



Thayer Street District Management Authority

Board of Directors Meeting

Tuesday, December 9th 2025 @ 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 3:17 P.M.

1. Roll Call

Directors: Joe Mardo, Chair; Paul Griesinger; Joseph Sadak(via Zoom); Harry Bilodeau; Melanie Jewett; Richard Dulgarian; Luis Gonzalez; Lauren Berk, Executive Director;

Absent: Sanjiv Dhar

Attendees: Audrey McClelland; Michelle Mare, William Brown, Derek Shields, Stephen Lombardi, Kyle Endres

2. Discussion and Vote to Approve Minutes from Board Meeting on November 11th, 2025

Minutes from the November 11th Board Meeting were presented by Ms. Berk. The minutes were approved after a motion by Mr. Gonzalez, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

3. Discussion and Vote to Approve Financial Reports as provided on December 9th, 2025

Financial reports presented on December 9th, 2025 by Ms. Berk. The financial reports were approved after a motion to accept the reports by Mr. Dulgarian, which was seconded by Mr. Griesinger. The vote taken was unanimous.

4. 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. Kenwood Construction is slated to begin building once the permits are issued.

5. Executive Director Report: Holiday Lights Removal Schedule

The board aims to extend holiday and decorative lighting through February to provide both safety and festive atmosphere. Ms. Berk will explore potential permanent lighting on buildings and/trees for the 2027 fiscal year.

6. Taste of Thayer Discussion and Decision

Ms. Berk reported only a 23% merchant participation rate, with many expressing reluctance about the existing event format. Merchants feel the event favors students who take advantage of the event structure. The recommendation is to either redesign the event as a street fair that allows merchants to sell their own products or replace it with a "Taste of Thayer Deals Week" offering discounts promoted widely to attract non-student customers. The board agreed to formally postpone the current event and focus on beautification and merchant buy-in before relaunching any large-scale event. Ideas to increase foot traffic and community interest included a summer street fair, al fresco dining nights with street closures, and coordinated sidewalk sales linked to complementary events like the Wheeler Clothing Sale.

7. Vote to reinstate Melanie Jewett

A motion to reinstate Melanie Jewett was made by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

8. Audit Update

Speaking to various firms and sources regarding the requirements for the district.

9. Social Media Report

Social media marketing efforts have generated strong engagement, with posts about free parking reaching 4,000 views within 24 hours, and influencer promotions highlighting local merchants. Upcoming holiday giveaways and targeted campaigns are planned to sustain community interest.

10. Safety in the District

The meeting reinforced the need for improved safety measures on Thayer Street, focusing on enhanced police presence and technology integration. Real-time crime camera integration was presented as a successful tool already operating downtown, offering remote access to business-owned cameras during incidents. The system provides timely visual intelligence to

officers at calls. Lighting improvements and emergency blue light phones were discussed as an important safety enhancement. A lighting survey, similar to the one performed on North Main Street, is planned to identify dark areas, especially on side streets, to reduce crime risk.

11. Other Business

There being no further business, the meeting was adjourned at 4:37 P.M.