



Thayer Street District Management Authority
Board of Directors Meeting
Tuesday, November 7, 2023
118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:01 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Lauren Berk; Katie Silberman; Harry Bilodeau; Richard Dulgarian; Anthony Aquino; Melanie Jewett (via zoom); and Donna Personeus, Executive Director.
Guest: Megan Lewis Szwyd

2. Introduction of Mayoral Appointees, Anthony Aquino, Community Relations Director for the Mayor; and Melanie Jewett, City of Providence Curbside Administrator

Ms. Jewett and Mr. Aquino both were introduced as the Mayors' appointees. They each provided a brief resume of their past experiences and described their current position with the City.

3. Discussion and Vote to Approve the Minutes from the Board Meeting on October 3, 2023.

Minutes from the October 3, 2023 Board meeting presented by Ms. Personeus were approved after a motion by Mr. Luipold, which was seconded by Ms. Berk. The vote was unanimous.

4. Discussion and Vote to Approve the Financial Report as provided on November 7, 2023.

Financial Reports were presented November 7, 2023 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

5. Executive Director Report

Ms. Personeus provided her Executive Director report on November 6, 2023 to Board members. There was no further discussion. Ms. Personeus informed Board members that Big Belly had completed their annual cleaning and inspection of the units and found one unit that requested repairs. She was asked to move forward with the repairs.

6. Thayer Street Marketing Committee Update

Ms. Personeus provided Board members with a full report on the 2023 Taste of Thayer event, including an updated budget vs actual expense report and total ticket sales data. The largest cost to running the event was reimbursing the businesses seven (7) dollars per drink ticket. Several members questioned continuing to provide drink tickets with the price of the event ticket verses providing participating businesses with stipends. Members

decided this required further discussion. Mr. Griesinger informed the members that an anonymous donor had agreed to match the TSDMA donation of \$2,000, bringing the total donated to the RI Food Bank to \$4,000 from the event. He stated he would like the TSDMA to secure donors willing to match the TSDMA event donation in future years. Ms. Personeus stated that Flatbread had agreed to host a Taste of Thayer appreciation event to acknowledge the sponsors and TSDMA business participants, and also present the \$4,000 donation to representatives of the RI Food Bank. Mr. Aquino suggested sending an email after the event to the full business database with the donation presentation photo included. Ms. Personeus stated she would incorporate that email into the event follow up plan that included a photo press release and social media posting.

7. Discuss and Vote on Board Meeting Dates for 2024

Ms. Personeus provided a suggested Board meeting schedule to the members for review and discussion. The meeting dates for 2024 were agreed upon by members. Ms. Personeus stated she would update the TSDMA website and the Secretary of State's website with the dates as required by open meetings rules, and also send them to John Luipold's office to secure the dates for the meeting room.

8. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)

Ms. Personeus provided the Board with the following update that she had received. Mr. Michel Boutros emailed an update, on behalf of his 279 Thayer Street development, stating that they had finished pouring the basement floor Monday, November 6th, and were in the process of installing the Ansel deck. After they are done installing the Ansel deck, they will be installing the rebars and the metal mesh, and then they will pour the first floor. He hopes to be above ground by the end of November. Mr. Rouben Balagian did not provide an update on behalf of 235 Meeting Street.

9. Social Media Report Presentation by Consultant Audrey McClelland

Ms. McClelland provided her social media report to the Board, but did not present via zoom. The meeting ended before she was available to join.

10. Thayer Business Update

Mr. Luipold reported that Maha Hot Pot at 165 Angell is currently working through a soft opening. Mr. Griesinger stated that they have secured a new tenant for 268 Thayer (former Ayam Hibachi Express).

11. Other Business

There were no updates at this time.

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

An executive session was called with all Board members attending with the exception of Melanie Jewett.