



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, June 5, 2018

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:20 AM.

1. Roll Call

Directors: John Luipold, Chair; Paul Greisinger; Albert Dahlberg; Stephen Lewinstein; Lauren Berk; David Everett, Richard Dulgarian; and Donna Personeus, Executive Director.

Ex officio members: Edward Bishop

Absent: David Shwaery

Guests: Officer Kelly Mitchell

2. Discussion and Vote to Approve Minutes from May 1, 2018

Minutes from the May 1, 2018 meeting, presented by Ms. Personeus, were approved with edits after a motion by Mr. Gresinger, which was seconded by Mr. Lewinstein. The vote was unanimous by all attending Board members.

3. Discussion and Vote to Approve Financial Reports as provided on June 5, 2018.

Financial Reports were presented June 5, 2018 by Ms. Personeus, and were approved after a motion by Mr. Lewinstein, which was seconded by Mr. Dahlberg. The votes for each were unanimous by all attending Board members. Mr. Luipold asked for Ms. Personeus to review the trash receptacles asset with our accountant for an explanation on why this asset remains on the books after its sale. Ms. Personeus stated she will follow up on his request.

4. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on June 4, 2018 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

Ms. Personeus stated that all TSDMA member properties were currently in good standing. She reported receiving payment from the City of Providence tax sale on May 10, 2018 for 223 Thayer Street #012-0173-0000 (Baker).

Ms. Personeus reported that she had received resignation letters from both Jonathan Kaufman, who has sold his business on Thayer Street and Joanna Levitt for personal reasons. Mr. Griesinger reported he had met with both Jason Sweeney of bgood and Joe Mardo, ownership partner of 249 Thayer Street, to assess their level of interest in becoming TSDMA Board members to fill our two newly vacated positions. He stated both were interested in considering the opportunity. Mr. Griesinger will invite each to attend the next TSDMA Board meeting. Mr. Luipold suggested approaching the owners of Denali to see their level of interest as well.

5. Final Discussion and Vote on FY 2019 Budget

Ms. Personeus and Mr. Luipold, TSDMA Treasurer, presented a budget of \$136,944, with projected revenues of \$126,560 and use of \$10,384 from the FY 2018 balance to secure a balanced budget for FY 2019. A motion was made by Mr. Dahlberg to adopt the FY 2019 budget as presented, which was seconded by Mr. Lewinstein. The vote was unanimous by all attending Board members.

6. Vote to reinstate Stephen Lewinstein to the TSDMA Board.

A motion was made by Mr. Greisinger to reinstate Mr. Lewinstein to the TSDMA Board of Directors, which was seconded by Mr. Dahlberg. The vote was unanimous by all attending Board members.

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

A motion was made by Mr. Dahlberg to elect Mr. Greisinger as the next Chairman of the TSDMA, which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

After discussion, a motion was made by Mr. Greisinger for Mr. Luipold to continue in the position of TSDMA Treasurer/Secretary, which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

8. Discussion and Vote on Continuation of the Lightower Fiber Contract and Ownership of Assets

Board members agreed to continue conversations on terminating the TSDMA Security Camera Lightower Dark Fiber agreement. Brown University Security has expressed interest in taking over the agreement. They would require a transition period. They would also like the opportunity to negotiate the terms with Lightower.

9. Thayer Street Public Art Plan Update

Ms. Personeus presented the updated Thayer Street Public Art Plan – License Agreement to the Board. She informed the Board that The Avenue Concept (TAC) had emailed stating they would not be interested in moving forward with our project under our license agreement. Ms. Personeus asked for direction from the Board on how they would like her to proceed. After discussion, the Board asked Ms. Personeus to respond to TAC at this time we had decided to move forward in a different direction leaving the door open if TAC changed their minds regarding using our license agreement. The Board asked Ms. Personeus to reach out to RISD to inquire about working in partnership with the Public Art Plan for Thayer.

10. Discussion on Creating a 2019 Thayer Street Planning Study Committee

Mr. Dahlberg recommended creating a 2019 Thayer Street Planning Study Committee, stating that it has been five years since the last one was done. He suggested the committee should take a fresh look at mixed-use in the district including on the side streets directly off Thayer Street. New construction projects have fallen through the cracks and opportunities were missed for mixed use. Some property owners were not aware of the Planning Study. Mr. Dahlberg feels it's time to engage with the community on the vision of mixed-use. Mr. Griesigner and Mr. Everett stated that they would review the study. Mr. Everett said he would have an internal discussion within his workplace department to gauge availability for taking on a planning study at this time.

11. Merchants Report

Officer Kelly Mitchell of the Brown Community Relations and Outreach Bureau reported an increase in vagrants/homeless complaints from the merchants and students. The Brown DPS have been detaining the subjects in question until the Providence police arrive and take over the situation.

12. Other Business

Mr. Dahlberg updated the Board on the City's Bike Share program stating the program would be rolled out in two to three weeks (August/September) with memberships costing \$20/mth. Tentative locations for the Bike Share include Soldiers Arch and Sneaker Junkie. Mr. Griesinger stated he had some concern about the Sneaker Junkie location due to the size of the station. He said he would reach out to them directly.

Mr Luipold updated the Board on construction at 271 Thayer Street, Denali, which is underway with the Grand Opening scheduled for August 30.

Mr. Griesinger reported that Ganko Ittetsu Ramen at 217 Thayer was 30 days out from opening, and Shaking Crab at 284 Thayer was 60 days out from opening.

Mr. Luipold reported that Paragon Viva had closed and a new tenant had signed a lease, but the name of the tenant had not been made public yet.

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