



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, November 13, 2018

MEETING MINUTES

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

1. Roll Call

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

Ex officio member(s): Edward Bishop

Absent: David Shwaery; Stephen Lewinstein; Jason Sweeney;

Guests: Officer Kelly Mitchell, Community Relations and Outreach Bureau, Brown University Department of Public Safety; Megan Lewis, Property Manager, Brown University Real Estate Office

2. Discussion and Vote to Approve Minutes from October 9, 2018

Minutes from the October 9, 2018 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Luipold, which was seconded by Mr. Sweeney. The vote was unanimous by all attending Board members.

3. Discussion and Vote to Approve Financial Reports as provided on November 13, 2018.

Financial Reports were presented November 13, 2018 by Ms. Personeus, and were approved after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

4. Chairman Report

Mr. Greisinger updated the Board on tenant activities. He facilitated a discussion on the need to develop a strong Thayer Business Association run by the businesses themselves, and the TSDMA's role in assisting that development.

5. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on October 12, 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 mentioned the condition of the roadway with all the current ongoing construction. She mentioned she had been reporting to 311 areas in the pavement that were being left in dangerous condition on Angell, 249 Thayer and Tealuxe. She also asked if the construction company could remove the graffiti tags on their barriers and Coming Soon signage. Mr. Greisinger said he would have the construction company take care of the graffiti.

Ms. Personeus mentioned that she had invited Mr. Bombard from DPW to the December Board meeting to review snow removal procedures throughout the Thayer Street DMA as in years past. Mr. Luipold opened a discussion

on procedures for clearing walkways between the construction barriers and the buildings under construction when areas became impassable due to snow blockage. Mr. Gresinger stated he would speak to the construction company at 249 Thayer to ensure snow removal was done when necessary.

6. Fones Alley Trash and Video Surveillance Cameras Update

Ms. Personeus informed the Board that misuse of the Fones Alley Trash area had been caught by the new video camera. She was able to speak to the manager of by Chloe and show him video stills of his employee misusing the center. He promised to speak with the employee and that it would not happen again. Ms. Personeus thanked Capstone properties for the installation of the cameras, stating it was the tool she needed to help manage that location properly and that she looked forward to the expansion of the cameras to others Capstone properties.

7. 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. He said he had come to a dead end on securing the ownership. The tunnel lights had been slated to be included in the tunnel repairs which had stalled due to funding issues. The Board discussed holding a quarterly meeting of this committee to work on long-term improvements for the district.

8. Thayer Street Public Art Committee Update

Ms. Personeus reported that she had been in touch with Aldo Persare of Capstone, who had provided her with a sample of the material that would be used on the side of the building to prepare for the mural. She stated that she had been in touch Lauren Allen, RISD Project Open Door (POD), to coordinate a time when her project manager could review and approve the material, so that the mural wall could be prepped before winter be ready to go in the spring.

9. Merchants Report

Ms. Personeus updated the Board on plans for the Thayer Holiday Event. She explained that the committee and the Thayer merchants/restaurants had agreed on six dates beginning with Friday, November 23 (5-7pm), followed with each following Saturday, November 24 through December 22. The TSDMA would sponsor 2 hours of both Santa and live music, as well as an ice sculpture, wreaths up and down the street and strings of lights across Thayer (271 Thayer to 272 Thayer). Businesses would have an option to sponsor Santa and live music at their location if they wish, as well as hold special events that would be promoted through posters, flyers and TSDMA social media. The Thayer Holiday Event committee will meet directly after this meeting concludes to review final details of the event.

14. Other Business

Construction & New Tenant Updates

Mr. Griesinger reported that 249 Thayer would be sealed by the end of the year 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 December. Shaking Crab would be opening in late November/early December once permits have been approved. He asked Ms. Personeus to reconnect with the owners and inquire if they would like to have a ribbon cutting. Mr. Griesinger also mentioned a letter of intent had been secured for the former ZuZu Petals location. Mr. Luipold stated Farview had secured a letter of intent for the former Shangria space above Berk's with a spin/bike exercise tenant.

Mr. Luipold asked for an Executive Session of the Board to be convened directly after the meeting was adjourned.

There being no further business, the meeting was adjourned at 9:40 AM.

Executive Session as called to order at 9:41 AM, which was adjourned at 9:45 AM.

Ms. Personeus was informed that Board in Executive Session had approved a bonus of \$1,000 for her efforts in the past year.