



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

Wednesday, September 21, 2022

South Street Landing, 350 Eddy St, Conference room #452, Providence, RI 02903

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05 A.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Richard Dulgarian; Liza Farr; Katie Silberman; and Donna Personeus, Executive Director.

Asbent: Lauren Berk; Joe Lasserini

Guests: Audrey McClellan, Social Media Consultant; Grant Dulgarian; Lt. William Brown, PVD PD; Julia Evelyn, RIPTA

**2. Presentation from Julia Evelyn, Planner, Long Range Planning, RI Public Transit Authority RIPTA and AECOM on stakeholder process for the East Side Tunnel Exterior Planning project.**

Julia Evelyn, long range planner for RIPTA and AECOM presented the current options for the East Side Tunnel Exterior Planning project. She stated the project is scheduled for summer of 2024, when the tunnel would be temporarily closed for public transportation use. She explained the final design choice would be made in October 2022. She welcomed any input from TSDMA property and businesses within the next two weeks due to the tight time frame for decision making. After discussion, the Board members decided it would be best for each property owner to respond to Ms. Evelyn in writing, independently. Ms. Personeus stated she would reach out to the property owners and let them know, providing both the PowerPoint presentation and Ms. Evelyn's contact information.

**3. Discussion and Vote to Approve the Minutes from the Board Meeting on August 2, 2022.**

Minutes from the August 2, 2022 Board meeting presented by Ms. Personeus were approved after a motion by Ms. Farr, which was seconded by Mr. Luipold. The vote was unanimous.

**4. Discussion and Vote to Approve the Financial Report as provided on September 21, 2022.**

The Financial Reports for the September 21, 2022 Board meeting were presented by Ms. Personeus. After discussion, a vote to approve the reports was approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote was unanimous.

## **5. Social Media Report Presentation by Consultant Audrey McClelland**

Ms. McClelland presented her social media monthly report for August 2022. Highlights of the report included an update on social engagement, influencer-related activity in August, and influencers scheduled for September. She mentioned that IG is now prioritizing reels and that she has made the creative adjustments. She reported that Facebook engagement was leveled off and confirmed that she continues to use twitter as a news distribution tool. The TSDMA most recent followers have tended to be media outlets, politicians and local young adults. She also informed the members of a last minute request from WJAR for a Studio 10 segment on quick eats. She worked with Ms. Personeus to secure Pokeworks for the segment.

## **6. Thayer Street Marketing Committee Update**

Ms. Silberman provided updates from the marketing committee meeting. She shared with the members an updated list of sponsors for the Taste of Thayer. Mr. Mardo stated that the Discovery Group/Capstone would be a Bronze \$1,000 sponsor. Ms. Silberman noted that the total sponsor amount was currently at \$11,500. She also mentioned she was planning on sending an email regarding tickets sales out to an appropriate email list that she had.

## **7. Executive Director Report**

Ms. Personeus provided her Executive Director report on September 5, 2022, to Board members. There was no further discussion.

Ms. Personeus presented a first draft of 2023 Board meeting dates for member review. The Board asked her to move January 3 to January 10. Ms. Personeus asked the Board to be prepared to vote to accept the calendar of dates at the October Board meeting.

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

Ms. Personeus provided the Board with an update provided by Rouben Balagian, project manager on the redevelopments of 279 Thayer (Two Cousin LLC) or 235 Meeting (Boutros Salo & Boghos). He stated that at the 279 Thayer Street project, they were still waiting for the demo permit due to the City of Providence changing their permitting guidelines for raze permits. He stated that it was taking longer than expected to obtain said permit. Mr. Balagian wrote that he would let Ms. Personeus know once they have the permit and have an estimated start date. On the 235 Meeting Street project, demolition has been completed. He stated, as per engineer's request they have excavated one corner of the site, which they have shored up with a retaining wall designed by the engineer and architect. They are awaiting additional design elements of the site shoring plan from the engineer, which they expect this week, at which point they will proceed with excavating and shoring up the site in order to prepare for footing and excavation. Service utility connections have been disconnected and capped in accordance with the requirements of the governing authority. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project. Provisions will continue to be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining properties.

## **9. Thayer Street District Curbside Study Update**

Ms. Farr represented the information she had provided at the September meeting, in lieu of her not being able to attend the meeting. She mentioned that she was currently analyzing the data. She mentioned looking for ways to consolidate loading zones (purple lines on map), looking at the possibility of increasing parking on Bowen, opening up the currently closed to parking side of the street and looking for ways to increase handicapped accessible parking. She stated Thayer Street currently only has two dedicated spots located at the top of the street and that she has had multiple complaints regarding this. She noted that there should be 1 spot for every 50-100 parking spots.

## **10. Working Group Thayer Holiday Lights Update**

Ms. Personeus mentioned that she had received an estimate from electrician Scott Collard of Collard Enterprises, and was waiting for the Structural Engineer Scott Bogel's estimate which Ms. Lewis was helping her obtain it. Ms. Personeus stated she and Ms. Berk would be meeting with Ms. Evelyn Audet of Audet Lighting on Thayer Street to review holiday lighting options.

## **11. Thayer Street Biodiversity & Tree Update**

Ms. Personeus updated the Board on the replacement of three small container trees that have died in the summer heat. She mentioned that three other trees would also need to be replaced shortly.

## **12. Thayer Business Update**

There were no updates at this time.

## **13. Other Business**

Lt. William Brown mentioned the department had found an app called Neighborhood Ring to be helpful in keeping local residents and business informed. He stated he would send Ms. Personeus information on it. Ms. Personeus said she would email the information out of the TSDMA Businesses once received.

Board members were asked to consider possible candidates, who are property owners, to fill the remaining Board position.

There being no further business, the meeting was adjourned at 10:27 A.M.