

Thayer Street District Management Authority

Board of Directors' Meeting

Tuesday, January 5, 2010, 11:00 a.m.

101 Thayer Street, Room 116-B, Brown University

Providence RI 02906

Minutes

The Thayer Street District Management Authority (“TSDMA”) board meeting was held Tuesday, January 5, 2010 at 11:00 a.m. The following Board of Director’s members participated in the meeting: Mr. John Luipold, Mr. Albert Dahlberg, Mr. Paul Griesinger, Mr. David Shwaery and Mr. Ed Bishop. Ms. Rosemarie Durette, with Urban Place Consulting, and Ms. Tracy Mansour from Brown University participated by invitation. Mr. Kent Stetson attended as members of the public.

Approval of Minutes from Past Board Meeting

Minutes from the public hearing and meeting held on November 17, 2009 were presented and reviewed by the Board. Due to a lack of quorum, there were no minutes from December 2009. Mr. Luipold motioned to accept the minutes as presented. Mr. Bishop seconded the motion. All were in favor.

Financials and Cash Flow Update

Financials reports from November 2009 and December 2009 were presented. Mr. Bishop motioned to accept the financials. Mr. Griesinger seconded the motion. All were in favor.

The completed audited financial reports for years ending 2007 and 2008 were handed out to all present. After a review and discussion Mr. Shwaery motioned to approve the audited financial reports. Mr. Bishop seconded the motion. All were in favor.

The cash balance is currently enough to cover expenses for the next couple of months. This position is expected to improve towards the end of January since the second payment of the 2010 fiscal year is due on January 31, 2010.

Collection letters were sent to property owners that have a past due balance. Hopefully these payments can be collected before the lien process must begin. As of April 1, 2010 Ms Durette must submit a list to the City's Tax Collector's office of any properties that the TSDMA intends to include in the tax sale held at the end of July 2010. Any property on the list will be charged and additional \$300.00 for attorney fees incurred by the City and in turn the TSDMA. A 90 day notification letter will be sent to the owners on the list informing them of the TSDMA intentions of including their property in the tax sale. A 45 day and 20 day letter will also be sent. If payment is not received by the time of the sale, the property will be listed in the sale.

Update Regarding Board Membership

There are currently three open Board positions. Ms. Durette will contact the City regarding the Mayor's other appointee. Mr. Bishop and Mr. Shwaery will contact other businesses and property owners to fill the other vacant spots.

Discussion Regarding Rezoning of Brook Street

The City's Planning Department has been holding neighborhood charettes as part of their comprehensive plan to up date zoning throughout the City. As part of that plan Brook Street was to be rezone as a commercial zone from Cushing to Angell Street. At the last charette the rezoning of Brook Street was removed from the comprehensive plan. Another meeting will be held in March to revise the rezoning issue.

Discussion Regarding Parking in the Thayer Street Area

There has been no further direct contact from the City's Parking Administrator as to when the College Hill parking study will be implemented. The City does plan on holding neighborhood meetings regarding parking issues. The date for College Hill has not been set yet.

Discussion Regarding Newsletters

The final draft of the first 2010 newsletter is complete. The

newsletters are ready to be printed. They will be mailed to all property owners and hand delivered to all the businesses in the District. We would like to eventually have enough email addresses to send the newsletters electronically. Ms. Durette will also be looking into the cost of having a TSDMA website.

Other business

The District had its first snow storm of the season. This was the first time that the new snow removal plan was used. The basic plan is to make sure that all intersections are clear and handicap ramps are accessible. Though there are a few areas that still need work but for the most part things went well.

Adjournment

The meeting was adjourned at 12:01 p.m.