



Thayer Street District Management Authority
Board of Directors Meeting
Tuesday, December 10, 2024
118 Waterman Street, 2nd floor, Providence, RI

DRAFT
MEETING MINUTES

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

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; Richard Dulgarian; Lauren Berk; Harry Bilodeau; Luis Gonzalez; Anthony Aquino and Donna Personeus, Executive Director. Melanie Jewett via zoom

Absent: John Luipold

Guest: Grant Dulgarian

2. Discussion and Vote to Approve the Minutes from the Board Meeting on November 12, 2024.

Minutes from the November 12, 2024 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Gonzalez. The vote taken was unanimous by all attending in person.

3. Discussion and Vote to Approve the Financial Reports as provided on December 10, 2024.

Financial Reports were not presented November 12, 2024 by Ms. Personeus due to an IT issue with Quickbooks. Ms. Personeus stated that the reports will be provided as quickly as possible to members for review and voted on at the January Board meeting.

4. Audit Update

Mr. Griesinger has been continuing to speak with potential firms. The scope of the work has been sent. He is waiting for a response/estimate of cost. There is no further update at this time.

5. Executive Director Report

Ms. Personeus provided her Executive Director report on December 9, 2024 to Board members. There was no further discussion.

Ms. Personeus provided an updated list of dates for 2025 Board meetings, which included the date of October 8, 2025 for the Taste of Thayer event, which was accepted by the members.

6. Update on Bronhard/TSDMA: Supreme Court Opinion

Mr Mardo updated Board members on the details of the Supreme Court opinion which decided on behalf of the TSDMA. This matter is now considered settled.

7. Next Steps for the District with Providence City Planner Joe Mulligan

Mr. Mardo stated that he would follow with the Mr. Mulligan to revisit the current state of the District's infrastructure in lieu of the Mayor's comprehensive plan to increase density throughout the city, as well as how potential zoning changes could affect the District. He recommended members review the Mayor's plan.

7. Thayer Street Marketing - Taste of Thayer Update

Ms. Personeus provided an updated cost analysis of the Taste of Thayer. She stated that the December bank statement is required to finalize the report.

8. Social Media Report Presentation by Consultant Audrey McClelland

Ms. McClelland provided her social media report in hard copy and a pre-recorded video update for the Board to watch. Highlights of the report included that solid viewership on Instagram with 43 posts for the month. The top two posts with engagement were Yas Chicken and free holiday parking on Thayer Street. She reported 71 posts on Facebook, a combination of TSDMA content, business and influencer shared content. The top posts with the most engagement were La Creperie and East Side Pockets. She mentioned several influencers that shared Thayer content and mentioned that Thayer Street had been included in a Rhode Show holiday "What are you most thankful for" segment, which included footage on Thayer Street.

9. Updates on Redevelopment of 279 Thayer (Two Cousin LLC)

There was not an update provided by the developer. Board members mentioned that the sidewalk in front of the location was now open for foot traffic and the area had been cleaned up.

10. Thayer Business Update

There was no update at this time.

11. Other Business

Mr. Mardo mentioned that repairs would begin to the side of the 249 Thayer building within the next few weeks. Mr. Gonzalez reported that Brown University classes would be ending next week for the semester.

There being no further business, the meeting was adjourned at 9:30 A.M.