



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

Tuesday, July 31, 2018

MEETING MINUTES

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

1. Roll Call

Directors: Paul Greisinger, Chair; Stephen Lewinstein; Lauren Berk; Albert Dahlberg; Richard Dulgarian; Joe Mardo; and Donna Personeus, Executive Director.

Absent: John Luipold; David Everett; Ex officio members: Edward Bishop; David Shwaery

Guests: Chris Mejia, Denali; Jason Sweeney, b.good; Robin Nobel, Martin Luther King Elementary School; Officer Kelly Mitchell, Brown University

2. Presentation from Councilwoman, Nirva LaFortune (Ward 3) on playground for Martin Luther King Elementary School on Camp Street

Councilwoman Nirva LaFortune gave a presentation on funding a new playground at MLK Elementary School on Camp Street to the Board. She explained the current playground is not up to code and has been deemed unsafe for use. She stated she has been able to secure \$73,000 of allocated funds (of the approximate \$100,000) required to start the project.. She let the Board know there would be a fundraising campaign kicked off soon and she would love help from both Thayer businesses and property owners. She explained there would be the need for help on an awareness campaign, volunteers to construct the playground, locations for fundraisers, in-kind food donations for volunteers and in-kind construction project management. The councilwoman introduced Robin Nobel, a teacher from MLK who spoke to the need of this new playground for the kids. Councilwoman LaFortune stated the work was set to begin in the Fall. Mr. Peter Dickson is currently working on a visual of the plan. The goal is to make the playground multi-use incorporating the opportunity for an outdoor classroom as well.

3. Discussion and Vote to Approve Minutes from July 10, 2018

Minutes from the July 10, 2018 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Dahlberg, which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

4. Discussion and Vote to Approve Financial Reports as provided on July 31, 2018.

Financial Reports were presented July 10, 2018 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Dahlberg. Ms. Personeus updated the Board on the trash receptacles still listed as an asset after sale. She will address this issue as recommended by our TSDMA accountant with the auditor.

5. Chairman Report

Mr. Greisinger introduced Mr. Jason Sweeney, owner of the b.good location on Thayer Street, as a possible new TSDMA Board member for the last remaining open Board seat. Mr. Sweeney explained that he started with Ben & Jerry's in Burlington, VT, managing a company-owned store and had been involved in the marketing of the Church Street area, similar to Thayer Street. He explained that he was friends with the owners of b.good and became their first franchise owner based off his success with Ben & Jerry's. Mr. Sweeney also mentioned b.good is a company that gives back to its community. His Thayer b.good location chose The Tomorrow Fund as their local non-profit to support. He stated that he would love to be a part of a team to create a "Thayer Experience", helping Thayer to continue to grow into its next phase, and felt his background would be helpful. He welcomed the opportunity to join the Board.

Mr. Griesinger noted that Ganko Ittetsu Ramen (217 Thayer) has had a strong Grand Opening and is off to a successful start on Thayer Street.

6. Discussion and vote to approve Joe Mardo as TSDMA Board Member

After brief discussion, Mr. Lewinstein made a motion to accept the nomination of Mr. Mardo to the TSDMA Board of Directors, which was seconded by Mr. Dahlberg. The vote to approve was unanimous by all attending Board members. Mr. Mardo was welcomed as the newest Director to the TSDMA Board

7. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on July 30, 2018 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

8. Update from Thayer Street Planning Study Committee

Mr. Dahlberg reported that the committee comprised of himself, Mr. Everett, Mr. Griesinger and Ms. Personeus, had met, and Ms. Personeus provided notes from the meeting. He explained that the committee had found many of the recommended items on the Thayer Planning Study had been completed, but there was still work to be done. One of the items the committee felt should be addressed was "Mixed Use". All members were in agreement that there had been missed opportunities of implementing mixed use on the new side street developments. We need to encourage developers on the side street to incorporate mixed use into their plans. At the September meeting, the committee would like to discuss breaking down the remaining items into phases with time frames.

9. Thayer Street Public Art Plan Update

Ms. Personeus reported that she had been in touch with Bethany Costello, Director of Community Relations at RISD, and her meeting with the Provost had been rescheduled to mid August.

10. Lighttower Fiber Contract Continuation Update

Mr. Dahlberg gave the new Board members an overview of the Lighttower Fiber Contract/257 Thayer Street Security Camera Project. There was no update or firm date given in which to cancel the current agreement with Lighttower and turn over the responsibility to Brown University IT and Department of Safety. Further discussion on a vote to cancel is to be held until the September Board meeting.

11. Merchants Report

After discussion, the Board decided to form a Thayer Holiday Event Committee. Ms. Berk, Mr. Dulgarian, Mr. Mardo and guest Mr. Mejia agreed to participate on the committee and plan to meet before the next Board meeting. The goal of the committee is to decide how to best spend the budgeted \$4,000 for the event(s).

12. Other Business

Presentation by Chris Mejias, Associate Manager of Denali Outdoor

Mr. Griesinger introduced Mr. Mejias, Associate Manager of Denali Outdoor, to the Board. Mr. Mejias explained that he has been with Denali for nine years, and moved to Providence to take on the challenge of Associate Manager on the new Thayer Street location. He stated that Denali will have seven stores with the addition of the Thayer Street location, five in Connecticut and two Rhode Island. The store will feature Patagonia and North Face merchandise. He mentioned that part of the Denali experience is giving back to the community. They have Pint Night Events in the store, with the profits given to non-profits. The stores hours will be Monday through Saturday 10A to 9P, Sunday 11A to 6P. They have set September 15th, 9A to 6P (store officially opening at 10A) as the date for their Grand Opening Event. They are working with Ms. Personeus and several local Thayer merchants for the day of the event. They will be closing off part of Meeting St for a Climbing Wall. There will be a happy hour and prize wheel along with several interactive events.

National Night Out announced by Officer Mitchell

Officer Kelly Mitchell, Community Relations and Outreach Bureau, Brown University Department of Public Safety on National Night Out, presented a flyer and gave a summary on the National Night Out Event.

Construction & New Tenant Updates

Mr. Luipold reported that Brown will be moving the Sharp House in early December to make room for the new Performing Arts Center.

Mr. Griesinger reported that the steel beams will be going up at 249 Thayer Street this week and the structure will have walls up by the end of September. The plan is to give access to Shake Shack in October to begin working on their interior space.

There being no further business, the meeting was adjourned at 10:30 AM.