



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

Tuesday, August 6, 2024

118 Waterman Street, 2nd floor, Providence, RI

**DRAFT**  
**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:00 A.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Lauren Berk; Richard Dulgarian; Anthony Aquino; Luis Gonzalez and Donna Personeus, Executive Director.

Absent: Harry Bilodeau; Melanie Jewett

**2. Discussion and Vote to Approve the Minutes from the Board Meeting on July 9, 2024.**

Minutes from the July 9, 2024 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote taken was unanimous.

**3. Discussion and Vote to Approve the Financial Reports as provided on August 6, 2024.**

Financial Reports were presented August 6, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

**4. Audit Update**

Mr. Luipold stated would continue to search for a new firm that is capable of working with a small organization like ourselves for a reasonable cost.

**5. Executive Director Report**

Ms. Personeus provided her Executive Director report on August 6, 2024 to Board members. There was no further discussion.

**6. Thayer Street Marketing Committee Update**

Ms. Personeus updated the Board on the progress of the City of Providence event application for the 2024 Taste of Thayer. She stated that she attended the City's application meeting on July 10 and was given permission to move forward with the event. The City is requiring an additional emergency detail document this year due to the size of our event. Ms. Personeus will be working with the City to complete the document and will be meeting with the city event planning group one more time before the event takes place to review event details.

### **8. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)**

The development at 235 Meeting Street has been completed, only interior work that will not affect the district remains to be finished. The 279 Thayer development has been stalled for many months. Ms. Personeus was told the development project was still waiting on the architect to finish the plans and the MEP's. Board members revisited past discussions on the current status of the development. The top concerns remained safety, operational and neighboring business income and inconvenience issues due to the prolonged length of time the site has been under development without progress. Members discussed the possibility of City officials meeting with the property owner/developer to secure a safe walkway so that the sidewalk could be reopened and site materials could be cleaned up. Mr. Aquin agreed to schedule a meeting with the owner to discuss the concerns. Board members also discussed the role that the TSDMA should play in district development. Members agreed that the role was to be supportive of development that conforms to the current zoning ordinances and rules.

### **9. Social Media Report 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 that 32 posts were made and 3,300 accounts were reached, and current followers number 4,632 on Instagram. Facebook had 68 postings, however the reach was down 8.3% and the content interactions was up 35.8%. Ms. McClelland noted that Avon ticket giveaways continue to engage a strong audience. She also included posts from influencers and her social post focuses for August. She noted that InthePink and Flatbread were on the cooking segments of the Rhode Show.

### **10. Thayer Business Update**

Mr. Griesinger informed the members that Shaking Crab had closed and a new business, Nero Cafe Kitchen would be moving into the location. The restaurant will cater to the East Side neighborhood with a chef that will concentrate on healthy morning and lunch options. Mr. Mardo mentioned that Flatbread Co. is interested in connecting to Thayer Street through use of an alleyway between Urban Outfitters and CVS. They are interested in investing in lighting and more. They wish to make it an interesting, creative passageway that would be locked overnight when they are closed.

### **11. Other Business**

Several Board members voiced concerns on the increase of homeless that are back on Thayer Street. Ms. Personeus said she would reach out to Lt. Brown.

There being no further business, the meeting was adjourned at 10:17 A.M.