



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

Tuesday, February 2, 2020

Our TSDMA Meeting was held via Zoom.us

<https://zoom.us/j/98257116674?pwd=VytOdTM5THQxUmtMdTZYQ0hiTDR5Zz09>

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:06AM.

1. Roll Call

Directors: Paul Griesinger, Chair; Joe Mardo; John Luipold; Albert Dahlberg; Lauren Berk; Jason Sweeney; Joe Thibodeau; Alexis Kievning; and Donna Personeus, Executive Director.

Ex officio: Ed Bishop

Absent: Richard Dulgarian

Guests: Audrey McClelland; Chris Marsella; Megan Lewis

2. Discussion and Vote to Approve the Minutes from January 5, 2021

Minutes from the January 5, 2021 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Mardo, which was seconded by Mr. Luipold. The vote was unanimous.

3. Discussion and Vote to Approve the Financial Reports as provided on February 2, 2021

Financial Reports were presented February 2, 2021 by Ms. Personeus and were approved after a motion by Ms. Berk, which was seconded by Mr. Luipold. The vote was unanimous. Ms. Personeus was asked to present the total cost of the holiday lights to the Board at the next meeting.

4. Chairman Report

Mr. Griesinger updated the Board that he has received several positive comments from tenants regarding the holiday lights and the TSDMA social media program. He stated that he has been receiving calls for space once again.

5. Executive Director Report

Ms. Personeus informed the Board that Ocean State would be continuing to handle the TSDMA snow shoveling services after a discussion with Mr. Griesinger, Mr Greco and herself. Ms. Personeus informed the Board that she had noticed an uptick in Big Belly trash, which was a good sign for economic recovery.

Ms. Personeus informed the Board that Ms. McClelland's contract was ending this month. The Board requested Ms. Clelland to email Ms. Personeus a proposal for a six month renewal for review. Ms. Personeus would send the proposal to the Board Members for a decision, and a vote would be taken online whether to accept the proposal before the next Board meeting.

Ms. Personeus emailed her Executive Director report on February 1, 2020 to each Board member.

6. Update on Thayer Street Lighting

Ms. Personeus let the Board know that the de-install of the holiday lights that had been scheduled for January had to be rescheduled to February 4, 2021, due to a snow storm on the original de-installment date. She informed the Board that she had reached out to the City's contact several times to schedule a meeting to discuss FY 2022 Holiday Light installation and beyond. She had received an acknowledgement of the request, but the meeting with key City leaders had not yet been secured.

7. Review Updates from 235 Meeting Street Developer

Ms. Personeus presented the letter she had received from Mr. Joseph McPhee, Architect for Two Cousins, LLC, developer of 235 Meeting Street. After discussion, the Board asked Ms. Personeus to ask the developer for future clarification on items #2 and #6 (questions on exterior materials being used and electrical requirements). Board members wish to have the electrical transformer issue resolved before demolition is allowed to take place. Guest, Mr. Marsella, President of the Providence Preservation Society (PPS), informed the TSDMA Board that although he had not been able to attend the last PPS meeting, he had heard PPS had issues with both the design and exterior materials of the project. Mr. Luipold asked Ms. Personeus to reach out to Brent Runyon for clarification.

8. Social Media Report from Audrey McClelland

Ms. McClelland presented her social media monthly report to the Board. Highlights of her report included an influencer update and schedule, and the planning of a third social media training session via Zoom for Thayer businesses on February 23, 2021. She noted that now with COVID numbers going down and vaccinations going up, influencers are more interested in working with her for Thayer Street. Ms. McClelland stated that most Thayer Businesses have told her that immediate traffic and sales are their concerns.

9. Update on Thayer Street Infrastructure Plan

The update was tabled until March's Board meeting.

10. Update on Status of Thayer Street Businesses during Coronavirus Crisis/Merchant Report

Ms. Berk updated the Board on the status of retail on Thayer Street. She was thankful that the students were now back on campus. Mr. Luipold stated that his team had met with each of their tenants last week and each was still struggling. Mr. Griesinger mentioned that interest for open space on Thayer Street had picked up in the last month.

11. Other Business

Mr. Griesinger reported that Peri Peri Chicken would be taking over the former WOW BBQ location on Angell Street, and they plan to be open for business in April 2021.

Mr. Luipold reported the Brown Health and Wellness building was on schedule to be completed by the end of this summer. He also reported that the Brown campus had moved into Level 2, and that students could now leave their dorms in small groups.

Mr. Mardo mentioned that he had heard a new business would be going into 257 Thayer.

There being no further business, the meeting was adjourned at 10:21 AM.