

**Thayer Street District Management Authority  
Meeting of the Board of Directors  
October 10, 2006  
Brown University  
Alumnae Hall  
Commons Room**

A meeting of the Thayer Street District Management Authority (“TSDMA”) Board of Directors was held on Tuesday, October 10, 2006 at 10:00 am. The following members participated in the meeting: Mr. Brown, Mr. Dulgarian, Mr. Lewinstein, Mr. Mitrelis, Ms. Rider, Mr. Shore, and Mr. Shwaery. Ms. Monahan and Mr. Ramirez were unable to attend. Randy Collins, David Trudeau and David Greco participated by invitation.

**Minutes of the September 12, 2006 Meeting**

Mr. Dulgarian convened the meeting at 10:04 am and asked for approval of the minutes for the Board’s September 12, 2006 meeting. Mr. Shwaery moved that the minutes be accepted as submitted. Mr. Brown seconded the motion.

**Banking**

Ms. Rider announced that per Mr. Shore and Mr. Shwaery, the TSDMA has opened a bank account at Sovereign Bank.

**Thayer Street Clean-Up: ScoVal and Ocean State Janitorial**

Mr. Trudeau explained that ScoVal removes graffiti as well as flyers from trees. ScoVal does not perform work on Thayer Street alleyways, which is the responsibility of each individual owner. Mr. Trudeau suggested the use of a special coating, which can be applied to bricks to prevent paint from penetrating the surface and makes it easier to remove. He also noted that current service is a problem because there is no existing budget and therefore no consistent schedule.

Ms. Rider explained to the Board that currently Thayer Street works with ScoVal on a case-by-case basis, calling when the service is needed. Rates are \$75.00 an hour, including labor and materials.

When asked about an increase in tagging, Mr. Trudeau explained that since he does not work on the Street every month he cannot make such observations. When cleaning is performed every month, change is more noticeable.

Mr. Trudeau also told the Board that ScoVal can offer sidewalk washing services using high-pressure hot water, which removes stains and items such as bubblegum.

Mr. Greco explained that Ocean State Janitorial is responsible for garbage removal every morning. A porter is on the Street every morning between 5:30 and 6:00 am to empty the 22 trash barrels.

Mr. Shwaery brought to the group’s attention that Kabob ‘n Curry has a tremendous amount of graffiti in its alleyway and behind the building. He inquired as to whether clean-up services would extend to these areas, because the TSDMA is collecting money to pay for Social’s services. Mr. Lewinstein stated that any graffiti seen from the Street

should be cleaned, regardless of location; Mr. Dulgarian agreed, instructing Mr. Trudeau to take care of any marks when visible.

### **Uniforms**

Ms. Rider suggested that the Board provide uniforms to the clean-up services, in the manner of the Providence Downtown Improvement District (“DID”). She provided visual examples of the DID’s uniforms, as well as possible garments for the TSDMA. During the summer months, workers would wear polo shirts with the TSDMA logo on the back, as well as baseball caps; during the winter they would wear safety pinnies over any winter clothing. Mr. Dulgarian suggested that the Board put the uniforms out to bid. Mr. Brown seconded the motion.

### **Update on Thayer Street Improvement Project**

Mr. Collins reported that Narragansett Improvement is moving quickly through their work on Thayer Street. Sidewalk work is expected to be finished within the next three weeks. Any outstanding items, such as tree planting, will be completed in the spring. Mr. Brown inquired as to the types of trees to be planted; Mr. Collins explained that pear and Japanese and American elm trees were chosen for the Street. Currently, Linden, ash and pear trees adorn the Street, and ash trees are predominant on the East Side. Mr. Dulgarian inquired as to the vertical and horizontal maintenance of the trees, so as not to block the sidewalk or storefronts. Mr. Collins explained that all trees will have a seven foot minimum branch height in order to comply with the handicapped regulations. They will also grow up and over the first and second floors of the businesses. Mr. Shore asked about who will water and care for the trees. Mr. Collins explained that the contractor has a one-year warranty. He also noted that the City Forrester runs a water program, in which the DMA may be interested. Ms. Rider suggested that the TSDMA organize their own watering program, as the trees actually need the specific watering attention for two years. Mr. Collins suggested the use of gator bags, which provide a slow release of moisture over time. Mr. Shore proposed involving the janitorial services in the tree-care.

Mr. Shore then asked about liability insurance for the TSDMA. He is concerned that the Board has no protection when attempting projects such as the Improvement Project. Ms. Rider explained that she is in the process of hiring a lawyer pro bono to advise the Board on such situations. She added that the TSDMA is afforded some legal protection as a government agency.

Mr. Dulgarian asked for a motion to adjourn the meeting at 10:31 am. Mr. Lewinstein moved to adjourn. Mr. Shwaery seconded the motion.