



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

Tuesday, October 9, 2018

### **MEETING MINUTES**

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

#### **1. Roll Call**

Directors: Paul Greisinger, Chair; John Luipold; Stephen Lewinstein; Albert Dahlberg; Lauren Berk; Richard Dulgarian; David Everett; Joe Mardo; Jason Sweeney; and Donna Personeus, Executive Director

Ex officio members: Edward Bishop;

Absent: David Shwaery

Guests: Jeff Michaelson Esq, Shake Shack; Officer Kelly Mitchell, Community Relations and Outreach Bureau, Brown University Department of Public Safety

#### **2. Discussion and Vote to Approve Minutes from September 4, 2018**

Minutes from the September 4, 2018 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Dahlberg, which was seconded by Mr. Greisinger. The vote was unanimous by all attending Board members.

#### **3. Discussion and Vote to Approve Financial Reports as provided on October 9, 2018.**

Financial Reports were presented September 4, 2018 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Dahlberg. The vote was unanimous by all attending Board members.

#### **4. Chairman Report**

Mr. Greisinger asked Ms. Personeus to follow up with the City of Providence on the street pole issues.

#### **5. Executive Director Report**

Ms. Personeus reported that she emailed her Executive Director report on October 8, 2018 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 informed the Board of a graffiti tag on the upper level of 165 Angell St. She stated the TSDMA graffiti removal vendor was uncomfortable with the location of the tag and his safety in trying to remove it. It was the Board's decision that the graffiti tag was located on the upper residential/apartment portion of the building which is not covered and outside the scope supported by the TSDMA tax assessment. Ms. Personeus was asked to contact the building owner and explain the situation.

#### **6. Review and Discuss 2019 Board Meeting Dates and New Meeting Location**

Ms. Personeus presented 2019 Board meeting dates for approval. Members approved the meeting dates, choosing the date of August 13, 2019 over July 30, 2019 for the August meeting date. Mr. Dahlberg informed members of

the need to change the location in which the meetings are held. He stated he had been able to secure the Brown/RISD Hillel building at 80 Brown Street for TSDMA meetings starting in January 2019. He explained that parking at that location would be on-street, metered parking. He mentioned that at that time of the day parking is not a problem.

#### **7. Discussion and Vote on Cancellation of Lighttower Fiber Contract**

After discussion, the TSDMA Board voted to cancel the dark fiber contract with Lighttower, which was approved after a motion by Mr. Mardo and was seconded by Mr. Greisinger. The vote was unanimous by all attending Board members.

#### **8. Discussion and Vote on Letter of Support for Shake Shack Liquor License Application**

Jeff Michaelson Esq, representing Shake Shack came before the Board with a request for support for Shake Shack's application for a beer and wine only liquor license. He explained the license would be for table service only and the restaurant would be open Sunday through Thursday 11A-10P, Saturday and Sunday 11A-11P. A motion was made by Ms. Berk, which was seconded by Mr. Greisinger to have Ms. Personeus write a letter of support for Shake Shack's beer and wine only liquor license and send it via email to all the Board members for a final vote of approval. Mr. Sweeney, Mr. Griesinger, Mr. Lewinstein abstained from voting. The vote was unanimous by all remaining Board members.

#### **9. Fones Alley Trash and Video Surveillance Cameras Update**

Ms. Personeus informed the Board about the current misuse issues at the Fones Alley trash compactor and cardboard recycle center. She informed the Board that she is driving by the location on a regular basis at different times of the day to review. She also explained to the Board she has several users that send her photographs as well. Mr. Griesinger stated that Capstone will be installing video camera surveillance at several locations on Thayer Street, including this location in the coming weeks, and Ms. Personeus will have access to the video footage. Ms. Personeus was asked to send an email out to the Thayer Businesses making them aware the cameras were going to be installed within the week. Mr. Luipold mentioned that he had reached out to property owner Mr. Bronhard to discuss his tenants misuse of the trash area. Mr. Luipold reported to the Board that Mr. Bronhard was installing his own trash area for his tenants, which will be usable within the next weeks. Ms. Personeus mentioned she too had reached out to her contact at Mr. Bronhard's office to discuss the situation.

#### **10. Big Belly Repairs and Location Move Update**

Ms. Personeus stated her concern for the increase in Big Belly repairs. She stated that several of the ad panel poster holders seem to be defective, with bolts attaching them to the unit disintegrating. She suggested a meeting with our Big Belly account representative. Ms. Personeus also recommended moving the Big Belly unit from the current Thayer Street side of the CVS to the Cushing Street side of the Pleasant Surprise/Supercuts/Impact Everything building.

#### **11. Update from Thayer Street Planning Study Committee**

Mr. Everett is continuing to research ownership of the RIPTA Tunnel lights and the reason why they are not working.

#### **12. Thayer Street Public Art Committee Update**

Ms. Personeus reported that she had been in touch with Lauren Allen, RISD Project Open Door (POD), to develop a working plan to move forward with the mural project. She mentioned the mural wall will need to be prepped before winter so that we are ready to go in the spring.

### **13. Merchants Report**

The Board discussed steps in which to help the Thayer Merchant Association reactivate. It was decided to have TSDMA Board members participate in a Thayer Business Association meeting regarding implementation of the Holiday Budget. Ms. Personeus stated that she would set up that meeting and send out invitations to all the businesses.

### **14. Other Business**

#### *Construction & New Tenant Updates*

Mr. Griesigner reported 249 Thayer would be sealed by the end of November and turned over to Shake Shack for the interior build-out at that time. Brown University should also gain access to the upper floors for a build-out in November. Shaking Crab is awaiting permit approval with a projected opening in November 2018. He also mentioned a letter of intent had been secured for the former ZuZu Petals location, with a non-food tenant as well as the former Sandwich Shop, which will open under new management as the Thayer Street Deli.

Mr. Luipold stated Farview had secured a letter of intent for the former Shangria space above Berk's with a non-food tenant.

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