



Thayer Street District Management Authority

Board of Directors Meeting

Tuesday, September 9th, 2025 @ 9:00 a.m.

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

DRAFT

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

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; Joseph Sadak; Richard Dulgarian; Luis Gonzalez; Harry Bilodeau; Lauren Berk, Executive Director

Absent: Melanie Jewett;

2. Discussion and Vote to Approve Minutes from Board Meeting on August 5th, 2025

Minutes from the August 5th Board Meetings were presented by Ms. Berk. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Sadak. The vote taken was unanimous.

3. Discussion and Vote to Approve Financial Reports as provided on Sept 9th, 2025

Financial reports presented September 9th, 2025 by Ms. Berk. The financial reports were approved after a motion to accept the reports by Mr. Griesinger, which was seconded by Mr. Gonzalez. The vote taken was unanimous.

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

Gavin Waldheger from Kenwood Constructions attended the board meeting to discuss the ongoing construction project of 279 Thayer Street. Mr. Waldheger expressed that the project is facing significant delays and public safety concerns with prolonged sidewalk closure affecting pedestrian traffic flow. Mr. Waldheger hopes to receive the new permit for construction in the next couple of weeks and take over management of the construction project. Mr. Waldheger agreed to create a comprehensive plan for the sidewalk, deliveries and schedule.

5. Thayer Business Update: Evening/Weekend Retail Parking Operation (Thayer & Brook)

Mr. Luipold announced the opening of parking Lot 11 and Lot 44 for weeknights after 5:00pm and 12pm-12am on weekends to the public. These parking lots will allow more than 75 spaces to become available to the TSDMA area for event, fine dining and entertainment use.

6. Brown Family Weekend

Brown Family Weekend is October 17th-19th. A discussion was had amongst board members regarding bringing foot traffic to the street for that weekend.

7. Executive Director Report: Big Belly, Accounting, Homelessness, Merchants & Transition

Update

Ms. Berk mentioned the lease renewal on the Big Belly is coming up and should be coordinated with Brown University's contract which is expiring April 1, 2026 with potential equipment replacement after 10-year lifespan. Ms. Berk discussed modernizing the accounting process with the bookkeeper, giving the bookkeeper admin access to bank accounts, and sinking QuickBooks to start a digital payment system. Homelessness continues to be an issue on Thayer Street and the board re-iterated reaching out to local officials and authorities to receive help with the vagrants. Lastly, Ms. Berk gave a flash drive of TSDMA files that were removed from Ms. Personeus' computer to Mr. Gonzalez to make a copy on the shared drive, Mr. Gonzalez will reach out upon completion.

8. Taste of Thayer Discussion

Spring dates of Taste of Thayer were discussed, the board is trying to coordinate with Brown University ADOCH dates. Michelle Mare, from Brown bookstore, is going to get back to the board with potential dates. Ms. Berk mentioned sub-committees will need to be formed in order to proceed with the event.

9. Audit Update

Mr. Mardo mentioned he is in communication with Duquette, Hurley & Associates, Inc. and will be following up to give them the necessary information to move forward with an audit.

10. Vote to Approve New Board Member, Sanjiv Dhar

Sanjiv Dhar was approved as a Board Member after a motion was made by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

11. Social Media Report

To best utilize time, the Social Media reports were sent out via email and viewed individually. Instagram hit the 5,000 follower mark, Fall River is a new demographic that is presenting on Facebook at 6%. Pop up at In The Pink, a vintage clothing pop up, an innovative way to attract new customers. Ms. McClelland mentioned problems logging into Instagram with new passwords being re-set, but should resolve itself. The goal for this month is Fall menus and featuring seasonal products.

12. Meeting Time Discussion

A vote was taken to change the meeting times to 3:00 pm on the first Tuesday of every month, a motion was made by Mr. Gonzalez, which was seconded by Mr. Sadak. The vote taken was unanimous.

13. Other Business

There being no further business, the meeting was adjourned at 10:40 A.M.