



**Thayer Street District Management Authority**  
**Board of Directors Meeting**  
Tuesday, January 10, 2023  
118 Waterman Street, 2nd floor, Providence, RI

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:07 A.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; Richard Dulgarian; Lauren Berk; Katie Silberman; Liza Farr; and Donna Personeus, Executive Director.

Absent: John Luipold

Guests: Megan Megan Lewis, Brown University; Audrey McClellan, Social Media Consultant; Nate Urso PE, PTOE, Traffic Engineer, Public Work, City of Providence

**2. Discussion and Vote to Approve the Minutes from the Board Meeting on December 13, 2022.**

Minutes from the November 1, 2022 Board meeting presented by Ms. Personeus were approved after a motion by Ms. Berk, which was seconded by Mr. Griesinger. The vote was unanimous.

**3. Discussion and Vote to Approve the Financial Report as provided on January 10, 2023.**

Financial Reports were presented January 10, 2022 by Ms. Personeus. After discussion, a vote to approve the reports was approved after a motion by Mr. Griesinger, which was seconded by Ms. Berk. The vote was unanimous.

Mr. Mardo noted that he was concerned regarding the current cash balance that the TSDMA had on hand to meet their obligations. Ms. Personeus mentioned that it was likely that several line items would not be spent completely giving the TSDMA a cushion as well as Brown University's voluntary contribution would be arriving in mid January. Mr. Mardo asked Ms. Personeus to send him a list of estimated items on the FY 2023 budget would not spend their entire budgeted amounts.

**4. Social Media Report Presentation by Consultant Audrey McClelland**

Ms. McClelland was unable to attend and sent her report with additional comments. She asked any Board member that had additional questions or concerns to contact her directly. Ms. Personeus informed the Board that Ms. McClelland had been selected as the new replacement on-air talent for The Rhode Show on WPRI-TV. Ms. McClelland had assured her that the new part-time appointment will not affect the level of service that she provides to the TSDMA. The only change she would require, in order to accommodate her new schedule, would be to join the monthly Board meeting after 10:05am via zoom or in person by 10:20am. The Board agreed to her

attendance via zoom going forward. Mr. Griesinger voiced concern, stating he thought the TSDMA should start looking for an intern to work alongside Ms. McClelland in case her career moved in a direction that could no longer accommodate working with the TSDMA.

## **5. Executive Director Report**

Ms. Personeus provided her Executive Director report on January 9, 2023, to Board members. There was no further discussion.

Ms. Personeus updated the Board that there were no TSDMA properties that qualified to be sent to the annual City of Providence Tax Sale.

Ms. Personeus mentioned to the Board members that it had been recommended by the bookkeeper that the Board set guidelines with the by-laws regarding purchase levels to qualify for Capital Expense. Board members asked Ms. Personeus to ask the accountant for his recommendation and report back to the Board.

## **6. Thayer Street Marketing Committee Update**

Ms. Berk provided updates from the marketing committee meeting. She provided the dates for the Ice Sculpture event and details of the event. Ms. Personeus would be creating a one-sheet on the event to secure sponsorships. Ms. Personeus asked the Board to discuss the selection of the business winner of the Holiday Window Display contest. The Board review each window display via photos taken by Ms. Personeus and Ms. McClelland. It was decided that all businesses that participated could be selected as the winner. Mr. Luipold, Ms. Silberman and Ms. Burk recused themselves from voting. It was decided that the staff of the Brown Bookstore had done an outstanding job decorating their multiple windows and the staff would take the winning honors. Ms. Personeus was asked to reach out to them with congratulations on a job well done.

## **7. Updates on Redevelopment Update on 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)**

Ms. Personeus informed the Board that she had not received an update provided by Rouben Balagian, project manager on the redevelopments of 279 Thayer (Two Cousin LLC) or 235 Meeting (Boutros Salo & Boghos) after multiple requests. She also mentioned that she had received multiple complaints from Thayer business owners regarding the construction vehicles and cones saving places for construction vehicles taking up almost a full block of parking spaces, making it impossible for customers coming to Thayer Street to find parking in that area.

Ms. Personeus introduced Nate Urso, Traffic Engineer from the City of Providence via zoom, attending to discuss how improvements could be made to the current negative redevelopment issues the TSDMA and Thayer Street business are experiencing. Ms. Personeus stated the complaints she had received included lack of communication on street closures, cones saving parking large sections of the street for construction vehicles without “no parking signage” being posted, equipment blocking traffic for extended amounts of time and lack of weekly or monthly communications from the project manager of both redevelopment projects. Mr. Urso stated that both developments were in the process of seeking new permits. He would investigate the minimum parking allowances needed. He assured the Board that the permit would be for a shorter period of time, (30 days), outline restrictions, require a minimum of 24 hr notice to the TSDMA for street closures and include a requirement for weekly communication to the TSDMA. He also stated that future permits would be renewed on review of compliance. Board members mentioned that the TSDMA had still not received a construction schedule after multiple requests. Additional discussion included loading zones in front of Chinatown and Meeting Street’s new one-way signage. Mr. Urso was not aware of a one-way sign on Meeting. He stated that the sign should not be there and would be removed immediately, making Meeting a two-way street again.

### **8. Thayer Street District Curbside Study Update**

Ms. Farr mentioned there was no update on the status of the USDOT SMART Grant that would help fund her curbside study.

### **11. Thayer Business Update**

There were no updates at this time.

### **12. Other Business**

Board members were asked to consider possible candidates, who are property owners, to fill the remaining Board position.

Ms. Personeus was asked to reach out the Mayor's office with the Board's recommendation to help secure an appointment for the open Mayoral Appointed Board member seat

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