



**Thayer Street District Management Authority**

**Board of Directors Meeting**

**Tuesday, November 11th, 2025 @ 3:00 pm**

118 Waterman Street, 2nd floor, Providence, RI

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**MINUTES**

Thayer Street District Management Authority (TSDMA) board meeting was called to order at 3:05 P.M.

**1. Roll Call**

Directors: Joe Mardo, Chair; Paul Griesinger; Joseph Sadak; Harry Bilodeau, Sanjiv Dhar; Lauren Berk, Executive Director;

Absent: Melanie Jewett; Richard Dulgarian; Luis Gonzalez

Attendees: Audrey McClelland; Michelle Mare

**2. Discussion and Vote to Approve Minutes from Board Meeting on October 7th, 2025**

Minutes from the October 7th Board Meetings were presented by Ms. Berk. The minutes were approved after a motion by Mr. Bilodeau, which was seconded by Mr. Sadak. The vote taken was unanimous.

**3. Discussion and Vote to Approve Financial Reports as provided on November 11th, 2025**

Financial reports presented on November 11th, 2025 by Ms. Berk. The financial reports were approved after a motion to accept the reports by Mr. Griesinger, which was seconded by Mr. Sadak. The vote taken was unanimous.

**4. Update on Redevelopments of 279 Thayer (Two Cousin LLC)**

The 279 Thayer Street development continues to face significant delays due to architectural and contractor issues, with a new firm, Federal Hill Group, now engaged to move the project forward.

**5. Executive Director Report: Power Washing, Holiday Lights, Money Market Account**

*Power Washing:* Blue Line Exterior completed the power washing project within budget and was

well-executed early enough for Brown Parents Weekend, with plans to budget for repeat service next year. *Holiday Lights*: Holiday lights to be installed the week of November 17th 2025. Outreach to Santa's is underway, presenting as a PR opportunity to local Thayer Street merchants. *Money Market Account*: The board decided to keep the invested \$11,112.98 in the business money market account, rather than place it in a long term CD, in order to ensure liquidity.

## **6. Taste of Thayer Discussion: Pricing, Ticketing Platform and Sponsorship**

The Taste of Thayer event is progressing with key decisions to simplify pricing, improve merchant participation, and restructure sponsorship tiers for better engagement. The event date is set for April 16th, 2026, with an information session for merchants on November 24th at 3:00; merchant commitment deadline is December 1st, 2025 to ensure event viability. *Pricing*: The committee decided to eliminate drink tickets due to complexity and fairness issues, lowering ticket prices for students and adults to boost attendance and simplify transactions. *Ticketing Platform*: Ms. Berk decided to move forward with Give Butter as the ticketing platform, there are no hidden fees and there is a digital check in system that can be utilized. *Sponsorship*: Sponsorship levels are being restructured to three tiers: Gold, Silver, and Bronze, removing the community sponsorship and the unused \$2,500 level to encourage broader participation.

## **7. Audit Update**

Mr. Mardo and Mr. Griesinger have both reached out to accounting firms independently and will be communicating with them regarding the TSDMA audit.

## **8. Social Media Report**

Instagram and Facebook saw increased views and engagement, notably through influencer partnerships with local businesses like Mighty Mike's Pizza, In the Pink, and Eastside Pockets. Holiday giveaways are planned this year, with the district hosting contests to spotlight businesses and boost community interaction.

## **9. Other Business**

Safety on Thayer Street is a growing concern, prompting plans to engage police and increase security measures.

There being no further business, the meeting was adjourned at 4:35 P.M.