



Thayer Street District Management Authority
Board of Directors Meeting
Tuesday, February 6, 2024
118 Waterman Street, 2nd floor, Providence, RI

MEETING MINUTES

The Thayer Street District Management Authority (TSDMA) board meeting was called to order at 9:01 A.M.

1. Roll Call

Directors: Joe Mardo, Chair; John Luipold; Paul Griesinger; Richard Dulgarian; Harry Bilodeau; Melanie Jewett (via zoom) and Donna Personeus, Executive Director.

Absent: Lauren Berk; Anthony Aquino

2. Discussion and Vote to Approve the Minutes from the Board Meeting on January 9, 2024.

Minutes from the January 9, 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 February 6, 2024.

Financial Reports were presented February 6, 2024 by Ms. Personeus. The reports were approved after a motion by Mr. Luipold, which was seconded by Mr. Griesinger. The vote was unanimous.

4. Audit Update

Mr. Luipold updated the Board members of the conversations he had with auditor Anthony Caliri and the TSDMA accountant, Adam Diaz, CPA, President of ALSD. Mr. Luipold stated that the audit would most likely begin after tax season was complete. He was reviewing cost estimates. Ms. Personeus was asked to provide a detail of the scope of documents that are reviewed by the auditor. Ms. Personeus informed the members that audit documents had been prepared through FY 2023 and were ready to be delivered. Members suggested that legal counsel, Seth Handy and the city auditor would be contacted for recommendations to save on the audit cost due to the small size of the organization.

5. Discussion on RIPTA Tunnel & Bus Stop Changes

Board members discussed the best way to communicate with RIPTA regarding the email that had been received by Ms. Personeus stating their April to September 2024 tunnel repairs time frame. Board members shared multiple concerns, many reflecting the business disruptions caused by the current Washington Bridge situation. It was decided that Mr. Griesinger and Ms. Jewett would contact RIPTA directly regarding the TSDMA's concerns and report back to the Board.

6. Executive Director Report

Ms. Personeus provided her Executive Director report on February 5, 2024 to Board members. There was no further discussion.

Ms. Personeus notified the Board that the Holiday Lighting grant funding had been received.

7. Thayer Street Marketing Committee Update

Ms. Personeus provided an update from the marketing committee. She mentioned the level of sponsorship interested in the Ice Sculpture Stroll had not risen to the level that the event could be supported yet. Only three (3) businesses had committed to participate. Members were in agreement that the support needed to be secured by the end of the week for the event to happen. Ms. Personeus also informed the members that Brown University's Plant Environmental Center Greenhouses would be unable to support our mint plant Earth Day event this year as in years past. Mr. Griesigner suggested that Ms. Personeus reach out to What Cheer Flower Farm to see if they may be interested in working with us. Ms. Personeus provided a list of decisions that required Board approval, which the marketing committee compiled regarding the 2024 Taste of Thayer event. She recommended these be decided on within a month's time. She was asked to provide a list for discussion for the March Board meeting.

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, they are wrapping up the facade of the building and have been working on the interior drywall and finishes, starting with the 4th floor. Cabinets have been installed. They are working their way down to the second floor with drywall and plaster. Mr. Boutro provided the following update for the 279 Thayer development: We are in the process of putting the walls up on the first floor, the staircase, and elevator shaft.

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. Ms. McClelland mentioned that she would be continuing the giveaways monthly on IG, due to their successful engagement. The IG Avon ticket giveaway was the most successful. She reported that video engagement was up on IG. She noted that although the Facebook post reach was lower than last month, engagement was up due to businesses sharing their content by tagging us. She will continue to post questions on Facebook. Those posts provide the highest level of interaction.

10. Thayer Business Update

Ms. Personeus mentioned that Baja's had moved into their new location on the corner of Thayer and Fones Alley. Mr. Griesigner provided information on a new restaurant business at the corner of Meeting and Thayer. Their soft opening is tentatively scheduled for March 15th.

11. Other Business

There was no additional business.

There being no further business, the meeting was adjourned at 10:28 A.M.