



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

Tuesday, October 8, 2019

DRAFT

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:06AM.

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: David Baskin, Owner/Developer of 21 Euclid; Officer Mitchell, Brown University PSD; Steven Durkee, Durk's BarBQ; Bob Azar, Deputy Director, Planning and Development, City of Providence; Katherine Roberts, EF Bishop; Brian Bishop, EF Bishop; Ed Small, President Smart Hotels; Jon Adams, CEO Smart Hotels; Robert Stolzman Esq, Alder Pollock and Sheehan; Eric Zuena, AIA, NCARB, LEED AP, Managing Principal ZDS; Lidia Pierce, Brown University Director of Finance & Operations Commercial Real Estate & Auxiliary Housing

2. Discussion and Vote to Approve the Minutes from the September 3, 2019 meeting

Minutes from the September 3, 2019 meeting, presented by Ms. Personeus, were approved with edits after a motion by Mr. Dahlberg, which was seconded by Mr. Mardo. The vote was unanimous.

3. Discussion and Vote to Approve Financial Reports as provided on October 8, 2019

Financial Reports were presented October 8, 2019 by Ms. Personeus, and were approved after a motion by Mr. Mardo, which was seconded by Ms. Berk. The vote was unanimous.

Ms. Personeus provided the Board with a transaction detail of the \$19,793 line item on the Balance Sheet.

4. Chairman Report

Mr. Greisinger updated the Board on the reopening of the Gano Street Off Ramp. He stressed the need for the TSDMA and the East Side community to have the opportunity to express how a permanent closure of the ramp would have a negative impact on East Side businesses in public forums.

5. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on October 7, 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 updated the Board on the unsanitary condition of the Bronhard trash container area on Fones Alley for their 108-110 Waterman buildings.

6. Discussion and Vote on 2020 TSDMA Board Meeting Dates

Board Meeting dates for 2020 presented by Ms. Personeus, were approved after a motion by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous.

7. Presentation by Mr. Bishop and Architect, Eric Zuena on new East Side Development

Mr. Azar, Deputy Director, Planning and Development for the City of Providence, explained the process of obtaining a zoning ordinance amendment to the Board members for the proposed Smart Hotel development located on the corner of Brook Street/Angell/Fones Alley. He mentioned the first hearing for the land development in question would be scheduled for either November 19th or a special meeting in November on another date. The City Counsel would also hear and vote on the zoning change on their own schedule. December 2019 would be the earliest possibility, with the total process taking three months or longer. Ed Small, President Smart Hotels; Jon Adams, CEO Smart Hotels; Robert Stolzman Esq, Alder Pollock and Sheehan; and Eric Zuena, AIA, NCARB, LEED AP, Managing Principal ZDS and Ed Bishop, development partner took turns presenting aspects of the Smart Hotel proposed development. The Smart Hotel design was explained as unique customized properties with walkability to the college campuses. Boutique Smart Hotels has been looking for the right site on the East Side for the past ten years. The hotel would provide fifty to sixty full time jobs, provide forty-four on-site, below grade, underground parking spots and cater to 200+ guests (130 keys) with an all-day restaurant operated by the hotel on the first floor at the Brook and Angell corner. The hotel restaurant will be applying for a liquor license. Trash will be stored internally on the lower level and collected from Fones Alley. The exterior design is still in progress with current guest entrance & exit from Angell Street. All parking will be valet and shuttle service to be provided for guests. The development will not be seeking tax stabilization and is estimated to provide property taxes of \$400,000 per year, as compared to the current \$60,000 per year the current building structure provides. TSDMA Board members mentioned concerns with hotel employee parking not being provided, increased traffic in congested area, and the hotel restaurant with a liquor license directly across from Wheeler School. The Smart Hotel developers replied they would consider it when asked if they would be open to the hotel becoming a member of the TSDMA. The developers were asked if the hotel was associated with, or had commitments from any of the universities in the local area. The developers replied they do not. Mr. Luipold confirmed that Brown University was not associated, nor had made any commitments, with the developers.

8. Discussion on Loading Issues Caused by Merchant Deliveries

Ms. Personeus provided the Board with photos that Mr. Dahlberg had sent her showing delivery trucks fully blocking Thayer Street. Ms. Personeus stated that she had forwarded the photos to both the Providence Police and Nate Urso, Deputy City Engineer. Mr. Dahlberg stated the TSDMA should review loading zones on Thayer to see if more are required. Ms. Personeus stated she would reach out to both businesses who had the delivery trucks that caused the blockage.

9. Discussion and Vote on Mr Durkee's Entertainment Proposal for Durk's

Board members discussed Mr. Durkee's live music entertainment email proposal. Members voiced concerns regarding noise if windows were opened, the time periods in which the music would be played, and that the music would remain live and not played by a DJ. After discussion, a motion was made by Mr. Sweeney for the TSDMA to provide Mr. Durkee with a letter of support for his entertainment application and referencing his October 2, 2019 email, which was seconded by Ms. Berk. The vote was unanimous.

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

Ms. Personeus provided the Board with a revised agreement for the creation and maintenance of the Fones Alley Mural for review. She informed the Board that the mural wall had been prepared by the property owners and the painting of the mural would begin as soon as the agreement was signed by the property owners and Wheeler School.

11. Marketing Committee Update

Touch a Truck Event, Thayer Holiday Season

Ms. Personeus updated the Board on the TSDMA sponsored Halloween Touch-A-Truck event. She stated that with the help of Ms. Kieving they had secured a fire truck and police cruiser. Brown University PSD Officer Mitchell confirmed that she would provide a Brown Police cruiser for the event. Ms. Personeus stated that she could use help securing a few more vehicles for the event.

Ms. Personeus stated that she was in communications online with several Chinese companies to obtain actual purchase costs and delivery time turnaround schedules. She has concerns about shipments from China given the current political climate. Ms. Personeus confirmed she had secured Santa for the Holiday Series : Friday, November 29th (5-7P), and Saturdays 12-2P: November 30th, December 7th, 14th, 21st. Ms. Kieving confirmed the City of Providence would provide and pay for the electricity, but the TSDMA would be responsible for the installation of Holiday Pole lights.

12. Thayer Street Planning/Infrastructure Study Committee Update

No update was provided due to time restrictions.

13. 291 Thayer/CVS Mural Update

Mr. Lewinstein was not in attendance, therefore no update was provided.

14. DOT/Gano Street Closure Update

Ms. Personeus confirmed that the 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 was sent and received.

15. Merchants Report

There was no update from the merchants at this time.

16. Other Business

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

Mr. Greisinger reconfirmed American CBD would be opening at 288 Thayer Street within the next week.

There being no further business, the meeting was adjourned at 10:30 AM.