



Thayer Street District Management Authority

Board of Directors Meeting

Tuesday, May 5th, 2026 @ 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 3:01 P.M.

1. Roll Call

Directors: Joe Mardo, Chairman; Paul Griesinger, Vice Chairman; Melanie Jewett; Sanjiv Dhar; Harry Bilodeau; Richard Dulgarian; Carina Monge; Luis Gonzalez; Lauren Berk, Executive Director

Absent: Joseph Sadak;

Attendees: Jordan Malcolm; Josh Corria; Audrey McClelland

2. Discussion and Vote to Approve Minutes from Board Meeting on April 7th, 2026

Minutes from the April 7th Board Meeting were presented by Ms. Berk. The minutes were approved after a motion by Mr. Gonzalez, which was seconded by Mrs. Monge. The vote taken was unanimous.

3. Discussion and Vote to Approve Financial Reports as provided on May 5th, 2026

Financial reports presented on May 5th, 2026 by Ms. Berk. The financial reports were approved after a motion to accept the reports by Mr. Griesinger, which was seconded by Mr. Bilodeau. The vote taken was unanimous.

4. Review 2026-2027 Proposed Budget

A proposed budget for the upcoming year was presented with minor adjustments,

including events, social media and landscaping budget lines. The budget awaits final approval at the June 9th public meeting.

5. Executive Director Report: Big Belly Update, Landscaping, Mural Lighting and Street Lighting Update

Big Belly Update: The group suggested negotiating a unified contract to have consistent pricing. TSDMA's goal is to have the same rate for the Big Belly's as Brown University. The current Bigbelly contract expires on June 1st. To facilitate the renewal process and ensure alignment among all parties, meetings are proposed between the TSDMA, Brown University, and Bigbelly to discuss and finalize the terms of a new agreement.

Landscaping: TSDMA hired Atlas Works to plant and maintain the five planters in the district; the work will begin in the month of May.

Mural Lighting and Street Lighting Update: The lighting component is a priority for the district, with discussions about conduit installation to power mural lighting and buildings lighting. The lighting package includes tree lighting, building illumination, alleyway lighting, and decorative elements to improve safety and aesthetics. The board is looking at additional funds via the Main Street Rhode Island Streetscape Improvement Fund Grant through Rhode Island Commerce. The grant application is due May 29th, the board's intention is to submit a competitive application to improve the overall aesthetics and safety of the district.

6. Social Media Report

Social media posts have generated positive responses, highlighting new and seasonal menu items for local businesses. Businesses like Flatbread, Eastside Pockets, and Sydney Coffee are featured prominently amongst influencers. A mini "Taste of Thayer" event is scheduled for May 28th, featuring 10-15 social media influencers and outlets, sampling offerings from five local businesses. The event will be hosted at Flatbread and include gift bags with promotional items and gift cards. The goal is to generate organic social media content and attract visitors to the street.

7. Update on Redevelopments of 279 Thayer (Two Cousin LLC)

The new plans have been submitted to the building department. Structural drawings are being submitted to the steel fabricator. They are hoping to start construction in June.

8. Other Business

There being no further business, the meeting was adjourned at 4:40 pm.