



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

Tuesday, June 2, 2020

Our TSDMA Meeting was held via Zoom.us

<https://zoom.us/j/97684468160?pwd=YU5Qb0xESmJZNzc5NVhCOVR4ZGxrUT09>

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:21AM.

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 Greisinger, Chair; Joe Mardo; John Luipold; Albert Dahlberg; Richard Dulgarian; Alexis Kievning; and Donna Personeus, Executive Director.

Absent: Lauren Berk; Jason Sweeney

Guests: Genn Baskin, Property Owner/Developer; Mark Rapp, Architect; Lidia Pierce, Brown University; Megan Lewis, Brown University

3. Presentation of Redevelopment, 190 & 192 Angell Street, by Genn Baskin and Mark Rapp, Architect

Mr. Baskin presented re-development projects for 190 Angell and 192 Angell to the Board. He stated that both projects would be keeping and working with the original structures. He explained each building would also include store fronts of approximately 600 sq ft, based upon max width and street line. Neither commercial space would be kitchen rated. The goal of the redevelopment is to include commercial retail space and increase residential units. He explained that the 3-story building would increase from three (3) units to five (5) units, and the 5-story building would increase from five (5) units to seven (7) units. Construction on both buildings is planned for the same time period, and the properties would be vacant during construction. Construction is planned to take one year, starting in June 2021, and ending in June 2022. He also stated that no parking would be included. The trash will be hidden from the street, located behind the store front, and they are planning on using city trash pickup. He is planning on removing the curb cut to provide additional street parking. Mr. Griesinger stated that he would like to see a site plan.

4. Discussion and Vote to Approve the Minutes from May 5, 2020

Minutes from the May 5, 2020 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Mardo, which was seconded by Mr. Griesinger. The vote was unanimous.

5. Discussion and Vote to Approve the Financial Reports as provided on June 2, 2020

Financial Reports were presented June 2, 2020 by Ms. Personeus, and were approved after a motion by Mr. Griesinger, which was seconded by Mr. Mardo. The vote was unanimous.

6. Final Discussion and Vote on FY 2021 Budget

Ms. Personeus and Mr. Luipold, TSDMA Treasurer, presented a budget of \$163,080 with projected revenues of \$144,119 and use of \$18,961 from the FY 2020 reserved balance, with \$50,000 of that to be used for marketing efforts, and to secure a balanced budget for FY 2021. The Board reviewed and discussed the estimate of receipts and an estimate of expenditures as presented by Ms. Personeus and Mr. Luipold for FY 2021. The FY 2021 Budget was approved as presented after a motion by Mr. Mardo, which was seconded by Mr. Griesinger. The vote was unanimous.

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

Board members asked Mr. Griesinger to stay on for another year as Chairman and Mr. Luipold as Treasurer/Secretary, with both accepting the nominations. Mr. Mardo was nominated to fill the vacant position of Vice Chairman. He accepted the nomination. Mr. Dahlberg made a motion to approve the Executive Board of the TSDMA for the FY 2021, as follows: Mr. Griesinger, Chairman; Mr. Mardo, Vice Chairman; Mr. Luipold, Treasurer/Secretary. The motion was seconded by Mr. Dulgarian. The vote was unanimous.

8. Chairman Report

Mr. Griesinger presented the two (2) goals for FY 2021 for the Board to work towards achieving. The first goal is to continue to seek funds from the City of Providence for infrastructure in the District. The second goal is to increase exposure to Thayer Street to help drive traffic to the district for the merchants over the next year. After discussion, Board members were in agreement.

9. Executive Director Report

Ms. Personeus emailed her Executive Director report on June 1, 2020 to each Board member.

Ms. Personeus mentioned that Bel Terra Landscaping, Inc. had not started the tree well maintenance project on schedule. She had reached out to them and received no response. She was considering contacting the other company if she didn't hear back from Bel Terra in the next few days. Ms. Pierce offered to reach out to Bel Terra and get back to Ms. Personeus.

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

Ms. Personeus has continued to provide emailed updates to TSDMA businesses, summaries of the Governor's press conferences, as well as additional COVID-19 related information. Ms. Personeus has organized two (2) zoom meetings with Thayer businesses to listen to their needs and COVID-19 related concerns. She is also updating the TSDMA website as TSDMA businesses statuses change.

11. Update on Big Belly contract extension

Ms. Personeus stated that Big Belly had accepted the TSDMA's contract extension offer, with one change. The contract would be for five (5) years, with an option for the TSDMA to cancel at the three (3) year point, instead of just a (3) year contract. Refurbishing of the Big Belly units will begin this summer as soon as the contract is signed.

12. Other Business

Ms. Kieving let the Board know that she would be starting on the City of Providence employee workshare program this week. She would be available Tuesdays through Thursdays until further notice.

Mr. Luipold stated that Brown University would be announcing their plans for the Fall no later than July 15, 2020.

There being no further business, the meeting was adjourned at 10:19 AM.