



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

Tuesday, January 7, 2025

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05 A.M.

1. Roll Call

Directors: Paul Griesinger; John Luipold; Richard Dulgarian; Harry Bilodeau; Luis Gonzalez; and Donna Personeus, Executive Director.

Absent: Joe Mardo, Chair; Melanie Jewett; Anthony Aquino

Guest: Joseph Sadak

2. Discussion and Vote to Approve the Minutes from the Board Meeting on December 10, 2024.

Minutes from the December 10, 2024 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Luipold, which was seconded by Mr. Dulgarian. The vote taken was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided on January 7, 2025.

Financial Reports were presented January 7, 2025 by Ms. Personeus, The financial reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Dulgarian. The vote taken was unanimous.

4. Audit Update

Mr. Griesinger has continued 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 January 6, 2024 to Board members. There was no further discussion.

Ms. Personeus informed members that the owner of Clean-All, the company that provides graffiti removal for the TSDMA, had a medical situation that may require the TSDMA to secure a short or long term replacement. She also informed members that Clean-All no longer has space to store the TSDMA holiday wreath and other decorations. The TSDMA will require additional space for these items starting in February. Mr. Luipold stated that the basement of 271 Thayer St, where other TSDMA decorations are stored, may be an option. Ms. Personeus updated members on the need to replace all the plant container landscaping in the spring.

Ms. Personeus stated that the TSDMA Big Belly Solar Trash Compactor lease agreement will end at the beginning of December 2025. This will affect the TSDMA FY 2026 budget. She has requested options and costs from Big Belly. Mr. Bilodeau has agreed to work with Ms. Personeus to review the options presented by Big Belly and report back to the Board.

6. Thayer Street Marketing - Taste of Thayer Update

Ms. Personeus provided a final cost analysis of the Taste of Thayer. She mentioned that she would be presenting the RI Community Food Bank with the donation check from the event, and asked member to let her know if they would like to attend.

7. 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 27,000 views for the month. The top two posts with engagement were Berks and In the Pink. She reported 68 posts and 21, 589 views on Facebook, a combination of TSDMA content, business and influencer shared content. Thayer Street appeared in a Grow Smart RI social story. She plans on focusing on new businesses, along with deals and promotions on the street for January.

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

There was not an update provided by the developer. Ms. Personeus was asked to reach out to the project manager for an update.

10. Thayer Business Update

There was no update at this time.

11. Other Business

Mr. Personeus provided members with the resignation of Lauren Berk from the TSDMA Board of Directors, effective immediately.

There being no further business, the meeting was adjourned at 10:23 A.M.