



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, September 3, 2019

MEETING MINUTES

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

1. Roll Call

Directors: Paul Greisinger, Chair; John Luipold, Lauren Berk; Albert Dahlberg; Joe Mardo; Jason Sweeney, Alexis Kieving and Donna Personeus, Executive Director

Absent: Stephen Lewinstein; and Richard Dulgarian

Ex officio members: Edward Bishop

Guests: James Sisson, Senior Construction Manager, Facilities Management, Brown University; Anthony Casello, Director, Design & Construction, Facilities Management, Brown University; Douglas Pilkuhn, Account Construction Manager, Shawmut Design and Construction; and David Baskin, Owner/Developer of 21 Euclid; Mr. Robby Patel, Owner, Smoke Shop at 230 Smoke Shop; and Mike Khoury, Esq for Mr. Patel/Smoke Shop

2. Presentation by Mr. Baskin, owner 21 Euclid on Revisions to Exterior of Building

Mr. Baskin presented revisions to the exterior of his 21 Euclid development. He noted the slight changes to the size and style of the windows, as well as the exterior changes, that will help incorporate first floor commercial space into the second phase (Brook Street) of this project. He stated that 21 Euclid will comprise 18 units with 56 beds. The development is scheduled for completion in June 2020. He plans to return to the Board in December to present interior plans. Mr. Baskin asked for a letter of support from the TSDMA, for the exterior changes that he presented, to be sent to Mr. Azar.

3. Discussion and Vote on Letter of Support for 21 Euclid Revisions

After discussion, a motion was made by Mr. Luipold to send a letter to Mr. Azar from the TSDMA Board in support of the exterior changes to 21 Euclid presented by Mr. Baskin, which was seconded by Mr. Greisinger. Ms. Personeus was asked to email the letter to Board members for approval. The letter was emailed to the Board. The letter as sent was approved by the Board with a vote of 6 yes, 0 no, with 3 Board members not voting.

4. Discussion and Vote to Approve the Minutes from the August 13, 2019 meeting

Minutes from the August 13, 2019 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Luipold, which was seconded by Mr. Dahlberg. The vote was unanimous.

5. Discussion and Vote to Approve Financial Reports as provided on September 3, 2019

Financial Reports were presented September 3, 2019 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous.

Ms. Personeus confirmed she would provide the Board with a transaction detail of the \$19,793 line item on the Balance Sheet report for the next meeting.

Mr. Luipold mentioned he would like to see the depreciation schedule be on a faster schedule than ten years.

6. Chairman Report

Mr. Greisinger updated the Board on upcoming marketing efforts. He mentioned Board members would be meeting with members of the Farm Fresh team to discuss the possibility of bringing a Farmers Market to Thayer Street in the future. Mr. Luipold suggested the exterior grounds of 215 Meeting as a location that could be used for a Farmer's Market. He asked that all inquiries regarding use of that space be directed to Ms. Lidia Pierce. Mr. Greisinger suggested the idea of creating an annual road race that starts and ends on Thayer Street. Mr. Luipold said he would take the lead on development of the race.

7. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on September 2, 2019 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

Ms. Personeus mentioned a need for a delivery location for the holiday street decorations that will be purchased, as well as storage after the holidays. Ms. Berk said she would be willing to work with Ms. Personeus to receive the delivery. Mr. Luipold offered available properties on Thayer Street for temporary storage asking Ms. Personeus to contact Ms. Pierce.

8. DOT/Gano Street Closure Update

After Discussion, the Board agreed to send a letter to Mr. Alviti Jr., Director of the Rhode Island Department of Transportation, to reopen the Gano Street ramp immediately and restudy the proposed permanent closure of the ramp. The Board felt the community needs an opportunity to weigh in.

Mr. Griesinger made a motion to have the TSDMA Board take an online vote to approve a letter requesting the immediate opening of the Gano off ramp, which was seconded by Mr. Mardo. The vote was unanimous by all attending Board members.

9. Thayer Street Public Art Project #2 - Fones Alley Update

Ms. Personeus provided the Board with a draft agreement for the creation and maintenance of the Fones Alley Mural for Board review. Mr. Greisinger asked that the name of "La Creperie" be added to the mural design. Ms. Personeus mentioned the actual mural design was still in progress and that the final mural concept would be provided in color. Ms. Personeus asked the Board for approval to cover the cost of the paint, \$200 for this project, explaining it was a request from Wheeler. She added that Wheeler had covered the paint cost for the Urban Coyote Mural. She mentioned that part of the cost, or all of it, would be reimbursed when the Shake Shack's donation to the Thayer Street Art Fund was received. Ms. Personeus also asked for confirmation that Capstone would be covering the cost and labor of preparing the wall for mural painting. Mr. Griesinger and Mr. Mardo confirmed that the preparation of the wall would be taken care of by the property owners.

10. 291 Thayer/CVS Mural Update

Mr. Lewinstein was not in attendance, there for no update was provided.

11. Marketing Committee Update

Farmer's Market, Touch a Truck Event, Thayer Holiday Season

Mr. Gresinger stated he and Ms. Personeus would be meeting with members of the Farm Fresh team to discuss the possibility of securing Thayer Street as a location for future Farmer Markets. The offer of a trial run during the Touch-A-Truck event would be offered.

Ms. Personeus updated the Board on the selected date of Sunday, October 27, 9-11AM for the Thayer Halloween Touch-A-Truck event. Ms. Kieving stated that she would work with Ms. Personeus to help secure City Police and Fire Trucks for the event. She mentioned she would also work within the City providing marketing opportunities to help promote the event.

