



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, June 7, 2016

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:14 AM.

1. Roll Call

Directors: Dean Martineau, Chair; John Luipold; Paul Greisinger; Susan Mardo; Steve Lewinstein; Lauren Berk; Amanda Giessler; David Everett & Donna Personeus, Executive Director.

Ex officio members: David Shwaery; Edward Bishop

Guests: Jessie Berman; Richard Dulgarian; Steve Durkee

Absent: Albert Dahlberg

2. Discussion and Vote Regarding 275 Thayer Street BV Application

Mr. Luipold introduced Steve Durkee, potential new tenant/business owner for 275 Thayer Street. Mr. Durkee presented his background and outlined the barbecue restaurant he is planning to bring to 275 Thayer Street. Mr. Durkee stated he would have three partners, each would share in the business profits. The restaurant will serve a full range of smoked meats and service whiskey and tap beer. There will be 80 seats (16 at the bar and 64 seated). He stated that they will have a 10-year lease with options. Mr. Durkee mentioned he is looking to be a good neighbor, family friendly and have a close relationship with the other Thayer property owners and business owners. He stated he is researching off-street trash storage and removal options. He is open to having security staff on busy evenings (Thursday - Saturday). He stated that he will be looking to obtain a class BV liquor license, with close times of 1 AM Thursday through Saturday, earlier weekday closing of 12 AM Sunday through Wednesday. Mr. Greisinger stated that he had a concern that the smell of the smoking meats could be a problem. He requested that Mr. Durkee have a plan in place for correction if the smells from the barbecue presented a problem. The Board held a discussion after Mr. Durkee's presentation was complete and he had left the meeting. A motion by Mr. Luipold was made and seconded by Mr. Martineau to submit a letter to the City of Providence Licensing Board in regards to the 275 Thayer Street BV Application clarifying the TSDMA's concerns in regards to hours of operation (Sunday - Wednesday open until 12am and Thursday through Saturday open until 1AM, late call 12:40 AM), and asking for plans clarifying business plans on trash removal, oil/grease removal, odor removal plans as well as security plans through closing. The vote was unanimous by all attending Board members. A recommendation was made by Mr. Luipold that the TSDMA set up a protocol/practice in which potential business owners can follow when presenting their business to the TSDMA Board when seeking support and approval in the licensing application process.

3. Discussion and Vote on the Board Meeting Minutes from May 1, 2016

Minutes from the May 1, 2016 Board meeting were approved after a motion by Mr. Luipold, which was seconded by Mr. Lewinstein. The vote was unanimous by all attending Board members.

4. Discussion and Vote on Financial Report as provided on June 7, 2016

The Financial Reports were presented June 7, 2016, and approved after a motion by Mr. Luipold which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

5. Final Discussion and Vote on FY 2017 Budget

FY 2017 Budget was presented by Ms. Personeus and Mr. Luipold, TSDMA Treasurer of \$144,655, with projected revenues of \$135,066 and \$10,000 of FY 2016 balance to secure a balanced budget for FY 2017 which was approved after a motion by Mr. Greisinger and which was seconded by Mr. Lewinstein. The vote was unanimous by all attending Board members.

6. Chairman's Report

Mr. Martineau reported that Thayer Street was busy during graduation weekend which was confirmed by Ms. Berk and Ms. Mardo, both stating sales were good. They reported that traffic was up over last year but customers are not spending as much per visit.

7. Executive Director Update

Ms. Personeus reported that she emailed her Executive Director report on April 29, 2016 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

8. Board Leadership Nominations and Discussion

Mr. Luipold reported that he had not received any nominations for the FY 2017 Board Leadership positions. Mr. Luipold and Mr. Martineau stated they would agree to continue their leadership roles if there were no objections, which there were none. The Board will vote to approve Mr. Martineau for FY 2017 Board Chairman, and Mr. Luipold for both FY 2017 Treasurer and Secretary at the July 12, 2016 Board meeting.

9. Review and Vote on Letter Supporting the Application of Insomnia Cookies for a 3:00 am Closing

After a review and discussion of the letter supporting the application of Insomnia Cookies for a 3:00 am closing, a motion to approve with minor edits was made after a motion by Ms. Berk, which was seconded by Ms. Mardo. The vote was unanimous by all attending Board members.

10. BigBelly Ad Panel Project Cost Discussion and Vote

Due to time restrictions, this discussion will be moved to the next meeting.

11. Fones Alley Improvement Discussion

Mr. Greisinger introduced the plan to make improvement to Fones Alley. Ideas under consideration include changing the street from two-way to one-way with the entrance beginning from Brook Street. Other ideas include the creation of a sidewalk from Thayer down Fones Alley on the side of au bon pain to the La Creperie, a mural on the Fones Alley side of 215 Thayer. Mr. Everett recommended that he

reach out to the abutter regarding the traffic pattern change. Mr. Greisinger mentioned he planned to meet with his tenant, business owner of the La Creperie and Mr. Everett to start the process.

12. Interaction with Tenants Violating City Ordinances

Ms. Personeus asked for and received confirmation that going forward she would, on behalf of the TSDMA Board, notify the property owner and copy the property owner's tenant via mail when a tenant is in violation of a City ordinance. If the violation continues, after the letter is sent, she will notify the TSDMA Board for additional instructions.

13. Merchant Report

Ms. Mardo reported the Thayer Merchant Association held a meeting with Councilman Sam Zurier regarding meters, food trucks, peddlers, and panhandlers. The goal is to level the playing field, the issue being fairness to the Thayer Street Merchants. It was decided that Mr. Everett, Ms. Mardo, Mr. Martineau and Ms. Personeus would meet to put together a plan to move forward.

14. Other Business

Merchant email on towing

The tenant at 215 Thayer does have a tow company under contract to remove non-customers cars from the 215 Thayer parking lot.

Mr. Luipold reported the Brown owned buildings on Brook Street were scheduled for demolition in the next week.

There being no further business, the meeting was adjourned at 10:51 AM.