



Thayer Street District Management Authority
Board of Directors Meeting
Tuesday, September 3, 2024
118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:07 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Harry Bilodeau; Richard Dulgarian; Anthony Aquino (via zoom); Luis Gonzalez and Donna Personeus, Executive Director.

Absent: Lauren Berk; Melanie Jewett

Guest: Joseph Sadak

2. Discussion and Vote to Approve the Minutes from the Board Meeting on August 6, 2024.

Minutes from the August 6, 2024 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Mr. Bilodeau. The vote taken was unanimous by all attending in person.

3. Discussion and Vote to Approve the Financial Reports as provided on September 3, 2024.

Financial Reports were presented September 3, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Dulgarian. The vote was unanimous.

4. Discussion Presented by Clay Westbrook of Flatbread Company on Alley Walkway for Flatbread

This item was moved to the October meeting.

5. Audit Update

Mr. Luipold stated he would be receiving a proposal from a new firm that is capable of working with a small organization like ourselves for a reasonable cost and was actively looking for an additional option.

6. Executive Director Report

Ms. Personeus provided her Executive Director report on September 2, 2024 to Board members. There was no further discussion. Ms. Personeus informed the members of the Board of her mother going into hospice and passing. Ms. Personeus updated the Board that our vendor Ocean State was making repairs to some of the district tree well cobblestones along with on-going weeding.

7. Thayer Street Marketing - Taste of Thayer 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 uploaded all the requested documents with the exception of the PEMA emergency detail document which she would complete this week. Mr. Mardo asked Ms. Personeus to send a list of the current participating businesses to the Board. Ms. Personeus mentioned the need for additional sponsors for the event and asked Board members to be in touch with her after the meeting. She noted the members had access to all the current information regarding the Taste of Thayer event in the event google folder. Ms. Personeus mentioned that InthePink and Metro Mart had requested being able to stay outside their locations this year. Board members were in agreement and approved the event change.

8. Updates on Redevelopment of 279 Thayer (Two Cousin LLC)

Board members revisited past discussions on the current status of the development. Mr. Mardo updated the members on a meeting with City officials and the property/development owners of 279 Thayer, Two Cousin, LLC. They discussed the top concerns of the TSDMA, safety, operational and neighboring business income and inconvenience issues due to the prolonged length of time the site has been under development without progress. Mr. Mardo and Mr. Greisinger updated the Board on proposed changes to the development and the forthcoming hearing date. Members revisited inviting City officials to meet and take a tour of the district with Board members to discuss district density, development, and the need for updated infrastructure to support it. Mr. Aquino agreed to schedule a meeting.

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 39 posts were made (18 original/19 shared). The Taste of Thayer was the top post of the month and 3,428 accounts were reached, and current followers number 4,700 on Instagram. Facebook had 61 postings, however the reach was down 10.3% and the content interactions was up 87.8%. Ms. McClelland included posts from influencers and her social post focuses for September. She noted that InthePink and Flatbread were on the cooking segments of the Rhode Show.

10. Thayer Business Update

There was no update at this time

11. Other Business

There was no other business at this time

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