



**Thayer Street District Management Authority**  
**Board of Directors Meeting**  
Tuesday, November 10, 2020

**Our TSDMA Meeting was held via Zoom.us**

<https://zoom.us/j/92223388822?pwd=Y1JHS25xT3hkMnEvTXkrcno5SWMrZz09>

## MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05AM.

### **1. Roll Call**

Directors: Paul Greisinger, Chair; Joe Mardo; John Luipold; Albert Dahlberg; Lauren Berk; Jason Sweeney; Richard Dulgarian; Joe Thibodeau; Alexis Kievning; and Donna Personeus, Executive Director.

Guests: Audrey McClelland; Megan Lewis, Brown University; Chris Marsella, Marsella Properties; Paul Boutros, owner 235 Meeting; Joseph McPhee II, Architect

### **2. Presentation from Paul Boutros on the Redevelopment of 235 Meeting Street**

Mr. Paul Boutros and his architect, Joseph McPhee II, presented plans for the redevelopment of 235 Meeting Street. The new 4-story with basement structure as presented would have a commercial space for a restaurant on the first and second floors with the third and fourth floors containing four apartments each. Mr. Boutros explained the plan is to pull permits in the Spring of 2021, demo the existing building in the Fall of 2021, and break ground sometime the next year. The Board discussed the following concerns that they would like to see addressed with the development, and welcomed future engagement with Mr. Boutros as the planning continues to evolve.

- Review of a site water drainage plan
- Use of a better quality of the materials for the exterior skin
- Review of the width of the alley to confirm it is wide enough for trash removal and deliveries
- Review of a trash storage/pickup plan for the business and tenants
- Review of a structural plan with zero lot lines for abutters. What is the plan to protect abutters properties with a 4 ft alley and basement?
- Review of electrical requirements. Is a transformer required?
- Height of building. Is it below the limit?
- Is the building considered historical? Has the Providence Preservation Society been notified?

### **3. Discussion and Vote to Approve the Minutes from October 6, 2020**

Minutes from the October 6, 2020 meeting, were not presented by Ms. Personeus due to computer technical issues. She will submit them as soon as the problem has been resolved, for the Board to review and approve.

#### **4. Discussion and Vote to Approve the Financial Reports as provided on November 10, 2020**

Financial Reports were presented November 10, 2020 by Ms. Personeus and were approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote was unanimous. Mr. Luipold asked for a detail of the \$19,793 line item to be provided in the next report.

#### **5. Chairman Report**

Mr. Griesigner mentioned retailers are continuing to struggle and that we need to do what we can to support them. He also mentioned that the late night group that had been a concern has been relatively quiet since the last meeting. Ms. Personeus mentioned she had contacted the police department explaining the Board's concerns.

#### **6. Executive Director Report**

Ms. Personeus had not emailed her Executive Director report to each Board member due to computer technical issues. She will email the report as soon as the problem has been resolved. She reported that she had been able to secure outdoor heaters for each business that had made a request, with the help of the PWCVB and the RI Hospitality Association.

Ms. Personeus submitted the final list of 2021 TSDMA Board Meeting dates. The dates were accepted as presented.

#### **7. Review, Discussion and Vote on District Infrastructure Cover Letter and Narrative**

Mr. Dalberg presented the Infrastructure letter for review by the Board. After discussion, Mr. Luipold made a motion to approve the letter as presented, which was seconded by Mr. Mardo. The vote was unanimous. Mr. Dalberg stated he would submit the letter to Ms. Bonnie Nickerson at the City of Providence.

#### **8. Update on Holiday Lighting**

Ms. Personeus reported that the city had not yet installed the power plugs on the selected poles and that she had been in contact with Ms. Fortunato to get an update on installation. She stated that Scott Collard, Collard Enterprises; Steve Bogle, GG Engineering; Aldo Pesare, Capstone had met on Thayer Street to review both 271 Thayer Street and 285 Thayer Street for a final review of structural enhancements locations/plan and pole placements on Thayer for installation. Ms. Personeus received permission from both Brown University (271 Thayer) and Steve Lewinstein (285 Thayer) to move forward. Ms. Personeus stated she had also received permission by Stephanie Fortunato to use the selected poles for the holiday lights. Ms. Personeus stated an installation date had not yet been determined, the goal being before Thanksgiving.

#### **9. Social Media Report from Audrey McClelland**

Ms. McClelland presented her social media report to the Board. She shared the results of influencers who had recently been to Thayer and their experiences. She offered to hold a training session via zoom and create a Social Media "How to" one sheet to share with every Thayer Street business. The Board approved and ask Ms. Personeus to mail hard copies to all the businesses and property owners. Ms. Personeus mentioned she would also email all the businesses with an invitation to attend. Ms. McClelland informed the Board that she was working with the businesses to create "12 Days of Merry" marketing opportunities for each of them that would be posted in December. She also mentioned that she was starting to see interest from some Thayer businesses and that she was working hard to meet each business owner.

#### **10. Holiday Event Update**

Ms. Personeus presented a scaled back Holiday event schedule, due to COVID, to include Santa, a Rudolph ice

sculpture and live music on December 6th and 13th from 11am to 1P. Santa would be wearing a face shield and be distanced 6 ft, with no children on his lap this year in order to final RI COVID protocols. She also mentioned that a “Lighting” of the Holiday Lights event had not yet been planned, due to waiting on the City’s install of the power plugs. Ms. Berk asked for the events to start at 12 noon instead, stating that many businesses on the street don’t open until noon. Ms. Personeus stated she would change the time; it would not be a problem. Ms. McClelland stated that she could live stream Santa on Thayer on social.

**11. Update on Status of Thayer Street Businesses during Coronavirus Crisis/Merchant Report**

Status discussed during Chairman report. Businesses are struggling due to COVID.

**12. Other Business**

It was reported that a restaurant is going into the former Pie in the Sky location and Soban has reopened since remodeling now including Chicken BBQ in its offerings.

There being no further business, the meeting was adjourned at 10:31 AM.