



Thayer Street District Management Authority

Board of Directors Meeting

Tuesday, January 6th @ 3:00 pm

Flatbread, 161 Cushing Street, Providence, R.I. 02906

MINUTES

Thayer Street District Management Authority (TSDMA) board meeting was called to order at 3:04 P.M.

1. Roll Call

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

Absent: Melanie Jewett

Attendees: Audrey McClelland; Lieutenant William Brown, Jaime Pahigian, Councilman Jill Davidson

2. Discussion and Vote to Approve Minutes from Board Meeting on December 9th, 2025

Minutes from the December 9th Board Meeting were presented by Ms. Berk. The minutes were approved after a motion by Mr. Griesinger, which was seconded by Mr. Sadak. The vote taken was unanimous.

3. Discussion and Vote to Approve Financial Reports as provided on January 6th, 2026

Financial reports presented on January 6th, 2026 by Ms. Berk. The financial reports were approved after a motion to accept the reports by Mr. Bilodeau, which was seconded by Mr. Sadak. The vote taken was unanimous.

4. Safety in the District

Security on Thayer Street continues to be a priority for the board. Discussion of improved lighting, camera integration, and increased police presence, coordinated with Brown University and the City was had. Lieutenant Brown detailed the Real Time Crime Center and its capabilities, enabling real-time police access to public spaces, enhancing quick incident verification and response. Lieutenant Brown explained the system's success downtown and its potential for Thayer Street, emphasizing the ability to prove or disprove incidents before officers arrive. Discussion was had amongst property owners regarding the adjustment to their cameras, potentially giving the merchant and public confidence in safety through visible monitoring and faster police reaction. Increased police presence in the district was discussed, asking for a continued police presence and schedule. Lieutenant Brown reiterated that once the new class of

recruitment completes their training which would be in February, there may be access to a foot/bike officer.

5. Grant Information

The district received a \$15,000 grant from Rhode Island Commerce as initial relief funding, with discussions focused on impactful allocation toward safety and beautification. Board members agreed that the \$15,000 grant should target high-impact initiatives, prioritizing safety enhancements such as security cameras or lighting improvements.

6. Executive Director Report: Lighting, Big Belly's (Lease & Ads)

Lighting improvements are critical to security perception, with plans to conduct a lighting study to identify dark spots and develop a targeted plan, drawing on expertise from the Providence Streets Coalition and the City. Jamie Pahigian, from the Providence Streets Coalition, explained the success of a similar project on North Main Street, where street light brightness was increased from 50% capacity to 75% and \$500,000 invested on new lights. The board is planning on following up with the City in order to get the streets lighting reviewed. *Big Belly* lease renewal is approaching, April 2026, and Ms. Berk is in touch with Brown regarding a coordinated renewal effort.

7. Audit Update

The board is getting a legal opinion regarding the requirements for audits in the district.

8. Social Media Report

Social media engagement surged due to community sharing and business promotions during the crisis, with Instagram and Facebook views significantly increasing. Top posts included Brown University updates and local business giveaways, fostering a sense of solidarity and support. Brainstorming is underway to welcome back the returning students, focusing on positive, community-building activities to ease transition.

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

The redevelopment project at 279 Thayer Street is progressing with building plans underway via the new architectural firm, Federal Hill Group. Once the new plans are available, Kenwood Construction will distribute.

10. Other Business There being no further business, the meeting was adjourned at 4:32 P.M.