



Thayer Street District Management Authority

Board of Directors Meeting

Tuesday, February 5, 2019

DRAFT

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:09 AM.

1. Roll Call

Directors: Paul Greisinger, Chair; John Luipold; Richard Dulgarian; David Everett; Joe Mardo; Jason Sweeney and Donna Personeus, Executive Director

Ex officio member(s): Edward Bishop

Absent: Lauren Berk; Stephen Lewinstein, David Shwaery; Albert Dahlberg

Guests: Lidia Pierce, Property Management, Brown University Real Estate Office; Katie Silberman, Associate Director of Community Relations, Brown University; David Baskin; Mark Rapp, Architect, ACME Architect LLC; Chuck O'Boyle; Rachael Robinson; Cade Tompkins;

2. Presentation by David Baskin, Developer of 12-23 Euclid Avenue Development Project

Developer David Bakin's architect Mark Rapp, of ACME Architect LLC presented plans for the 12-23 Euclid development project. Feedback was taken from the TSDMA Board, CHNA and PPSRI representatives, as well as members of the public. Mr. Baskin was asked if he was made aware of the Thayer Street Planning Study at any time during the development application process by the City of Providence. He replied he had not been made aware of the Study, nor had he been recommended to contact the TSDMA at any point. Mr. Baskin agreed to a follow up meeting with representatives from the TSDMA Board, the CHNA and the PPSRI with Bob Azar, Deputy Director of Dept. of Planning and Development, City of Providence.

3. Discussion and Vote to Approve Minutes from December 11, 2018 and January 8, 2019

Minutes from the December 11, 2018 and January 8, 2019 meeting, presented by Ms. Personeus, were approved after a motion by Mr. Luipold, which was seconded by Mr. Mardo. The vote was unanimous by all attending Board members.

4. Discussion and Vote to Approve Financial Reports as provided on January 8, 2019 and February 5, 2019.

Financial Reports were presented January 8, 2019 by Ms. Personeus, and were approved after a motion by Mr. Mardo, which was seconded by Mr. Luipold. The vote was unanimous by all attending Board members.

5. Chairman Report.

Mr. Greisinger stated he would like to see the TSDMA encourage good development with the district by making a TSDMA design review part of the process for basic design criteria. He would like to see these key details added into a petition for zoning amendment. He would like to see the TSDMA effort keep moving forward.

6. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on February 4, 2019 to each Board member. There was not a request to add any items for further discussion to the agenda for today’s meeting.

Ms. Personeus reported that Mr. Bronhard had emailed her giving notice that his property on Angell St is now one hundred percent residential. Ms. Personeus asked for guidance on past due TSDMA tax assessments due to the TSDMA from this property. The Board asked Ms. Personeus to write a letter to Mr. Bronhard including a copy of the by-laws and work to resolve the matter.

7. Thayer Street Planning Study Committee Update

Mr. Everett updated the Board stating that Mr. Azar from the Planning Department recommended TSDMA draft a letter to amend the zoning ordinance with a petition to the City Council. It was the decision of the Board to draft the letter and petition to amend the zoning ordinance and then send a it to the Board for an online vote to precede.

8. Merchants Report

Mr. Sweeney updated the Board on the last Merchant meeting stating business owners had concerns over the amount that construction vehicles taking up valuable parking spaces in the district and being allowed to remain in the same spot all day long. He also mentioned trucks were unloading taking up valuable parking spaces at all times of the day, instead of heeding to unloading times. Business owners had also discussed the need to bring art and musicians back to the street, but had concerns about an overly aggressive compliance officer kicking the musicians off the street. Mr. Sweeney stated the businesses were looking at key spots along Thayer Street that could support event activities like musicians, street arts, farmers markets, etc.

9. Other Business

Construction & New Tenant Updates

Ms. Silberman reported Brown University was working with Moho to promote Benefit St as the “Mile of History”.

Mr. Gresinger stated Shake Shack has tentatively scheduled their Grand Opening for late March.

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

Time sensitive online votes taken by the TSDMA Board

Email Vote sent on February 18, 2019

Mr. Griesigner has made a motion to approve sending the attached letter in support of the changes Mr. Baskin is proposing to the original plan to ensure it better reflects some of the guidelines indicated by the 2014 Thayer Street Planning Study to the Providence Plan Commission, which was seconded by Mr. Dahlberg.

All those in favor.... just an yes or no vote please no online discussion.

Please vote:

YES - you approve the motion

Mr. Dahlberg, Mr. Gresinger, Mr. Sweeney, Mr, Mardo, Ms. Berk

NO - you do not approve the motion

Mr. Luipold

Abstain -

Mr. Everett

No Vote Given -

Mr. Lewinstein, Mr. Dulgarian

Motion passes. 5 yes, 1 no, 1 abstain

Attached: Letter, updated 21 Euclid development plans, email containing votes

Email Vote sent on February 25, 2019

Mr. Griesigner has made a motion to approve the attached petition to amend the City Council Article 5 Section A Subsection 8 of the Zoning Ordinance, which was seconded by Mr. Dahlberg.

All those in favor..... just an yes or no vote please no online discussion.

Please vote:

YES - you approve the motion

Mr. Dahlberg, Mr. Gresinger, Mr. Luipold, Mr. Sweeney, Mr, Mardo, Ms. Berk

NO - you do not approve the motion

Mr. Dulgarian

Abstain -

Mr. Everett

No Vote Given -

Mr. Lewinstein

Motion passes. 6 yes, 1 no, 1 abstain

Attached: petition to Amend to the City Council Article 5 Section A Subsection 8 of the Zoning Ordinance