



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

Tuesday, December 1, 2020

Our TSDMA Meeting was held via Zoom.us

<https://zoom.us/j/99864499347?pwd=cC9ZaEF3dmwwZHZZbkN3RFVpbDBSZz09>

MEETING MINUTES

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

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.

Ex officio: Ed Bishop

Guests: Audrey McClelland; Helen Anthony, Ward 2 City Councilwoman; Jessica Pflaumer, City of Providence Planning and Development, Project Manager on Providence Anti-Displacement and Comprehensive House Strategy; Glenn Baskin; Officer Kelly Mitchell, Brown University DPS; Megan Lewis, Brown University; Helen Anthony, Providence City Councillor, Ward 2.

2. Presentation from Jessica Pflaumer, City of Providence Planning and Development, Project Manager on Providence Anti-Displacement and Comprehensive House Strategy

Ms. Jessica Pflaumer, City of Providence Planning and Development presented her presentation on the Providence Anti-Displacement and Comprehensive House Strategy Plan to the Board. She stated the report had been developed over the past twelve months. Councillor Anthony mentioned she had concerns on the non-compliant changes to R4, and potential up-zoning R2/R3 and how that could affect College Hill. Ms. Pflaumer stated the next steps would be to modify the plan in January 2021 after additional public input. She stated she would send Ms. Personeus the presentation in hard copy to share with the Board

3. Discussion and Vote to Approve the Minutes from October 6, 2020 and November 10, 2020

Minutes from the October 6, 2020 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Mardo, which was seconded by Mr. Thibodeau. The vote was unanimous.

Minutes from the November 10, 2020 meeting, presented by Ms. Personeus, were approved after a motion by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous.

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. Thibodeau. The vote was unanimous.

Mr. Luipold requested a shorter period of time for depreciation than is currently being used and asked the accrual expenses dating from 2010 to 2015 to be removed as soon as possible. Mr. Griesinger and Mr. Luipold expressed a need for urgency in completing the current audit, both asking Ms. Personeus to make that her top priority.

5. Chairman Report

Mr. Griesinger updated the Board on the current situation with the installation of the holiday lights. He stated that the City representative did not have the appropriate control/ownership over the poles that they thought they did. We learned that National Grid, Verizon, and Comcast have the rights. In the meeting scheduled for later today both safety and power issues will be resolved.

6. Review, Discussion and Vote on 235 Meeting Street Development Letter

Ms. Personeus presented the letter regarding the 235 Meeting Street Development to the Board for discussion. After discussion, Mr. Luipold made a motion to approve the letter with minor edits, which was seconded by Mr. Mardo. The vote was unanimous.

7. Update on Holiday Lighting and Events

Refer to Chairman Report for the holiday lighting update.

Ms. Personeus confirmed with the Board that she had secured two Sundays, December 6th and 13th, from 12:00PM to 2:00 PM for Santa, ice sculpture and live music. Santa and the ice sculpture will be located outside 271 Thayer and the live music will be outside the Brown Bookstore.

8. Social Media Report from Audrey McClelland

Ms. McClelland presented her social media report to the Board. Highlights of her report included outlining the launch of the holiday gift guide with six Thayer businesses participating; an update on engagement with social influencers; networking with Thayer businesses; and a summary of Instagram, Facebook and Twitter engagements. Ms. McClelland also updated the Board on the Thayer business attendance to her Social Media Basics Zoom class stating, even though it wasn't widely attended, positive discussions regarding cross-marketing took place. She mentioned she would like to continue with monthly training events in January and February to share additional information with the businesses. She mentioned she is working on building social media awareness.

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

Businesses continue to struggle due to COVID.

10. Other Business

The news of the Army Navy store closing in December was mentioned by a Board member.

Mr. Luipold and Mr. Dahlberg provided an update to the Board regarding Brown Student scheduling, mentioning that currently all classes are remote. Students will be leaving for holiday break. January 9 through April 30th, 2021, 70-80% of students (3,500 on-campus, 2,000 off-campus) will be coming back for classes on campus. Students will be required to quarantine for two weeks. Freshman students (1,700) will be on campus May to June. They both stated this is subject to change, based upon COVID-19 conditions.

There being no further business, the meeting was adjourned at 10:32 AM.