



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

Tuesday, June 3, 2025

118 Waterman Street, 2nd floor, Providence, RI

DRAFT

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:50 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Richard Dulgarian; Harry Bilodeau; Luis Gonzalez; and Donna Personeus, Executive Director.

Absent: Melanie Jewett

Guest: Joseph Sadak, Brown University

2. Discussion and Vote to Approve the Minutes from the Board Meeting on May 6, 2025.

Minutes from the May 6, 2025 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided for June 3, 2025.

Financial reports presented June 3, 2025 by Ms. Personeus. The financial reports were approved after a motion to accept the reports by Mr. Luipold, which was seconded by Mr. Gonzalez. The vote taken was unanimous.

4. Vote to Approve FY 2026 Budget

Ms. Personeus presented the TSDMA FY 2026 budget for review and discussion. The budget included replacing the damaged planter container on the left side of the RIPTA Tunnel, continuation of the Big Belly TSDMA contract (17 units) to match up with the end of the Brown University contract, and powerwashing all of the sidewalks in the TSDMA. The FY2026 budget was approved after a motion to accept the FY 2026 budget as presented by Mr. Luipold, which was seconded by Mr. Griesinger. The budget included a reduction in the tax assessment percentage charged by the TSDMA from .0022% to .0019% to compensate for increases in property evaluations by the City of Providence.

5. Nomination and Vote on TSDMA Board of Directors Member Position for FY 2026

Ms. Personeus informed Board members that Mr. Luipold had submitted his resignation from the TSDMA Board effective June 30, 2025. Mr. Luipold presented Mr. Sadak has his nomination and replacement as of July 1, 2025 for consideration. Mr. Sadak's membership to the TSDMA Board of Directors was approved to begin July 1, 2025, after a motion by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

6. Nomination and Vote on TSDMA Board of Directors Executive Positions for FY 2026

Mr. Griesinger nominated Mr. Mardo to continue as the TSDMA Board Chairman. Mr. Luipold made a motion to accept the nomination of Mr. Mardo for TSDMA Chairman for FY 2026, which was seconded by Mr. Gonzalez. The vote taken was unanimous. Mr. Mardo accepted the position.

Mr. Mardo nominated Mr. Griesinger to continue as the TSDMA Board Vice Chairman. Mr. Luipold made a motion to accept the nomination of Mr. Griesinger for TSDMA Vice Chairman for FY 2026, which was seconded by Mr. Griesinger. The vote taken was unanimous. Mr. Griesinger accepted the position.

Mr. Luipold nominated Mr. Sadak to become the TSDMA Treasurer/Secretary. Mr. Griesinger made a motion to accept the nomination of Mr. Sadak for TSDMA Treasurer/Secretary for FY 2026, which was seconded by Mr. Mardo. The vote taken was unanimous. Mr. Sadak accepted the position.

7. 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 June 2, 2025 to Board members. There was no further discussion.

9. Updates to Redevelopments of 279 Thayer (Two Cousin LLC)

Two Cousin LLC, project manager, Ken Karanzian provided the following update stating that they had received a final set of plans and will be in the process of filing for a permit.

10. Social Media Report Video 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 Facebook had a 22% increase in viewership from the previous 28 days with 52 postings in May. Instagram (IG) experienced 8,018 views, but the number of accounts reached were down 32.6%. IG had 38 postings for the month of May, 8 of them were original, and 30 were reposted/shared. Her focus for June will be Cafe Nero's opening, summertime on Thayer - camps circuit and outdoor time on the street. She plans to work with the Thayer businesses to bring in influencers.

11. Thayer Business Update

Mr. Luipold mentioned the Brown Bookstore experienced a 20% increase in sales over last year for the graduation weekend. He also mentioned that the Meeting Street Cafe had closed. They are currently speaking with someone to possibly take over the business.

12. Other Business

There is no other business to report.

There being no further business, the meeting was adjourned at 10:11 A.M.

The Board went into executive session at the conclusion of the meeting