



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, June 6, 2017

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:15 AM.

1. Roll Call

Directors: John Luipold, Chair; Paul Greisinger; Susan Mardo; Albert Dahlberg; Lauren Berk; David Everett, Richard Dulgarian; Joanna Levitt and Donna Personeus, Executive Director.

Guests: Officer Kelly Mitchell; Nidal Battikha, owner of Base Station VR Lounge; Jonathan Kaufman, owner/partner of UMelt

Absent: Steve Lewinstein, Ex officio members: David Shwaery; Edward Bishop

2. Business Presentation by Jonathan Kaufman, owner/partner of UMelt

Mr. Kaufman gave a presentation on his new business, UMelt, coming to the TSDMA during the summer of 2017 once renovations are complete. He described UMelt as a gourmet grilled cheese store. Thayer Street will be their second location. Mr. Kaufman stated the store hours are currently planned for Tuesday - Thursday 12 - 8 p.m., Friday 12 - 10 p.m. and Saturday 1 p.m.-12 a.m., closed on Sunday and Monday. They offer delivery through a third party service.

3. Business Presentation by Nidal Battikha, owner of Base Station VR Lounge

Mr. Battikha gave a presentation on his new business that just opened in the TSDMA. He explained the Virtual Reality Experience at Base Station would be offering space rental by time for personal experiences, parties, team building exercises and also offer mobile set ups. The space offers five unique stations. His customer demographic is age 16 to 40. They will be offering soda and packaged snacks in a lounge atmosphere. He is open to working with the local Thayer restaurants to offer deliveries of their food. Rent of each station is \$40/hr and available for up to five (5) people at a time. His virtual reality business is the first in New England and Rhode Island. There are only 20 such businesses in the USA at current time. The hours are currently planned for Tuesday-Thursday 12-8 p.m., Friday 12-10 p.m. and Saturday 1 p.m. -12 a.m. with Sunday a possibility in the future.

4. Discussion and Vote to Approve Minutes from May 2, 2017

Minutes from the May 2, 2017 Board meeting, presented by Ms. Personeus, were approved after a motion by Ms. Berk, which was seconded by Ms. Mardo. The vote was unanimous by all attending Board members.

5. Discussion and Vote on Financial Report as provided on June 6, 2017

Financial Reports were presented June 6, 2017 by Ms. Personeus, and were approved after a motion by Mr. Dahlberg, which was seconded by Mr. Greisinger. The vote was unanimous by all attending Board members.

6. Final Discussion and Vote on FY 2018 Budget

FY 2018 Budget of \$143,622 was presented by Ms. Personeus and Mr. Luipold, TSDMA Treasurer with projected revenues of \$132,672 and \$10,990 of FY 2017 balance to secure a balanced budget for FY 2018 which was approved after a motion by Ms. Berk and which was seconded by Mr. Greisinger. The vote was unanimous by all attending Board members.

7. Tax Assessment Revision to Include Residential Update

Mr. Luipold stated that he had a meeting with the TSDMA attorney scheduled for this month and would report the recommendation back to the Board at the next meeting. He also stated that he would be meeting with Mr. Gilbane to discuss receiving a voluntary contribution from 257 Thayer and would report the outcome at the next meeting as well.

8. Executive Director Report

Update on the FY 2013, 2014 and 2015 Audit, Review outstanding Bios for Grant process

Ms. Personeus reported that she emailed her Executive Director report on June 2, 2017 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 reported she had not been able to secure a proposal for the FY 2016 audit from Mr. Lewinstein's recommended firm. She requested assistance from Mr. Greisinger in Mr. Lewinstein's absence. Mr. Greisinger stated he would be meeting with the firm later in the week and would speak to them on the TSDMA's behalf and report back to Ms. Personeus.

Ms. Personeus reminded Board members that Board Director Bios for our Grant Applications were now passed due and many were still outstanding.

Ms. Personeus stated that William Bombard, Providence City Engineer had requested a master key to the Big Belly Solar Trash Compactors to use as needed. Ms. Personeus asked if the Board wished her to provide a key to DWP. It was the decision of the Board to not provide a key to DWP because the TSDMA is the holder of the Big Belly lease and is responsible for any damage to the units.

Ms. Personeus reported that after discussion with Mr. Luipold and Mr. Dahlberg she has cancelled the Thayer Art Festival. Mr. Luipold asked Ms. Personeus to consider running the Art Festival next year and asked her to provide a proposal for review at the next meeting.

9. Temporary Closing of Meeting Street

Mr. Luipold presented a detailed street closure map of the Meeting Street (Brown Street to Thayer Street) for Wednesday, July 12 from 6 a.m. to 5 p.m. He stated the street will be closed in order for a crane to lift equipment to the roof of one of the Brown University buildings.

10. Big Belly TSDMA Wayfinding Ad Panel Poster

Review, Discussion and Vote on Revised Poster Rough Layout

Ms. Levitt was not able to complete the revisions in time for this meeting. This agenda item will be moved to the next TSDMA Board meeting.

11. Merchants Report

No report was given at this time.

12. Other Business

Mr. Griesinger reported that 2nd Time Around would be shortly closing all their stores including the Thayer Street location. He reported that they had secured a new tenant with a signed a letter of intent for the 2nd Time Around location. Mr. Griesinger stated that b.good would be opening in the next few weeks.

There being no further business, the meeting was adjourned at 10:01 AM.