



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, December 10, 2019

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:10AM.

1. Roll Call

Directors: Paul Greisinger, Chair; John Luipold; Lauren Berk; Albert Dahlberg; Joe Mardo; Richard Dulgarian; Alexis Kieving; Jason Sweeney; and Donna Personesus, Executive Director

Ex officio members: Edward Bishop

Guests: David Baskin, Owner/Developer of 21 Euclid/Brook; Megan Lewis, Brown University Real Estate; Emily Freedman, City of Providence; Mark Rapp, Architect, ACME Architect LLC

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

Mr. Baskin and his architect, Mark Rapp from ACME Architect LLC provided an update on phase two of his Euclid Avenue/Brook residential development which is scheduled to begin in June 2020. The development will hold 102 occupants. There will be 24/7 security cameras inside and outside the building, office with a manager onsite 6 hours a day, and a community room on the first floor. Trash will be stored on the southside of the building in a locked inset area. Phase two building materials will be consistent with phase one of the development. Mr. Baskin has requested a letter of support from the TSDMA for a January 27, 2020 hearing. The TSDMA Board will discuss the letter of support during the January 2020 Board meeting.

3. Presentation by Emily Freedman, Director of Housing & Community Development, City of Providence

A presentation by Ms. Emily Freedman from the City of Providence was given to the TSDMA Board on the new 2020-2021 Program Year Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) funds. Funds to be deployed over the next five years. Mr. Greisinger and Mr. Dahlberg stated they would like to meet with Ms. Bonnie Nickleson in January 2020 to discuss how the TSDMA should best apply for funds for needed infrastructure improvements for the Thayer Street District. The following information was provided after the meeting as per request:

1. Applications will be available starting **February 3, 2020**, from:
<https://grants.providenceri.com/index.do>.
2. An Application Workshop will be held on **February 10, 2020**. Details to follow.
3. The application deadline is **11:59PM on February 28, 2020**.

4. Discussion and Vote to Approve the Minutes from the November 5, 2019 meeting

Minutes from the November 5, 2019 meeting, presented by Ms. Personeus, were approved with edits after a motion by Ms. Berk, which was seconded by Mr. Sweeney. The vote was unanimous.

5. Discussion and Vote to Approve Financial Reports as provided on December 10, 2019

Financial Reports were presented December 10, 2019 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Mardo. The vote was unanimous.

6. Chairman Report

Mr. Gresinger provided the Board with an update on the Holiday Skyline lights. He stated that Geisser Engineering Corporation would be performing a technical engineering review how best to secure the lights safely to select buildings on Thayer Street. Geisser will report back with recommendations and cost estimates. Mr. Gresinger stated that there would not be enough time to install for this holiday season. Ms. Kieving stated she would investigate why the City did not follow through on their commitment to provide lighting for the snowflakes that were installed two at the corner of Thayer and Bowen and two at the corner of Thayer and Waterman and report back to the Board.

7. Executive Director Report

Ms. Personeus emailed her Executive Director report on December 9, 2019 to each Board member. Ms. Personeus invited the TSDMA Board Members to participate in the Fones Alley Mural Unveiling Ribbon Cutting Press Event on Thursday, December 12 at 3pm.

8. Procurement Protocol for Discussion and Vote

Mr. Gresinger provided the Board with a written procurement policy for review and discussion on TSDMA purchases over one thousand dollars. After discussion, members decided edits to the policy were needed. Ms. Kieving said she would research the City of Providence's Purchasing Department procurement policy and share with the Board.

9. Loading Issues Caused by Merchant Deliveries Update

Ms. Personeus stated an email was sent 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.

10. Thayer Street Public Art Project #2 - Fones Alley Ribbon Cutting Ceremony

Ms. Personeus updated the Board on the completion of the Fones Alley Public Art Mural. She invited the members to participate in the ribbon cutting.

11. Marketing Committee Update

Ms. Personeus reported that the TSDMA Holiday Up on Thayer Street series of events was continuing to run smoothly with each event having Santa, Live Music and a different ice sculpture for each of the five dates for Nov 29, Nov 30, Dec 7, Dec 14 and Dec 21. Social media holiday posts were promoted, press release sent to local news outlets, and posted on on-line event calendars.

12. Thayer Street Planning/Infrastructure Study Committee Update

This conversation was covered in item # 3.

13. 291 Thayer/CVS Mural Update

There was no further update by Mr. Lewinstein on this given his absence.

14. Merchants Report

Ms. Berk stated that sales on Black Friday weekend were strong, however after the weekend sales were slower than average with Brown Student in exam week..

15. Other Business

New Tenant Updates:

Ceremony will be having their soft opening this week. Revved cycling opening will be in January 2020 instead of December 2019. Froyoworld will be changing to a new concept.

Store Closings: Durk's BBQ will be closing in late December.

There being no further business, the meeting was adjourned at 10:28 AM.