

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, May 5, 2009
Mansfield Downtown Partnership Office
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Tom Callahan, Barry Feldman, Matthew Hart, Philip Lodewick, Frank McNabb, Steve Rogers, Kristin Schwab, Betsy Treiber, David Woods

Staff: Cynthia van Zelm

1. Call to Order

Board President Philip Lodewick called the meeting to order at 4:03 pm.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes

Tom Callahan made a motion to approve the April 7, 2009 Board minutes. Betsy Treiber seconded the motion. The motion was approved unanimously.

Mr. Lodewick made a motion to amend the March 3, 2009 minutes to include that Partnership attorney Lee Cole-Chu was present. Ms. Treiber seconded the motion. The motion was approved unanimously.

4. Director's Report and Update on Storrs Center

Cynthia van Zelm said the League of Women Voters sponsored presentation on Storrs Center had gone well with a good turnout.

Ms. van Zelm said that the CT Department of Economic and Community Development (DECD) was reviewing the interview team's recommendation for a firm to undertake the design and engineering for Storrs Road. She said an announcement would be made after DECD's review and approval.

Ms. van Zelm said a press release will go out announcing that the Vanilla Bean had signed a letter of intent with Storrs Center Alliance to be part of the first phase of Storrs Center.

Ms. van Zelm said that a meeting with the adjacent property owners to the Storrs Center site will be scheduled to initially review issues related to parking. Ms. van Zelm said the Partnership had applied for a grant from Northeast Utilities to develop a parking management plan.

Ms. van Zelm said on May 11, the Town Council will consider approval of agreements with the Town and the Greater Hartford Transit District to administer the Town's Federal Transit Administration grant for design of Garage 1, and with the CT DECD for construction of Garage 1. She invited Board members to attend.

Ms. van Zelm said the Town has also submitted a request to Congressman Courtney for funding for Garage 2 as part of the five-year transportation authorization bill. Tom Callahan reiterated that it will be important to understand and be cognizant of any environmental review that would be required if this federal money is received.

Ms. van Zelm noted that the Town Budget meeting is on May 12 at 7 pm at the Mansfield Middle School.

Matt Hart said the Town continues to negotiate an agreement with the Storrs Center master developer LeylandAlliance with a focus on infrastructure issues.

5. Report from Committees

Business Development and Retention

In Chair Mike Gergler's absence, Ms. van Zelm said the Business Development and Retention Committee met on April 14. The Committee discussed relocation and the status of soliciting businesses for Phase 1A.

Festival on the Green

In Chair Betsy Paterson's absence, Ms. van Zelm said the Festival on the Green planning is well underway. The James Montgomery Band will be the headliner. Ms. van Zelm said that a wine tasting hosted by the Altnaveigh Inn and Restaurant will kick-off the Celebrate Mansfield weekend on Friday of the weekend.

Finance and Administration

Mr. Callahan said the Finance and Administration Committee was updated on the increased focus on the Partnership's role in assisting with parking management strategies.

Membership Development

Betsy Treiber said that 361 membership renewals had been received. Memberships have exceeded the budgeted amount by approximately \$3,000. There are 78 members that have not renewed but follow-up calls have been made and letters have been sent. Ms. Treiber said there were 7 new members since the last Board meeting.

Nominating

Mr. Lodewick said the Nominating Committee has a proposed candidate for its At-Large Executive Committee member, as Steve Bacon has agreed to serve as Vice President (pending Board action in July).

Mr. Lodewick said that Governor Rell will not be able to speak at the Partnership's Annual Meeting.

Planning and Design

Steve Bacon said the Planning and Design Committee met on April 21. He said the initial thinking was that the Committee would meet again once site plans came to the Committee, since the work on the sustainability guidelines was completed. However, many of the Committee members felt it was important to meet regularly to receive updates and engage on other design matters.

Mr. Bacon said the Committee's charge is outdated so it will be working on revising it to reflect what the Committee will be working on over the next few years.

6. Four Corners Sewer Study Advisory Committee Update

Town Manager Matt Hart gave an update in Phil Spak's absence. Mr. Hart said the Committee met with the property owners who would be affected by the development of a sewer system to serve Four Corners. A community-wide meeting will be held soon. Mr. Hart said the source of paying for a system is still being evaluated as well as a schedule. Mr. Hart said that Representative Denise Merrill introduced legislation to allow for the University of Connecticut to receive and treat sewage from the Town of Mansfield at the Four Corners. The bill passed the House and is awaiting Senate action.

7. Other

Dean David Woods said that the summer theater is back in Mansfield. He said that Storrs Center master developer LeylandAlliance had contributed to funding the summer theater for this year. The production of "Crowns" will be done in conjunction with Syracuse University and Indiana University. This strategy of combining shows at several venues could be a model for the future.

8. Adjourn

Ms. Treiber made a motion to adjourn the meeting. Kristin Schwab seconded the motion. The motion was approved unanimously and the meeting adjourned at 4:35 pm.

Minutes taken by Cynthia van Zelm.