



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

Tuesday, June 4, 2024

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:18 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Lauren Berk; Richard Dulgarian; Anthony Aquino; Luis Gonzalez and Donna Personeus, Executive Director.

Absent: Harry Bilodeau, Melanie Jewett

2. Discussion and Vote to Approve the Minutes from the Board Meeting on May 7, 2024.

Minutes from the May 7, 2024 meeting were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Report as provided on June 4, 2024.

Financial Reports were presented June 4, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

4. Vote to Approve the FY 2025 Budget

Ms. Personeus and Mr. Luipold, TSDMA Treasurer, presented a budget of \$170,395 with projected revenues of \$171,727 to secure a balanced budget for FY 2025. The FY 2025 Budget was approved as presented after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote was unanimous.

5. Nomination, Discussion, and Vote on TSDMA Board of Directors Executive Positions for FY 2025.

A motion to continue with the current TSDMA Executive Directors, Chairman, Joe Mardo; Vice Chairman, Paul Griesinger, and Treasurer, John Luipold for the fiscal year of 2025 was made by Ms. Berk, which was seconded by Luis Gonzalez. The vote was unanimous. The Executive Directors each agreed to hold the position for an additional year.

6. Audit Update

Mr. Luipold stated that he was working on securing cost estimates. He had reached out to the audit firm who had completed the last several TSDMA audits and was waiting for a response.

7. Executive Director Report

Ms. Personeus provided her Executive Director report on June 3, 2024 to Board members. There was no further discussion.

Ms. Personeus presented members with a copy of the current food truck ordinance. She mentioned that she had been receiving complaints of a food truck that had been regularly parking illegally within the 200 ft radius food truck buffer zone. Mr. Aquino checked the current permits of the food truck in question, and found that they did not have all the proper city food truck permits required. He stated that he would pursue that issue. Per his request, Ms. Personeus sent him photos of the food truck in violation. Board members asked that the current food truck buffer map on the TSDMA website be updated. Members questioned who should be responsible for updating the map. The last update was in 2015 by the City of Providence Planning Department. Ms. Personeus was asked to create or obtain an updated buffer map that could be posted to the TSDMA website and passed out with city food truck permits. Everyone agreed that improved communication with the food trucks regarding buffer zones was necessary during the permitting process. Ms. Personeus was asked to speak with Councilwoman Anthony regarding the level of interest from the City Council to change the buffer zone from 200 ft to 400 ft.

8. Thayer Street Marketing Committee Update

Ms. Personeus updated the Board on the progress of the City of Providence event application for the 2024 Taste of Thayer. She stated that she was still waiting for the certification of the insurance document. Ms. Personeus informed the Board that she had not been receiving prompt responses from the current TSDMA insurance agency. Mr. Griesinger stated Ms. Personeus should let him know if a response was not received within the next day, and he would contact the agency. Ms. Personeus stated, once she received the certificate, she would upload it along with the event map and be able to submit the completed event application.

9. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)

Ms. Personeus informed the Board that she had not received an update from Rouben Balagian, project manager for 235 Meeting Street development. He had stated a month prior that the sidewalks would open June 1st. As of June 1st, the sidewalks were still closed in front of the building. Michel Boutros, co-owner of the 279 Thayer development, texted that his project at 279 Thayer was still waiting on the architect to finish the plans and the MEP's. Board members discussed the current status of the development. The top concerns included safety, operational and neighboring business income and inconvenience issues due to the prolonged length of time the site has been under development without progress. The Board recommended a letter be drafted stating the TSDMA concerns. Board members also had questions on the City's enforcement of development permit violations. Ms. Personeus stated that she would reach out to the TSDMA City Councilwoman Helen Anthony for insight and appropriate City managers to address in the letter and future involvement.

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. Unfortunately the video would not play. Ms. Personeus presented the hard copy version of her report on her behalf and will email a new link to members once received. Highlights of the report included that 29 posts were made and 16,508 accounts were reached, and current followers number 4,608 on Instagram. Facebook had 68 postings, however the reach was down 26% and the content interactions were also down 39%. Ms. McClelland noted that Avon ticket giveaways continue to engage a strong audience. She also included posts from influencers and her social post focuses for June.

11. Thayer Business Update

Members discussed the closed status of Andreas, stating the location was a key location on the street. They felt it was important to continue to have a high end, sit down restaurant at that address.

Mr. Luipold informed the members that Mad with Noodles is close to opening.

12. Other Business

Mr. Aquino informed the Board about a new City Sponsorship application. He stated that he would send the link to Ms. Personeus, and recommended the application be submitted as soon as possible due to limited funds.

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