



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, November 7, 2017

MEETING MINUTES

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

1. Roll Call

Directors: John Luipold, Chair; Paul Greisinger; David Everett; Albert Dahlberg; Richard Dulgarian; Laura Berk; Joanna Levitt; Stephen Lewinstein and Donna Personeus, Executive Director.

Guests: Jason Sugarman and Rong Cong, partners Pokeworks; Lanna Nawa, owner Impact Everything; Nicholas Wu, partner Shaking Crab

Ex officio members: Edward Bishop; David Shwaery

Absent: Jonathan Kaufman

2. Presentation on Brown University's IMP Amendment

Mr. Dahlberg presented Brown University's IMP Amendment as one of several presentations to the public. Highlights of the presentation included future plans and estimated timelines for 450 Brook Street, which includes a Wellness Center and student housing (100-150 beds); new Performing Arts Center (seating 500 max) between Angell Street and Meeting Street just off Thayer Street; the saving and relocation of The Norwood House, an historic building to Olive Street on a current raised parking lot; and renovations to the interior higher floor, and possible exterior, of the Brown Bookstore building. The Brown Bookstore building higher floors will be home to signature academic science programs. The bookstore will remain. The IMP will be heard in hearing on December 19, 2017. Brown is also working with RIPTA to make sure impact on the tunnel will be minimal.

3. Business Presentation by Jason Sugarman and Rong Cong, partners Pokeworks (213 Thayer)

Ms. Personeus introduced Mr. Sugarman and Mr. Cong, partners of Pokeworks coming to 213 Thayer Street. Mr. Sugarman and Mr. Cong presented their restaurant concept to the Board. Their restaurant food is similar to sushi but more tropical in favor. They stated that sustainability and quality are both key to the business' success. They explained the restaurant should be ready to open by the end of 2017. Their key demographic is 18-34 and no alcohol is planned to be served.

4. Business Presentation by Lanna Nawa, owner Impact Everything (297 Thayer)

Ms. Personeus introduced Ms. Nawa, owner of Impact Everything coming to 297 Thayer Street. Ms. Nawa presented her retail concept to the Board, that every item she sells makes an impact. Her business concept is a social enterprise, a mix of for-profit and not-for-profit. She has planned her Grand Opening for December 7th through December 10th. She has commissioned the street outside her store to be "yarn bombed" in lime green with information about lyme disease. Ms. Personeus stated she had worked with Ms. Nawa and received

permission from Douglas Still, City of Providence, Forestry Division of the Parks Department, for this tree to be yarn bombed. Mr. Still has given permission for the yarn to remain on the tree through the winter.

5. Discussion and Vote to Approve Minutes from October 3, 2017 Board of Directors Meeting

Minutes from the October 3, 2017, presented by Ms. Personeus, were approved after a motion by Mr. Greisinger, which was seconded by Mr. Dahlberg. The vote was unanimous by all attending Board members.

6. Discussion and Vote on Financial Report as provided on November 7, 2017

Financial Reports were presented November 7, 2017 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Everett. The votes for each were unanimous by all attending Board members.

7. Vote to Reinstate Board Member Joanna Levitt

A motion to reinstate Ms. Levitt as a director of the TSDMA Board of Directors was made by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous by all attending Board members.

8. TSDMA Board Nominating Committee

Discussion and Vote on Nominations for consideration for the following positions: Chairperson, Vice Chairperson, Treasurer, Secretary

After discussion, Mr. Luipold agreed to continue as the TSDMA Chairman and Treasurer. A motion to change Mr. Luipold's title from Interim Chairman to Chairman, and for him to continue as Treasurer, was made by Mr. Dahlberg, which was seconded by Ms. Levitt. The vote was unanimous by all attending Board members. The Vice Chairperson and Secretary will remain unfilled at this time, open for future nomination.

9. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on November 6, 2017 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 spoke to the feedback she has received regarding the tentative date for the 2018 5th Annual Thayer Street Art Festival. She explained sponsors were willing to sponsor at twice the price if the festival was held in the Fall as opposed to June. The major reasons the sponsors gave included: there is more value in the students being in session in the Fall, and not in June; a Fall festival allows for collaboration with local school organizations. After a discussion the Board agreed to move the Festival to the Fall. Mr. Dahlberg asked Ms. Personeus to contact Ms. Silberman in his office for dates of Brown University 2018 events. Ms. Personeus was asked for a unique date that would not conflict with a major Brown Event.

10. Food Truck - Observations and findings in context of the regulations

After a brief discussion, it was noted that Food Truck Food Radius maps will need to be redrawn to include the PokeWorks food location. This will have an impact on where the trucks will be able to park. Future actions should include working towards changing the ordinance from 200 feet to 400 feet.

11. Merchants Report

No merchant report was given.

12. Other Business

Business Presentation by Nicholas Wu, partner Shaking Crab

Ms. Personeus introduced Mr. Wu, partner of Shaking Crab coming to 284 Thayer Street, current Kartabar location. Mr. Wu presented the background of Shaking Crab, stating they currently have two locations in NYC,

two locations in Boston, and Providence will be their fifth location. He explained that they chose Thayer Street based on data analysis of the zip codes coming to their Boston locations (30 - 60 mins away). Their customer demographics are 18 to 40 year old professionals. Mr. Wu mentioned the business focuses on food, not liquor sales. He projected the renovations will take 3-4 months, about a half-year project. The completed restaurant will have 116 seats. The hours of operation will be 11am to 12pm. Mr. Wu asked the TSDMA Board for a letter of support with their full liquor license application. Ms. Personeus explained the Board could not vote to support a letter of support at that time without 48-hours written notice for the members of the Board. She suggested sending the letter of support via email for Board members to review, and then vote via email to either support or deny the full liquor license application for Shaking Crab. The Board was in agreement.

There being no further business, the meeting was adjourned at 10:35 AM.