



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

Tuesday, March 5, 2024

118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

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

1. Roll Call

Directors: Joe Mardo, Chair; John Luipold; Paul Griesinger; Richard Dulgarian; Harry Bilodeau; Lauren Berk; and Donna Personeus, Executive Director.

Absent: Melanie Jewett; Anthony Aquino

2. Discussion and Vote to Approve the Minutes from the Board Meeting on February 6, 2024.

Minutes from the February 6, 2024 Board meeting presented by Ms. Personeus were approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote was unanimous.

3. Discussion and Vote to Approve the Financial Report as provided on March 5, 2024.

Financial Reports were presented March 5, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Griesinger, which was seconded by Mr. Luipold. The vote was unanimous. Members discussed options and developed a plan to secure payment for the outstanding sponsorship debts owed. Mr. Griesinger asked how the TSDMA evaluated properties for TSDMA tax assessments. Ms. Personeus provided details on how the amount was calculated yearly based on the current value assessment provided by the City of Providence. Mr. Griesinger stated that the City had reevaluated an assessment, reducing the property value. He asked Ms. Personeus to provide him with the TSDMA FY 2024 evaluation that was used for 235 Thayer/178 Angell, explaining the property may be due a credit by the TSDMA.

4. Audit Update

Mr. Luipold restated that the audit would most likely begin after tax season was complete. He was reviewing cost estimates. Ms. Personeus provided a detail of the scope of documents that are reviewed by the auditor as requested by Mr. Luipold at the February Board meeting.

5. Executive Director Report

Ms. Personeus provided her Executive Director report on March 4, 2024 to Board members. There was no further discussion.

6. Thayer Street Marketing Committee Update

Ms. Personeus informed the Board that the level of sponsorship interested in the Ice Sculpture Stroll did not rise to a level that would support the event. The event was not marketed and did not take place. Ms. Personeus provided an update regarding the Earth Day Event scheduled for April 22, 2024. She informed the Board that the What's Cheer Flower Farm was interested in a collaboration for the event. They agreed to provide seed bombs at a cost of one dollar a piece. They also agreed to co-market the event as well as attend the event.

7. Discussion and Decisions on 2024 Taste of Thayer Event

After a discussion, the following decisions were made for the 2024 Taste of Thayer event: two drink tickets would be given with each student and adult ticket purchase, and one ticket with a child ticket purchase. The same as last year. The reimbursement ticket value will be five (\$5) dollars per ticket for participating businesses. Early bird reduced ticket sales are to begin in August (\$5/\$10/\$20) and end two weeks before the event. Ticket prices increase two weeks before the event (\$7/\$15/\$23). There will be four (4) levels of sponsorship: Gold \$2,500, Silver \$1,000, Bronze \$500 and Community \$250. Ms. Personeus will update the sponsorship sheet and place it in a google folder for the event.

8. Updates on Redevelopment of 279 Thayer (Two Cousin LLC) and 235 Meeting (Boutros Salo & Boghos)

Ms. Personeus provided the Board with updates that she had received from the 235 Meeting Street and 279 Thayer Street redevelopments. Rouben Balagian, project manager for 235 Meeting Street stated that they were wrapping up the commercial windows this week, the siding within 7-10 days, almost done with plaster, were getting ready for stairway railings, started to finish painting and final MEP on upper floors. The project is currently on schedule to be completed by June 1, 2024. Mr. Boutro provided the following update for the 279 Thayer development: We are getting ready to sign a contract with a new construction company (Rise Above Construction) to take over and finish the project as quickly as possible. Board members spoke about multiple concerns with the lack of coordination at the site, an example is the traffic issues at the site that morning. After discussion, members agreed that Mr. Boutros and a representative from his newly hired construction company should speak with the Board to address on-going concerns and issues caused by the development. Mr. Mardo stated he would reach out to Mr. Boutros with the invitation to attend the April meeting. Ms. Personeus was asked to inform Mr. Urso of this morning's traffic blockage caused by the construction.

9. 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. She mentioned that IG had a solid month with 27 individual posts and that she would be continuing the giveaways monthly on IG, due to their successful engagement. She noted that Facebook had dipped a bit, saying the same thing had happened in February the year prior. She reported 59 posts on FB for the month, with the school vacation being the top post with the highest level of interaction. She mentioned the current situation with the Washington Bridge being a source of pain in trying to engage with recruiting influencers to come to Thayer.

10. Thayer Business Update

Mr. Griesigner provided information on a new restaurant business at the corner of Meeting and Thayer, Yum's Halal Food. They will open with a soft opening scheduled for the next month or two.

11. Other Business

There was no additional business.

There being no further business, the meeting was adjourned at 10:18 A.M.