



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

Tuesday, August 5, 2025

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:09 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; Joseph Sadak; Richard Dulgarian; Luis Gonzalez; Harry Bilodeau; Donna Personeus, Executive Director in Transition; and new Executive Director Lauren Berk
Absent: Melanie Jewett;

2. Discussion and Vote to Approve the Minutes from the Board Meeting on July 1, 2025.

Minutes from the July 1, 2025 Public Hearing and Board Meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Dulgarian, which was seconded by Mr. Griesinger. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided for August 5th, 2025.

Financial reports presented August 5th, 2025 by Ms. Personeus. The financial reports were approved after a motion to accept the reports by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

4. Executive Director Report

Ms. Personeus provided her Executive Director transition report update on August 5th 2025 to Board members. It was confirmed that Ms. Personeus would be leaving the position of Executive Director of the TSDMA, with her final day being August 31, 2025. Ms. Personeus mentioned the following is pending: needs to complete fiscal year-end reconciliation pending final bank statement review. Ms. Personeus has agreed to turn over all login/password information and vendor contact information prior to the Santander Bank meeting set on August 21st, 2025. Ms. Personeus also agreed to help comprise all financial documentation from years prior since the last audit was conducted in 2019. She mentioned that transferring files digitally to the shared drive has been a challenge and an external drive might be an option for the prior years financials.

5. Transition Update: Transfer of FY 2026 Documents, Bank Emergency Checks, Deposit Slips, and Post Office Box Key

Ms. Personeus gave Ms. Berk all physical assets such as mailbox keys, office supplies, stamps and stationery materials.

6. Audit Update

Mr. Griesinger mentioned he will be working with Mr. Sadak and Mr. Luipold in order to move forward with the audit.

7. Update on Redevelopments of 279 Thayer (Two Cousin LLC)

Two Cousin LLC, project manager, Ken Karanzian provided the following update stating that they had filed for a new permit and working under the confines of their current permit.

8. 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 Instagram (IG) experienced approximately 6,800 views, with the number of accounts reached, slightly up from May and June. IG had 27 postings for the month of July, a combination of original and shared content. She reported that Facebook views were down 8% over last month, with a total of 38 postings. Ms. McClelland stated her focus for August will be Fall menu changes and Back To School for retail on the street.

9. Thayer Business Update

Mr. Mardo and Mr. Griesinger mentioned the need for a board expansion initiative, targeting local business owners to increase community representation.

10. Other Business

Mr. Griesinger mentioned unauthorized dumpster usage by construction workers requiring immediate intervention and management. Mr. Griesinger also mentioned second-floor space development, focusing on spa, fitness and service businesses.

There being no further business, the meeting was adjourned at 10:02 A.M.