



Thayer Street District Management Authority Board of Directors Meeting

Tuesday, January 3, 2017

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:01 AM.

1. Roll Call

Directors: John Luipold, Interim Chair; Albert Dahlberg; Paul Greisinger; David Everett; Richard Dulgarian
Lauren Berk; Susan Mardo; & Donna Personeus, Executive Director.

Ex officio member: Edward Bishop

Guests: Min Cheng, owner of Denden Korean Fried Chicken; John Geraghty, Attorney for Mr. Cheng; Josh Eisen,
President of the CHNA; Katie Silberman, Brown University

Absent: Steve Lewinstein; David Shwaery

2. Business Proposal Presentation for new tenant Denden Korean Fried Chicken at 182 Angell St & Presenter: Min Cheung, owner of Denden Korean Fried Chicken & Kung Fu Tea at 110 Waterman

Mr. Cheung presented his business proposal for his restaurant at 183 Angell, Denden Korean Fried Chicken, stating the opening target date was in mid-March. He mentioned the restaurant will be focused on food sales, and intends on retaining the existing liquor license, with the menu being different than his other Providence location. He stated the interior remodeling of the restaurant is complete, which included removal of the bar. The next few months will be focused on refining the menu and training of staff. Mr. Cheung answered various questions from the Board and guests ranging from trash removal to hours of operations. His answers included information that the restaurant will continue to use the previous restaurant's trash containers, located in the back of the building, and the hours of operations are planned for closing daily at 11 p.m. Mr. Eisen, President of the CHNA, stated that based upon the information provided he would recommend that the CHNA Board provide a letter of support. Mr. Dahlberg made a motion to approve the writing of a letter of support from the TSDMA, which was seconded by Mr. Greisinger. The vote was unanimous by all attending Board members.

3. Business Proposal Presentation for new tenant Tropical Smoothie Cafe at 272 Thayer Street (tentative) Presenter: Sneha Sabnani, owner of Tropical Smoothie Cafe

This presentation to be rescheduled.

4. Discussion with PPD District 9 Commanding Officer Lt. Donnelly regarding Thayer Street coverage

Mr. Greisinger asked Lt. Donnelly for his expertise and recommendation for lowering the amount of graffiti on Thayer Street. He responded by suggesting preventative measures such as installing better lighting in key locations, use of motion lights and surveillance signage, as well as capturing the taggers via video. Lt. Donnelly confirmed that video of the taggers is necessary to convict in court. He stated convictions also help reduce graffiti

in an area. The taggers will move to another location that is not monitored. He also reported that crime on College Hill was down 12% this year over last, with vehicle break-ins being the largest percentage of reported crimes. Mr. Dahlberg asked Ms. Personeus to research and report back to the Board on the most targeted graffiti areas in the District.

5. Discussion and Vote to Approve Board Meeting Minutes from November 1, 2016 and December 6, 2016

Minutes from the November 1, 2016 and December 6, 2016 Board meetings were presented by Ms. Personeus with both being approved after individual motions by Ms. Mardo, which were both seconded by Ms. Berk. The votes were unanimous by all attending Board members.

6. Discussion and Vote on Financial Report as provided on December 6, 2016

The Financial Reports were presented December 6, 2016, by Ms. Personeus and were approved after individual motions by Mr. Dahlberg, which were both seconded by Ms. Mardo. The votes were both unanimous by all attending Board members.

7. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on January 2, 2017 to each Board member. There was not a request to add any items for further discussion to the agenda for today's meeting.

Mr. Luipold made a suggestion that he would like to see the parklet removed from the street before Thanksgiving. He stated that as the daylight ended earlier the parklet location began to be used by the homeless and panhandlers. The Board was in agreement.

Mr. Luipold stated he found the list of merchant leaving and coming to Thayer Street provided by Ms. Personeus useful and asked her to continue to include these updates in her monthly Executive Director report.

Mr. Dahlberg mentioned that Brown University was unhappy with the lack of proper use of the Fones Alley compactor and cardboard recycle center by WM/Thayer Street Merchant clients. WM clients should be held accountable. He asked Ms. Personeus to visit offenders in person to convey possible disciplinary actions in the future if the problem is not resolved. Ms. Personeus stated she would continue to reach out to the offenders as well as notify WM. She would also notify Mr. Dahlberg if disciplinary action was necessary.

8. Meet & Greet TSDMA Director Nominees Richard Dulgarian and Joanna Levitt, Discussion & Vote to approve new TSDMA Directors.

After a brief discussion, Ms. Burk made a motion to approve the nomination of both Mr. Dulgarian and Ms. Levitt to the TSDMA Board of Directors, which was seconded by Mr. Dahlberg. The votes were unanimous by all attending Board members.

9. Discussion and Vote to reschedule December 2017 Board Meeting date

After a brief discussion, Mr. Dahlberg made a motion to approve moving the December TSDMA Board meeting date to December 12, 2017, which was seconded by Mr. Dulgarian. The votes were unanimous by all attending Board members. Ms. Personeus stated she would coordinate the date change with Mr. Luipold's office to secure the conference room for that date.

10. Thayer Festival Date Change to June 11 Discussion & Vote

After a brief discussion, Ms. Berk made a motion to approve moving the September 2017 Thayer Street Fall

Artisan Festival to Spring, June 11, 2017, which was seconded by Mr. Dahlberg. The votes were unanimous by all attending Board members. Mr. Luipold asked Ms. Personeus for an estimated cost for the festival. Ms. Personeus stated the festival cost would be similar to the 2016 Festival budget of \$4,600.

11. Graffiti and Illegal Dumping Enforcement/Surveillance Cameras and Signage Update

Mr. Dahlberg and Mr. Luipold reported that they had met with the Siemens company regarding adding surveillance cameras to the back of 195 Angell to cover the Fones Alley trash compactor, and had received an estimate of \$5,000 for the video camera and set up connection into the Brown University system. Mr. Luipold stated he would try and find the money to be able to implement.

12. Merchants Report

Ms. Mardo reported the Thayer Merchant Association had purchased battery operated lite wreaths and that she had hung them all herself and would love help removing them and placing them into storage. Mr. Luipold stated he would ask his property management company (Cushman & Wakefield) to remove them, and would confirm this with Ms. Mardo. Ms. Personeus stated she would coordinate with the management company and take on the responsibility of transporting and storing them in the TSDMA storage unit.

13. Other Business

Construction & New Tenant Updates

Mr. Luipold reported that Insomnia Cookies is planning to open in March/April 2017.

Mr. Luipold reported that the new 272 Thayer Street tenant, Tropical Smoothie Cafe, is on track to open in April 2017. Ms. Personeus reported they had not replied to her invitation to appear before the Board to present their business plan.

Suboxone Treatment facility - Tillingham Mansion on Llyod

Mr. Eisen, President of the CHNA, updated the TSDMA Board on the information regarding the Suboxone Treatment facility plan to open a clinic on the corner of Lloyd and Thayer Streets. Mr. Eisen stated he is investigating if a clinic can be opened in this location without a change in zoning. He reported the CHNA Board will be discussing this development at their next meeting. Mr. Eisen asked if the TSDMA Board would be willing to take a position in writing against a zoning change if necessary. Mr. Luipold responded that additional information would be required to take a position. However, with information and if necessary, a vote by email could be taken before the next TSDMA meeting.

There being no further business, the meeting was adjourned at 10:30 AM.