Ms. Personeus presented streetscape holiday light banners for Board members to review via email. She stated that she was moving forward to obtain purchase costs and delivery time turnaround schedules on the options the Board had chosen. She confirmed that the dates of the Holiday Series had been selected: Friday, November 29th (5-7P), and Saturdays 12-2P: November 30th, December 7th, 14th, 21st. Ms. Personeus said she would begin to contact and secure vendors for the Holiday Season, as well as begin a working budget for the event series.

12. Thayer Street Planning Study Committee Update

Mr. Dahlberg stated the Board needs to gauge the City's interest in working on creating an Infrastructure Plan for the Thayer District. He said he would follow up with Ms. Kieving to help get her up to speed. Mr. Dahlberg recommended a Planning Study Commission including representatives from the TSDMA, City of Providence, Brown University, and National Grid. During discussion, Board members suggested the following items to address within the commission: lack of notice when National Grid closes streets, addressing the capacity for utilities in the District, the lack of thoughtful planning, recommendation of preplanning for investment (water, electricity, gas and sewer), and overall better communication. Board members suggested the creation of a digital city map for street closures and fines for poor communication.

13. Merchants Report

There was no update from the merchants at this time.

14. Other Business

Update on the 450 Brook Street Brown University Wellness Center

Mr. Anthony Casello, Mr. James Sisson and Mr. Douglas Pilkuhn provided an update on the 450 Brook Street Brown University Wellness Center development. They informed the Board that the Brook Street parking lot would go offline in October, with construction completion of the Center scheduled for the Spring of 2021 and move-in scheduled for Fall 2021. Demolition of the Meeting Street building is planned for October 2019. During construction, until Spring 2021, Cushing Street will become a one-way street going East from Thayer Street, and Meeting Street will become a one-way street going west from Brook Street. Representatives from Brown University will be engaging the community regarding these updates and making contact with all direct abutters. Mr. Greisigner recommended expanded signage in the area to make this change clear to drivers. Brown's Lot #1 will be used for construction vehicles. Mr. Sisson provided his contact information and told the Board to contact him at any time with concerns or questions.

Introduction to partner in City Smoke business

Attorney, Mr. Mike Khoury, Esq, introduced his client, Mr. Robby Patel, Owner, Smoke Shop (opening at 230 Thayer Street) to the Board. Mr. Patel explained that he and his family partners own 20 smoke shops, 10 in the NY area and 10 in the Boston area. The Smoke Shop at 230 Thayer Street is scheduled to open in the next four to five weeks. He confirmed that his business will not be selling medical marijuana or marijuana if Rhode Island were to legalize the sale of it from the Thayer Street location. He also stated there will be no smoking inside the

shop. Mr. Patel stated 50% of the business sales are from vaping products and 25% of sales are from flavoring products. Mr. Greisigner stated his concerns regarding controls to prevent under age sales. Mr. Patel explained their strict store entrance policy that no one under the legal age is permitted to enter the shop. All IDs are checked at the door. Mr. Dahlberg raised concerns over recent health issues from vaping. Mr. Patel promised to provide the name of his onsite manager, who will be available to immediately address any concerns or issues, if they were to arise.

Introduction of Alexis Kieveing, City of Providence liaison to the TSDMA Board

Ms. Personeus introduced Alexis Kieveing to the Board. Ms. Kieveing will be replacing Mr. David Everett as the City of Providence liaison to the Board.

Other Updates

Mr. Luipold reported Rev'd Indoor Cycling studio would be opening in December at the 272 Thayer Street location.

Mr. Greisinger reported American CBD would be opening at 288 Thayer Street within the next several weeks.

There being no further business, the meeting was adjourned at 10:35 AM.

September 4, 2019

TSDMA - ONLINE VOTE REQUESTED - DOT/Gano off ramp letter

During our TSDMA September 3, 2019 Board Meeting,

Mr. Griesigner made a motion to have the TSDMA Board take an online vote to approve the attached letter requesting the immediate opening of the Gano off ramp, which was seconded by Mr. Mardo.

Attached: Letter on proposal to close Gano Street off ramp

All those in favor.... just a yes or no vote please. No online discussion.

Please vote:

YES - you approve the motion

NO - you do not approve the motion

Motion passed

Vote:

Yes: 8

(Mr. Greisigner, Mr. Luipold, Mr. Dahlberg, Ms. Berk, Mr. Sweeney, Mr. Mardo, Ms. Kieveing, Mr. Dulgarian)

No: 0

No vote given: 1 (Mr. Lewinstein,)

September 16, 2019

TSDMA - ONLINE VOTE REQUESTED - Letter in support of 21 Euclid Revisions

During our TSDMA September 3, 2019 Board Meeting,

Mr. Luipold made a motion to have the TSDMA Board send a letter supporting the exterior revisions to Mr. Baskin's 21 Euclid development, which was seconded by Mr. Griesinger. The motion passed.

Attached is the letter for review and approval.

All those in favor.... just a yes or no vote please no online discussion.

Please vote:

YES - you approve the motion

NO - you do not approve the motion

Motion passed

Vote:

Yes: 6 (Mr. Greisigner, Mr. Luipold, Mr. Dahlberg, Ms. Berk, Mr. Sweeney, Mr. Mardo)

No: 0

No vote given: 3 (Mr. Lewinstein, Ms. Kieveing, Mr. Dulgarian)