



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

Tuesday, March 5, 2019

### **MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:05 AM.

#### **1. Roll Call**

*Directors:* Paul Greisinger, Chair; Stephen Lewinstein; Albert Dahlberg; Richard Dulgarian; Joe Mardo; Jason Sweeney; Lauren Berk and Donna Personeus, Executive Director

*Ex officio member(s):* Edward Bishop

*Absent:* John Luipold; David Shwaery; David Everett

*Guests:* Lidia Pierce, Property Management, Brown University Real Estate Office; Katie Silberman, Associate Director of Community Relations, Brown University; David Baskin; Genn Baskin; Keith Bernstein; Mark Rapp, Architect, ACME Architect LLC; Providence City Councilwoman Helen Anthony

#### **2. Plan for graduate student procession during Brown Commencement (May 26)**

*Presenters:* Mikele St-Germain, Associate Director, University Event & Conference Services

*Michele Calnan, Events Manager, University Event & Conference Services*

Presenters from Brown University gave the Board an oversight of the commencement showing the route of the parade up Thayer Street. They explained the commencement parade on the morning of May 26, 2019 would begin at approximately 9:45 a.m. at the Brown gates and will end by 10:30 a.m. Thayer Street would be closed for a short period of time only.

#### **3. Presentation on Brown University Institutional Master Plan Amendment by Al Dahlberg**

Mr. Dahlberg presented Brown University's Institutional Master Plan Amendment to the TSDMA Board. He described the expanded footprint of the Wellness Center building on Brook Street with the purchase of the Mitrelis property, solar panels in four small sites (with energy produced to be used on site) and a new soccer/lacrosse facility with new restrooms, concessions, locker rooms, and replacement of the turf and netting at the fields. He estimated an anticipated loss of 60 parking spaces due to the upgrades. Construction on the Wellness Center is scheduled to begin in June 2019.

#### **4. Presentation by developer, Genn Baskin on 198 Angell development**

Mr. Genn Baskin and his architect Mark Rapp presented redevelopment plans for 198 Angell St to the TSDMA. He stated that he had submitted and received approval from the City of Providence for the project already. The project is set to begin construction on June 1, 2019 and take about four months to complete. There will be no sidewalk closings needed. All equipment will be stored on the side and back of the building.

### **5. Presentation by developer, Keith Bernstein on 185 Angell development**

Mr. Keith Bernstein and his architect Mark Rapp presented redevelopment plans for 185 Angell St to the TSDMA. TSDMA members voiced concerns about trash, lack of retail on the first floor and whether or not this project would increase walkability on Angell Street. Mr. Bernstein explained that the building will include a location for roll away trash cans and that he was open to exterior painting options. The city had recommended a grey color from top to bottom, but he was open to changing the colors. Members of the TSDMA asked if the City had made him aware of the Thayer Street District Planning Study. He said they had not.

### **6. Vote to reinstate Al Dahlberg and Stephen Lewinstein into TSDMA Board**

A motion to reinstate Mr. Dahlberg and Mr. Lewinstein as active TSDMA Board members in good standing was made by Ms. Berk, which was seconded by Mr. Sweeney. The vote was unanimous by all attending Board members.

### **7. Discussion and Vote to Approve Minutes from February 5, 2019**

Minutes from the February 5, 2019 meeting, presented by Ms. Personeus, were approved after a motion by Ms. Berk, which was seconded by Mr. Mardo. The vote was unanimous by all attending Board members.

### **8. Discussion and Vote to Approve Financial Reports as provided on March 5, 2019**

Financial Reports were presented March 5, 2019 by Ms. Personeus, and were approved after a motion by Mr. Mardo, which was seconded by Mr. Sweeney. The vote was unanimous by all attending Board members.

### **9. Discussion on Petition to Amend to the City Council Article 5 Section A Subsection 8 of the Zoning Ordinance**

The Board discussed the need to petition the City of Providence to amend the zoning ordinance to halt the erosion of commercial space on side streets and include expanded vibrancy, transparency and walkable and livable streets that were not included in the ordinance. The petition seeks to include Brook, Cushing, Waterman and Angell as “Main Streets” requiring ground level commercial space. Many TSDMA members discussed the importance of the district embracing the community and providing services that people can walk to.

### **10. Chairman Report.**

Mr. Greisinger stated he would like to see the TSDMA support the Thayer merchants with promotion. He would like to apply available funds from the FY 2019 budget toward the purpose of supporting merchant events, infrastructure, expanded social media and revamping the TSDMA website.

### **11. Executive Director Report**

Ms. Personeus reported that she emailed her Executive Director report on March 3, 2019 to each Board member. There was not a request to add any items for further discussion to the agenda for today’s meeting.

### **12. Thayer Street Planning Study Committee Update**

TSDMA submitted a petition to the City of Providence to amend the City Council Article 5 Section A Subsection 8 of the Zoning Ordinance. Refer to item #9 on agenda.

### **13. Merchants Report**

Mr. Sweeney informed the Board that the next Merchant meeting would be taking place on March 18 starting at 9:00 a.m. at b. Good on Thayer Street. The merchants will be discussing further a calendar of events to be scheduled May to October.

#### **14. Other Business**

##### *Construction & New Tenant Updates*

Mr. Gresinger stated that Shake Shack has scheduled their Grand Opening for March 20. TSDMA Board members will be invited to the soft Friends and Family opening the evening of March 19.

There being no further business, the meeting was adjourned at 10:40 AM.