



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

Tuesday, March 4, 2025

118 Waterman Street, 2nd floor, Providence, RI

**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; Harry Bilodeau; Luis Gonzalez; Anthony Aquino and Donna Personeus, Executive Director.

Absent: Melanie Jewett

Guests: Andrew Doyle, Kite; Lt William Brown

**2. Presentation from Andrew Doyle, Kite Architects on the 217 Angell Development**

Mr. Doyle from Kite Architects presented the current proposed Signature LLC development plans for 217 Angell to the TSDMA Board. He informed members that the proposal would be presented at the next CPC meeting on March 18. He mentioned that they had met with abutters, including the Wheeler School. He noted the proposed building plans contain thirty-two (32) high-end luxury condominiums with an average square footage of 1700 ft. Each unit to have a private balcony able to seat 6-8 people dining comfortably. The main entrance of the building will be on Brook Street. The structure is planned to be five (5) stories with forty-five (45) subgrade parking spots. The target demographic is empty nesters, with undergraduate students and AirBnB tenants not permitted. Noise ordinance fees will be issued if necessary. Loading area will be a 22 by 10 area accessed from Fones Alley. The final details for the trash area are still being discussed in order to minimize impact to the area. Mr. Luipold mentioned concern with impact construction will make in the area. Mr. Doyle mentioned they plan to complete the foundation during the summer when the traffic in the area is lower. The goal is to start the project this summer, with a completion date of most likely within two (2) years.

**3. Discussion with Lt Brown regarding Homeless Situation in CVS/Urban Outfitters/Flatbread Alleyway**

Lt Brown discussed the options available to the district and the property owners in regards to the on-going issue of homeless setting up in the alleyway between the buildings. He stated that because this area is privately owned, the police department would require permission from the property owner to work with them. Once permission is granted, the police can enforce no trespassing. Ms. Personeus stated that she would provide the plat information that she has for all three properties to Lt Brown so that alleyway ownership can be determined. Mr. Luipold asked Lt. Brown about the Mishi House and its current status. Lt. Brown stated that after last week, thirty-two (32) homeless people will no longer be living at that location. The rent had been paid for the winter season only. In

closing Lt. Brown asked for TSDMA support for more patrol units in the Thayer District Area which would require additional budget funding from the City of Providence.

#### **4. Discussion and Vote to Approve the Minutes from the Board Meeting on January 7, 2025.**

Minutes from the January 7, 2025 meetings were presented by Ms. Personeus. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote taken was unanimous. The February 4, 2025 meeting was cancelled. There were no minutes.

#### **5. Discussion and Vote to Approve the Financial Reports as provided for February 4, 2025 and March 4, 2025.**

February 4, 2025 and March 4, 2025 financial reports were presented March 4, 2025 by Ms. Personeus. The financial reports were approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote taken was unanimous.

#### **6. Audit Update**

Mr. Griesinger has continued to speak with potential firms. The scope of the work has been sent. He is waiting for additional estimates of cost. There is no further update at this time.

#### **7. Executive Director Report**

Ms. Personeus provided her Executive Director report on March 3, 2025 to Board members. There was no further discussion.

Ms. Personeus presented Big Belly's proposed options for consideration regarding Big Belly solar trash unit replacements once the contract expires in December 2025, which will affect the FY2026 budget. Members were in agreement that they would like to extend the current contract in order to match up with the end of Brown University's current contract timeline. Ms. Personeus stated she would follow up with Big Belly based on that decision to see if an agreement could be reached.

Ms. Personeus informed the Board members that she had received Anthony Aquino's official resignation letter. His last day as a TSDMA Board member will be March 6, 2025. Mr. Aquino let members know that he is moving on from his position with the City of Providence to work with a local non-profit. Members wished him success in his new position. The Board discussed possible replacement for the two open member positions. Mr. Aquino's position is a mayoral appointee.

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

Ms. McClelland provided her social media report in hard copy and a pre-recorded video update for the Board to watch. Highlights of the report included a big month on Instagram with posts from Shah's halal food and Cracked leading the way with the most engagement. She reported that engagement was up on Facebook, a combination of TSDMA content, business and influencer shared content. Influencers content remained strong this month. Her goals were to promote opening of Shah's, Spring break time and planning for Spring

#### **9. Updates on Redevelopment of 279 Thayer (Two Cousin LLC)S**

Ms. Personeus received a text from Ken Karzarian, the project manager for the redevelopment. He stated that the project is on hold waiting for RI Energy input and approval.

## **10. Thayer Business Update**

Mr. Griesinger stated the Nero Cafe, at the former Shaking Crab location, is set to open in April 2025.

## **11. Other Business**

TSDMA business is looking to expand their hours of operation from to 4 a.m. on Fridays and Saturdays for pickup deliveries.

There being no further business, the meeting was adjourned at 10:20 A.M.