

**Thayer Street District Management Authority**

**Board of Directors Meeting**

**Tuesday, August 12, 2008**

**10:00 AM**

**Brown University**

**Commons Room**

**Alumnae Hall**

**194 Meeting Street**

**A meeting of the Thayer Street District Management Authority (“TSDMA”) Board of Directors was held Tuesday, August 12, 2008 at 10:00 AM. The following members participated in the meeting: Mr. Brown, Mr. Dulgarian, Mr. Lewinstein, and Mr. Shwaery. Mr. Luipold, Ms. Horan, Mr. Mitrelis, Mr. Ramirez, and Mr. Shore were unable to attend. Kristen Bartels participated by invitation. Edward Bishop and Grant Dulgarian attended as a member of the public.**

**Minutes of the July 8, 2008**

**Mr. Dulgarian convened the meeting at 10:15 am and asked for approval of the minutes for the Board’s July 8, 2008 meeting. Mr. Shwaery moved that the minutes be accepted as submitted. Mr. Brown seconded the motion.**

**Treasurer’s Report**

**Mr. Shwaery presented the current Treasurer’s Report. He provided handouts detailing the FY07-08 and FY08-09 collection status. The**

**total amount of monies in the TSDMA account is \$5,301.21. The total amount of outstanding collections is \$29,621.75 for FY07-08 and \$13,769.99 for FY06-07. There are no outstanding bills to be paid at this time.**

**Mr. Shwaery mentioned that all of Brown University's properties have paid 100% of their annual contributions. Most of the other properties have paid 75%, of their annual contributions, but some have not paid at all including FY06-07 and FY07-08. No one has paid their FY08-09 annual contributions yet because the 1st quarter invoices have not gone out yet. Kristen Bartels to mail out 1st quarter invoices for FY 08-09.**

**Mr. Shwaery also added that \$20k of the \$72k is Brown University's annual contribution, is being submitted.**

**Mr. Shwaery also wishes to know the status of the filing of the 1023 form. He stated that we do have an EIN.**

**Kristen Bartels to check with Mr. Luipold on the status of this form.**

### **Board Replacements**

**Mr. Dulgarian reported that an informal Board consensus held that Sanjiv Dhar from Kabob & Curry be considered for a board replacement. Sanjiv Dhar has worked on the Street for 20 years and has expressed interest in joining the TSDMA. Mr. Dulgarian asked for a motion to approach Sanjiv as a new board member. Mr. Shwaery moved that Sanjiv be asked to join the Board. Mr. Brown seconded the motion.**

**Mr. Dulgarian motioned that a letter be mailed to the Mayor of**

**Providence, informing him of the need to replace a few seats on the TSDMA Board of Directors. Mr. Shwaery and Mr. Brown seconded that motion.**

## **UPC**

**Mr. Brown indicated that Mr. Luipold met with Urban Place the end of July. During the meeting they discussed a monthly fee of \$3,000 per month (based upon 45 hours of work per month). With regards to the reduced budget for the Maintenance Program, Urban Place suggested budgets of \$10,400 per year for graffiti. This budget is acceptable to Brown University and Urban Place will make sure that they come to the board with any request(s) over 8 hours per week, at \$25/hour.**

**With regard to the Clean Team, Urban Place proposed a budget of 40 – 56 hours per week at \$19/hour. Mr. Luipold would like to initially cap that at 30 hour per week (with a hope for less than 30 hours) at the same \$19/hour rate for an annual budget of roughly \$30,000.**

**Urban Place has agreed to that. Because we are far behind in the collections and work toward renewing the district, Urban Place recommends that August will be a full month (Urban Place will put in 45 hours for August) in which they want a check for \$3,000 to start.**

**Mr. Shwaery has confirmed that this check has been submitted to Urban Place.**

**Urban Place will start the cleaning program in September. In this scenario, a full year of working with Urban Place for management and cleaning would be \$76,000. (Less than our budget.) Brown University**

**has agreed to support this program by an additional \$5,000, if necessary.**

**Mr. Brown presented these above referenced recommendations to the Board, on behalf of Mr. Luipold, and the board accepted and approved them.**

### **Other Business**

**Mr. Grant Dulgarian stated his concerns regarding the public policy and the TSDMA policy on discussing issues occurring on Thayer St.**

**Mr. Brown says the board can discuss any issues landlords may have but it's not the Boards responsibility to vote on it or resolve them.**

**Mr. Lewistein seconded Mr. Brown's reiteration. Mr. Dulgarian's concerns are with parking, future tenants, liquor licenses, etc. Mr. Lewinstein and Mr. Ken Dulgarian mentioned that these issues should be addressed to the City of Providence and not the TSDMA Board. They also stated that the board does not control what landlords do and that they are only concerned with graffiti, security, sidewalk maintenance and other relevant beautification issues.**

**Mr. Dulgarian asked for a motion to adjourn the meeting at 11:00 am.**

**Mr. Shwaery moved to adjourn. Mr. Brown seconded the motion.**