



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

Tuesday, February 7, 2023

118 Waterman Street, 2nd floor, Providence, RI

**DRAFT**

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:00 A.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; John Luipold; Richard Dulgarian; Lauren Berk; Katie Silberman; Liza Farr; and Donna Personeus, Executive Director.

Guests: Megan Megan Lewis, Brown University

**2. Discussion and Vote to Approve the Minutes from the Board Meeting on January 10, 2023.**

Minutes from the January 10, 2023 Board meeting presented by Ms. Personeus were approved after a motion by Ms. Silberman, which was seconded by Mr. Luipold. The vote was unanimous.

**3. Discussion and Vote to Approve the Financial Report as provided on February 7, 2023.**

Financial Reports were presented February 7, 2023 by Ms. Personeus. After discussion, a vote to approve the reports was approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote was unanimous. Ms. Personeus was asked to contact Allegra regarding the outstanding payment. Board members agreed to waive the current late fee of \$15.50 for the Mitrelis property due to a confusion on due dates by the property owner.

**4. Executive Director Report**

Ms. Personeus provided her Executive Director report on February 6, 2023, to Board members. There was no further discussion.

Ms. Personeus mentioned that she had met with Emily Ward Crowell, Chief of Staff, Office of Mayor Brett P. Smiley regarding the mayoral appointee position currently open on the Board. Ms. Personeus reminded the members that they still had one seat left to be filled by a property owner. After discussion, members decided to have a legal console review if the TSDMA by-laws could be updated to change the seat from a property owner to an at-large seat.

**5. Thayer Street Marketing Committee Update**

Ms. Personeus updated the Board on the number of Ice Sculpture Event sponsorships that had been secured. Mr. Luipold stated that Brown University would sponsor the live ice carving outside the Brown Bookstore. He asked

if the sculpture could be a Brown Bear. Ms. Personeus replied that she would check with the company. Ms. Personeus informed the Board that Brown University had agreed to provide 300 chocolate mint plants for the Earth Day event at the same price as last year.

#### **6. Updates on Redevelopment Update on 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)**

Ms. Personeus informed the Board that she had received an update provided by Rouben Balagian, project manager on the redevelopments of 279 Thayer (Two Cousin LLC) or 235 Meeting (Boutros Salo & Boghos) after multiple requests. Mr. Balagian stated at 235 Meeting Street, they had completed the pour of the first floor deck, would be completing the first floor walls this week, excavated for the two front columns, have a pour scheduled for this afternoon 1-4pm (2/2) and have parking set aside and should be able to avoid closure. Mr Balagian stated at 279 Thayer, they had continued excavation, come to a conditional agreement for the underpinning and soil stabilization for both the FedEx and Urban Outfitters buildings, are currently working on satisfying those conditions so we can continue the underpinning and soil stabilization of the FedEx building and begin the underpinning and soil stabilization of the Urban Outfitters buildings, have a couple of days of small excavation left and hope to have all conditions met and approvals in place and resume work at some point next week. He also stated that the new parking plan is working well for us and is hopefully better for the neighbors as well

Ms. Personeus provided the Board with images showing the new parking agreement for the redevelopment. provided by Nate Urso, Traffic Engineer from the City of Providence.

#### **7. Thayer Street District Curbside Study Update**

Ms. Farr mentioned there was no update on the status of the USDOT SMART Grant that would help fund her curbside study. She mentioned that she is working on sorting out Brook Street and had submitted a traffic pattern change on Meeting to 2-way to Google Maps. She also mentioned that she had submitted a large budget request to update the City's meters.

#### **8. Social Media Report Presentation by Consultant Audrey McClelland**

Ms. McClelland was unable to attend due to a connectivity issue and the meeting ending earlier than expected. Ms. Personeus presented Ms. McClelland's social media report to the Board. Board members said they would reach out to her if they had any questions.

#### **9. Thayer Business Update**

There were no updates at this time.

#### **10. Other Business**

Ms. Personeus updated members that Pokeworks would be moving across the street to the former Santander Bank location. Pokeworks owners plan on putting another restaurant into their current location.

Mr. Luipold mentioned that Yaz Chicken should be opening soon and that there had been a good deal of interest in the former Blue State Coffee location (300 Thayer).

There being no further business, the meeting was adjourned at 10:02 A.M.