



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

Tuesday, October 3, 2017

MEETING MINUTES

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

1. Roll Call

Directors: John Luipold, Chair; Paul Greisinger; David Everett; Albert Dahlberg; Richard Dulgarian; Laura Berk; Jonathan Kaufman and Donna Personeus, Executive Director.

Guests: Eric Zuena, Managing Partner of ZDS Inc.; Angie Lim, Owner of Hen Thai & Rotisserie

Ex officio members: Edward Bishop; David Shwaery

Absent: Joanna Levitt; Stephen Lewinstein

2. Business Presentation by Angie Lim, owner of Heng Thai and Rotisserie (165 Angell)

Ms. Personeus introduced Ms. Lim, the owner of Heng Thai and Rotisserie at 165 Angell Street. Ms. Lim stated she currently owns three restaurants with locations in Barrington, South Kingstown and now Providence. She is the former owner of Lims in Wayland Square. Ms. Lim is originally from Thailand. It is her goal to serve authentic Thai food in her restaurants. She stated that quality ingredients are extremely important to her. She mentioned that although the restaurant signage is now in place, the restaurant is still under construction. The interior has been changed leaving 10 seats left at the bar. She stated she been granted a full liquor license by the PVD City Licensing Board already. The hours will be approx 11:30 am to 9 or 10 pm. She hopes to open as soon as possible.

3. Business Presentation by Jason Sugarman, partner of Pokeworks (213 Thayer)

Mr. Sugarman did not appear in order to make his presentation. Ms. Personeus will follow up and reschedule the presentation for the November meeting.

4. Discussion and Vote to Approve Minutes from September 5, 2017 Board of Directors Meeting

Minutes from the September 5, 2017, presented by Ms. Personeus, were approved after a motion by Mr. Greisinger, which was seconded by Mr. Dahlberg. The vote was unanimous by all attending Board members.

5. Discussion and Vote on Financial Report as provided on October 3, 2017

Financial Reports were presented October 3, 2017 by Ms. Personeus, and were approved after a motion by Mr. Dahlberg, which was seconded by Ms. Berk. The votes for each were unanimous by all attending Board members.

6. TSDMA Board Nominating Committee

Ms. Personeus mentioned she had not received notification from any Board member interested in being nominated for the TSDMA Executive Board. There was discussion on the roles of each position. Ms. Personeus was asked to

check the TSDMA By-laws for descriptions and provide them at the next meeting.

7. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on October 2, 2017 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 that she would be meeting with a possible graffiti removal vendor later this week.

8. June 2018 Thayer Street Art Festival (June 17)

Ms. Personeus presented an updated sponsorship pitch form to the Board for review before she began using it. She was given approval to move forward.

9. Food Truck - Request for support to change ordinance from Mariuz, owner of Subway

Ms. Personeus updated the Board on the ongoing complaints and photos that she receives almost daily from Mariuz, owner of Subway regarding the Food Truck situation on Waterman. Mariuz then address the Board with his concerns, explaining the cost this is having on his business. He illustrated the problem was the food trucks were blocking the natural walking path to the Thayer business and that the food trucks had a major financial advantage to the brick and mortar restaurants. He asked for support from the TSDMA Board to create a special no food truck zone (400 ft) that would protect Thayer businesses like downtown at PPAC. TSDMA Board members suggested that he work with other Thayer businesses and come together as a united group and then approach the local councilman on how to proceed in working to change the current ordinance. Ms. Personeus was asked to continue this discussion to the next meeting in November due to time limitations.

10. Merchants Report

Due to time limitations no merchant report was given

11. Other Business

Business Presentation by Eric Zuena, Managing Partner of ZDS Inc.

Mr. Greisinger announced Mr. Zuena, Managing Partner of ZDS, Inc to the Board. Mr. Zuena presented the Board with the final conceptual evaluation plans for 249 Thayer Street. Mr. Zuena stated that it was his hope that this building would set the standard for new buildings on Thayer Street. Mr. Luipold announced that Brown University's Nelson Entrepreneurship Center would be leasing the second, third, and fourth floors of the building. Mr. Zuena stated the first floor would be leased by a commercial tenant. Mr. Zuena also stated that the City of Providence came back after the building redesign and asked to keep the bumpout sidewalk in the design. He also stated that trash would be handled on the right side of the building through the driveway easement from Angell Street. Mr. Zuena mentioned the timeline to build was approximately twelve months and during construction Euclid would become a one-way street. Mr. Dahlberg questioned if the telephone pole near the Chipotle end of the building would be moved or remain. Mr. Zuena was unsure, but stated he would check into it.

There being no further business, the meeting was adjourned at 10:33 AM.