



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

Tuesday, November 5, 2019

MEETING MINUTES

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

1. Roll Call

Directors: Paul Greisinger, Chair; John Luipold, Lauren Berk; Albert Dahlberg; Joe Mardo; Richard Dulgarian; Alexis Kieving

Absent: Jason Sweeney and Donna Personeus, Executive Director

Ex officio members: Edward Bishop

Guests: David Baskin, Owner/Developer of 21 Euclid; Mr. Baskin Sr; Donn Hamilton; Keith Bernstein; Megan Lewis, Brown University Real Estate

2. Presentation by Mr. Baskin on 21 Euclid/Brook Development

Mr. Baskin provided an update on his Euclid Avenue residential development, which should be ready for occupancy in June 2020. He also provided a preliminary design update on Phase Two of the Euclid/Brook Avenue development. He plans to seek City approval in November or December. Phase Two should be completed by June 2021. Mr. Baskin said the ground floor commercial space will be about 3,000 sq feet. The board encouraged Mr. Baskin to consider the challenges of providing maintenance and supervision to a building with 90-100 students.

3. Discussion and Vote to Approve the Minutes from the October 8, 2019 meeting

Minutes from the October 8, 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.

4. Discussion and Vote to Approve Financial Reports as provided on November 5, 2019

Financial Reports were presented November 5, 2019 by Ms. Personeus, and were approved after a motion by Mr. Mardo, which was seconded by Mr. Luipold. The vote was unanimous.

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

5. Chairman Report

The board discussed the Halloween Touch-a-Truck event and preparing for the holiday season. Several board members suggested that we may want additional assistance for future events to relieve the burden on the Executive Director. After further discussion, it was agreed that the board would investigate additional resources to assist with future events. The Marketing Committee will oversee this process.

6. Executive Director Report

Ms. Personeus emailed her Executive Director report on November 4, 2019 to the Board members.

7. Discuss and Vote to Reinstate Mr. Lewinstein to the Board

The Board decided not to vote to reinstate Mr. Lewinstein, but welcomes his continuing engagement in the future.

8. Discussion on Loading Issues Caused by Merchant Deliveries

Mr. Dahlberg offered to contact RIPTA to encourage them to contact the City to enforce the loading zone requirements so RIPTA buses can pass through Thayer Street. The board agreed to send a letter to the merchants whose businesses are the problem, reminding them to abide by the loading zone regulations, or face fines and come before the board.

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

Progress on the mural in Fones Alley continues.

10. Marketing Committee Update

This conversation was covered in item # 5.

11. Thayer Street Planning/Infrastructure Study Committee Update

Mr. Luipold discussed that Verizon is rolling out 5G service in Providence, which will involve additional telecommunications equipment on the street. Mr. Greisinger will investigate further.

12. 291 Thayer/CVS Mural Update

Mr. Lewinstein is contacting the owner of the CVS building. There was no further update on this given his absence.

13. Merchants Report

Several board members discussed complaints from merchants about shop-lifting on afternoons when Hope High School students descend upon the street. Mr. Greisinger suggested discussing this at the next meeting and continue further discussions on possible solutions in between.

14. Other Business

New Tenant Updates: Revved cycling is opening early December.

Store Closings: Shiru café is closed.

Other

Mr. Bishop provided an update on the proposed hotel at the corner of Brook St and Angell St. They are looking for approvals by early January 2020.

Mr. Luipold said Brown is working on moving the attendant booth for parking from 450 Brook St, to one block north, Lot 11. Planned hours are after 5:00 pm on Tuesday through Sunday. Mr. Greisinger suggested this is something that the TSMDA promote once it is available.

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