30, 2021 and approved Ms. Silberman as a new TSDMA Board member effective July 1, 2021. The motion was seconded by Mr. Mardo. The vote was unanimous.

Mr. Griesinger stated he would reach out to the Mayor personally for his Board member recommendation.

## **8. Chairman Report**

Mr. Griesinger stated he would like to see the TSDMA continue to find new ways of engaging with Thayer Street businesses going forward. He felt the TSDMA had made progress and would like to see it continue more aggressively in the future.

## **9. Executive Director Report**

Ms. Personeus emailed her Executive Director report on May 31, 2021, to each Board member.

Ms. Personeus provided visual samples of flower containers that could be added to the TSDMA landscape and asked for feedback from the members. Mr. Griesinger stated that Capstone had recently purchased two containers for the 249 Thayer property, and he would forward that vendor information to Ms. Personeus for consideration.

Ms. Personeus mentioned illegal dumping at both the trash compactor and cardboard recycle center was still an issue, but there had been some improvement. She has been working with Waste Management, local property owners and businesses to resolve the situation.

Ms. Personeus asked the Board if they would like to continue to meet monthly via Zoom for the foreseeable future. Members agreed that meetings should take place via Zoom through September. Ms. Personeus was asked to revisit the matter in September for consideration.

**10. Thayer Street Infrastructure Plan Update**

Mr. Dahlberg reported that he did not have an update at this time, and he would be willing to continue to work on behalf of the TSDMA and report back on discussions with the City of Providence and State of RI regarding the Thayer Street Infrastructure plan.

**11. Thayer Business Update**

Ms. Berk reported to the Board that the recent poor weather had a negative impact on sales for the past few weeks. She stated that business levels seem to have a new lower normal level at this point. She is hoping that business will continue to increase to reach previous pre-covid levels soon.

Ms. Berk asked for an update on Brown University student status. Mr. Luipold responded, stating the Brown’s student summer session and pre-college sessions will go until mid-August. The goal is to be back to normal campus functions by Fall 2021. He also mentioned that next week Brown will be announcing their plans to bring employees back into the offices.

**12. Other Business**

Mr. Griesinger reported that their new tenant (formerly B Good location), Ayame Hibachi Express, has begun interior redesign and is tentatively scheduled to open in August.

The new tenant for the former CBD space is still moving forward. He also reported that Kind Connection had moved to another location on Thayer Street, to the second floor of 267 Thayer, above Caliente Mexican Grill. Their former location above Chipotle has been changed to residential.

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

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Email Vote: Offer made on the parklet  
Mon, Jun 14, 2021

Jason Sugarman of Pokeworks is interested in purchasing the parklet. He plans on locating it in his parklet spots in front of Pokeworks on Thayer. This morning I met him and his maintenance person at the parklet storage location so they could see the parklet in person. Jason has made an offer to the TSDMA of \$1,000 to purchase. He understands that he is purchasing the parklet "as is", understands there is an estimated amount of \$2,000-\$3,000 structural work that needs to be done to it, that he will be responsible for and also he understands that he is responsible for transportation of the parklet from the storage site.

Please vote:

- Yes - approve sale to Jason Sugarman for \$1,000.
- No - sale is not approved, continue to look for a higher bid

Vote passed to approve the sale to Jason Sugarman for \$1,000, Board voted: 8-0 The vote was unanimous.