



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

Tuesday, October 3, 2023

118 Waterman Street, 2nd floor, Providence, RI

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:02 A.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Lauren Berk; Katie Silberman; Harry Bilodeau; Taylor Enos; and Donna Personeus, Executive Director.

Absent: Richard Dulgarian; Melanie Jewett

**2. Introduction of Mayor Appointee, Melanie Jewett, City of Providence Curbside Administrator to the TSDMA Board of Directors**

Ms. Jewett was not in attendance. This item will be moved to the next Board meeting.

**3. Discussion and Vote to Approve the Minutes from the Board Meeting on September 12, 2023.**

Minutes from the September 12, 2023 Board meeting presented by Ms. Personeus were approved after a motion by Mr. Luipold, which was seconded by Ms. Silberman. The vote was unanimous.

**4. Discussion and Vote to Approve the Financial Report as provided on October 3, 2023.**

Financial Reports were presented October 3, 2023 by Ms. Personeus. The reports were approved with a minor edit after a motion by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous.

**5. Discussion and Creation of a Document and Graphic Artwork Proof Approval Policy.**

After a discussion it was agreed upon that the TSDMA Marketing Committee would be responsible for proofing graphic artwork documents and given 48 hours to review whenever possible. The email subject line will convey the level of urgency. After 48 hours without edits or suggestions the artwork will be moved through to printing or posted.

**6. Discussion on Santander Deposit Policy Change Effective October 30, 2023.**

Board members agreed that Executive Director Donna Personeus, after ten years of service to the TSDMA, would be added as a signatory on the Santander Bank account in order that she could continue to make account receivable deposits on the organization's behalf after October 23, 2023.

## **7. Executive Director Report**

Ms. Personeus provided her Executive Director report on October 2, 2023 to Board members. There was no further discussion.

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

Ms. Personeus provided Board members with a status update on the Taste of Thayer event. Mr. Griesinger informed the members that Capstone Properties would be contributing \$1,000 to Mala Noodles \$2,500 for a total of \$3,500 making them the top sponsor of the event. He also stated that Pokeworks would sponsor at the same level as last year. \$1,000. Mr. Mardo informed the members that Meeting Street Associates would be providing \$1,000 towards Flatbread being an event sponsor. Ms. Personeus stated that she had confirmed a \$1,000 donation from Ocean State Janitorial Services and \$500 from Andreas and \$500 from Aroma Joes bringing the total sponsorship income for the event to \$7,000. Mr Mardo asked for the banner at the In the Pink location to be moved up higher on the parklet so that it could be seen better. Ms. Berk asked to make sure that there was a venmo QR ticket purchasing option during the Taste of Thayer event. Ms. Personeus said she was working on it.

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

Ms. McClelland provided her social media report to the Board, but did not present via zoom. The meeting ended before she was available to join.

## **10. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)**

Ms. Personeus provided the Board with the following updates that she had received. Mr. Rouben Balagian emailed on behalf of 235 Meeting Street that they were currently working on getting the building prepared for roof, siding and exterior tile and are continuing with the MEP trades inside. They are pushing to complete the project by the end of the year. Mr. Michel Boutros emailed an update on behalf of his 279 Thayer Street development stating that they were still waiting for the INSUL-DECK; it is on backorder. In the meantime they are building the staircase in the basement and the elevator shaft. Hopefully by the end of October they will be street level. That is the goal!

## **11. Thayer Business Update**

There were no updates at this time.

## **12. Other Business**

There were no updates at this time.

There being no further business, the meeting was adjourned at 9:55 A.M.