



**Thayer Street District Management Authority**  
**Board of Directors Meeting**  
Tuesday, March 7, 2023  
118 Waterman Street, 2nd floor, Providence, RI

**MEETING MINUTES**

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:04 A.M.

**1. Roll Call**

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

Guests: Megan Lewis, Brown University

Absent: Liza Farr

**2. Introduce Mayoral TSDMA Board Appointee, Taylor Enos**

Ms. Personeus introduced the Mayor's appointee, Mr. Enos, to the Board. He provided members with information on his background and current position's responsibilities.

**3. Discussion and Vote to Approve the Minutes from the Board Meeting on February 7, 2023.**

Minutes from the February 7, 2023 Board meeting presented by Ms. Personeus were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

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

Financial Reports were presented March 7, 2023 by Ms. Personeus. The reports were approved after a motion by Ms. Berk, which was seconded by Ms. Silberman. The vote was unanimous. Ms. Personeus informed the Board members that Allegra Printing had been contacted, and that she had spoken to our bookkeeping agency regarding the outstanding amount showing on the AP report. They confirmed there was not an outstanding payment due. The AP reporting needs to be corrected. The amount was due to a void check that requires internal correction once our new bookkeeper is assigned. Mr. Luipold provided an overview of FY 2023 finances for the members. He confirmed to the members that the TSDMA would have enough income to cover necessary budgeted expenses due to several budgeted items coming in under budget. Mr. Luipold mentioned that the FY 2024 budget would be tight and could require an increase in the tax assessment percentage to cover increasing expenses. He mentioned the TSDMA had only raised that percentage once since its establishment.

## **5. Executive Director Report**

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

Ms. Personeus reminded the Board that there was still one Board member position that needed to be filled and that they were waiting to have legal counsel review to see if the TSDMA by-laws could be updated to change the seat from a property owner to an at-large seat.

## **6. Thayer Street Marketing Committee Update**

Ms. Personeus updated 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. Ms. Personeus provided Board members with a print out of an article by the Dining Editor of the Providence Journal. She mentioned that she had spent over an hour with the editor speaking about each restaurant in the District. The story lead came from the relationship with the PWCVB's President/CEO. Ms. Siberman stated that she had met with Ednita Colon from the PWCVB regarding Visitor Center options that she felt the TSDMA was not taking advantage of. Ms. Personeus mentioned that the TSDMA has had a half page ad in the PWCVB's bi-annual booklet that is placed in hotels and at the Visitor Centers for many years. Ms. Silberman stated that she was interested in having the TSDMA consider additional options like a stand alone rack card to promote Thayer Street offerings.

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

Ms. Personeus informed the Board that she had received the following 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 second floor deck and had begun to build the second floor walls. Mr Balagian stated at 279 Thayer, the project remains on hold awaiting approvals from the neighbors to underpin the adjacent buildings. They have provided all necessary documentation, met with neighbors' structural and civil engineers and provided all necessary information. They are hoping to have the final approvals and sign offs this week.

## **8. Discussion on Long Term Infrastructure Concerns for TSDMA**

Board members discussed current and long-term infrastructure issues and concerns. Discussions included: drainage/water back ups, heavy rain run off, patchworked power, transformer replacement, redevelopment power upgrades, one-hundred-year-old pipes under Thayer Street, increased population density, oversight with restorative road work, and communication issues with National Grid/RI Energy. Board members recommended inviting the new City Planner to attend a TSDMA Board meeting after he has been in the position for a few months in order to discuss planning for density. Mr. Enos stated he would research planning options with the utility company. Mr. Lupiold suggested developing a document that listed the history of development on Thayer, including key issues and impacts.

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

Ms. Farr provided her update, in writing, stating that she did not have an update on the grant that she had applied for or other curb management issues at this point. She did note that she had been speaking with some of the officers in the area and replacing signs ad-hoc based on their findings. She also put in for the handicap spaces by the post office to be stripped as handicap in the spring, to hopefully increase compliance with those.

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

Ms. McClelland presented her social media report to the Board. She mentioned that engagement was up for both Facebook and Instagram for the past month and reported that our influencer event at Beatnic had provided a

strong percentage of engagement.

### **11. Thayer Business Update**

There were no updates at this time.

### **12. Other Business**

Ms. Silberman mentioned to the Board members that a Brown student group was interested in discussing options that would make Thayer Street more pedestrian friendly. Ms. Silberman asked the Board if they would be interested in having the students make a presentation at the next Board meeting. After a brief discussion, Ms. Personeus was asked to invite the group to present at the April meeting.

There being no further business, the meeting was adjourned at 10:14 A.M.