



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

Tuesday, February 6, 2018

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:03 AM.

1. Roll Call

Directors: John Luipold, Chair; Paul Greisinger; Albert Dahlberg; Stephen Lewinstein; Jonathan Kaufman; Richard Dulgarian; Lauren Berk; and Donna Personeus, Executive Director.

Ex officio members: Edward Bishop; David Shwaery

Absent: Joanna Levitt; David Everett

Guests: Officer Kelly, Brown University; Joanna Saltonstall and Josh Walker of Brown University

2. Brown Bookstore Building Renovation Site Logistics Plan Presented by Project Manager, Joanna Saltonstall and Josh Walker

A site logistic plan for the Brown Bookstore building renovations was given, by Josh Walker and Joanna Saltonstall, to the Board outlining what to expect in the next few months. The Brown team stated the renovations would not be structural and would include facade upgrades, which have not been finalized as of this date. The facade upgrade will take place in June after graduation. During renovations Olive Street will be most impacted and will hold project dumpsters and porta-johns. Renovation working hours will be 7:00 a.m. to 3:30 p.m. at the site. Off-site parking accommodations have been made for workers and their vehicles at Brown University Lot #1. Fencing will be used to create safe walking paths around the site. The TSDMA Bike Repair Station will be relocated during the renovation to a site on Thayer Street TBD. The second, third and fourth floors, once renovations are complete, will be home to Brown University Brain Science Department offices and conference spaces. The Brown University project team will update the Board in a few months.

3. Presentation by Ken Iwaoka and Mayomi Sengoka of Ganko Ittetsu Ramen, 215 Thayer

A presentation was given by Ken Iwaoka, manager of Ganko Ittetsu Ramen. He explained he has 20 year of experience in the food service industry. He stated Ganko is a full service authentic Japanese Ramen restaurant. They use no chemicals and import many specialty menu items from Japan. The restaurant will feature an open kitchen design. Their hours of operation will be Sunday to Thursday 11 a.m. to 11 p.m. and Friday and Saturday 11 a.m. to 12 a.m. They will be applying for a new beer and wine only liquor license, offering table service to customers. Mr. Iwaoka asked the TSDMA Board for a letter of support to include with their application. The Board agree to have Ms. Personeus write a letter of support for Mr. Dahlberg would review. Ms. Personeus would then email the letter to the entire Board for a vote to approve or deny. With a vote of support by the Board, Ms. Personeus would forward the letter to the City of Providence Licensing Board to be included in their application.

4. Discussion and Vote to Approve Minutes from January 2, 2018

Minutes from the January 2, 2018 meeting, presented by Ms. Personeus, were approved with edits after a motion by Mr. Lewinstein, which was seconded by Ms. Berk. The vote was unanimous by all attending Board members.

5. Discussion and Vote to Approve Financial Reports as provided on February 6, 2018.

Financial Reports were presented February 6, 2018 by Ms. Personeus, and were approved after a motion by Ms. Berk, which was seconded by Mr. Greisinger. The votes for each were unanimous by all attending Board members.

6. Executive Director Report

Ms. Personeus reported that she emailed her Executive Director report on February 5, 2018 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 stated the following TSDMA member properties were submitted for tax sale to the City of Providence: 223 Thayer Street-012-0173-0000 (Baker); 252-254 Thayer Street-010-0276-0000 (K&K Dulgarian); 260-264 Thayer Street-010-0300-0000 (K&K Dulgarian); 242 Meeting Street-013-0006-0000 (Mitreliis); 230 Thayer Street-012-0171-0000 (Mitreliis). Ms. Personeus reported a summary letter and a copy of all outstanding invoices that were sent to each property owner by certified mail.

Ms. Personeus asked the Board to consider leaving the parklet in storage for 2018 due to the amount of construction that will be on the street. The Board agreed and asked her to confirm with Orion Red that the parklet could remain in storage at their location until Spring of 2019.

Ms. Personeus asked to Board to consider not having a Fall Festival in 2018 due to the level of construction that will be occurring at that time on Thayer Street. The Board agreed that she should plan for Fall of 2019 with October 7th as the preferred date.

7. Thayer Street Public Art Plan Update

Mr. Greisinger and Ms. Personeus updated the Board on each of their separate meetings with Mr. Thorne of The Avenue Concept. After discussion, the Board decided for the TSDMA Public Art Committee would meet to discuss and further refine the details of the plan and agreements between the TSDMA and the City of Providence and the TSDMA and The Avenue Concept. Mr. Greisinger asked that he be added to the committee. There were questions regarding the TSDMA level of oversight and differences between privately owned spaces and public spaces and rules of engagement. The committee agreed to meet the following week.

8. Merchants Report

There was no merchants report given at this time. Board members business liaisons, Ms. Berk and Mr. Kaufman, mentioned they are interested in a marketing plan for the end of year holidays on Thayer Street. Mr. Lewinstein asked Ms. Personeus to gather information on outdoor, NPR RI, and local newsprint costs for the Board to review at the next meeting.

9. Other Business

Mr. Dahlberg stated that new Food Truck 200 ft. maps should be produced with the opening of Pokeworks. He reported he would be responsible for producing updated 200 ft. radius maps for distribution to new and renewing Food Trucks at the Board of Licensing. He asked that Ms. Personeus distribute to the Board of Licensing and local police once complete.

Mr. Greisinger reported that the support structure for the new 249 Thayer building would begin to be built this month.

Mr. Luipold reported that 271 Thayer Street, the former location of City Sports, had been leased to an outdoor clothing/soft goods company. Renovations to the site for the new tenant will begin soon, with an expected grand opening in August 2018.

There being no further business, the meeting was adjourned at 10:22 AM.

February 24, 2018 Ms. Personeus emailed a letter of support for Ganko Group RI, LLC for TSDMA review and vote by the Board.

February 24, 2018 email summary:

A motion to send the attached letter of support for Ganko Group RI, LLC to the City of Providence License Board, subject to them not serving any alcohol after 12 am was made by Mr. Dahlberg and second by Mr. Luipold.

Please email your vote on the attached letter of support. A quorum of 5 is required with a five YES/Approved vote are required to send the letter.

YES/Approve
NO/Decline

The motion to send the attached letter of support for Ganko Group RI, LLC to the City of Providence License Board, subject to them not serving any alcohol after 12 am was made by Mr. Dahlberg and second by Mr. Luipold passed.

Yes: 5 (Paul Griesigner, Jonathan Kaufman, Al Dahlberg, John Luipold, Lauren Berk)

No: 0

Abstain: 1 (David Everett)

No vote cast: 3 (Joanna Levitt, Richard Dulgarian, Stephen Lewinstein)