

MANSFIELD DOWNTOWN PARTNERSHIP  
**BOARD OF DIRECTORS MEETING**  
Tuesday, March 4, 2010

**Mansfield Downtown Partnership Office**  
**1244 Storrs Road**

**4:00 PM**

***Minutes***

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Barry Feldman, Gregory Haddad, Matthew Hart, Philip Lodewick, Frank McNabb, Betsy Paterson, Christopher Paulhus, Steve Rhodes, Steve Rogers, Kristin Schwab, Bill Simpson, Antoinette Webster and David Woods

Staff: Cynthia van Zelm

**1. Call to Order**

Philip Lodewick called the meeting to order at 4:05 pm.

**2. Opportunity for Public to Comment**

There was no public comment.

**3. Approval of Minutes**

Bill Simpson made a motion to approve the February 4, 2010 Board minutes. Steve Bacon seconded the motion. The motion was approved unanimously.

**4. Director's Report**

Cynthia van Zelm said the monthly open house is tonight at 6 pm after the Board meeting.

Ms. van Zelm reminded Board members that the Windham Hospital Physical Therapy & Rehabilitation reception and open house is tonight from 5 pm to 7 pm.

Ms. van Zelm said that Windham Hospital had invited Board members to a tour and reception of the Hospital facilities. This will be combined with the Board meeting on May 6 at the Hospital.

Ms. van Zelm said that she and Mansfield Planning Director Greg Padick will be speaking to the Municipal Summit on Climate Change conference sponsored by Governor Rell's Steering Committee on Climate Change on March 13.

Ms. van Zelm said she has been working on developing detailed action plans for Phase 1A to mirror the action plans done for Storrs Center generally, Storrs Road, and the demolition of the former UConn publications building.

#### **5. Storrs Center Action Items**

Mr. Lodewick said that LeylandAlliance is continuing its discussions with potential equity and debt partners for Phase 1A. Some further interior design work is being undertaken on Phase 1A with one of the potential equity partners.

Frank McNabb noted that there continues to be a strong interest from people who want to live in the housing in Storrs Center. It will be important to continue to reach out to those people.

#### **6. Four Corners Sewer and Water Study Advisory Committee**

Ms. van Zelm said the Four Corners Sewer and Water Advisory Committee will meet on March 9. The Committee invited several local environmental groups to hear their feedback on the impacts of water and sewer improvements at Four Corners. She said that the Committee has expressed interest in learning from the Partnership's Planning and Design Committee about how it approached putting together the Storrs Center Special Design District and design guidelines.

Matt Hart continued to emphasize that it is critical that the Four Corners project is complimentary to the Storrs Center project. He said it will be important for the Partnership to continue to be involved and its Planning and Design Committee can provide guidance to the Four Corners Committee on the work it did on design guidelines and special design district zoning.

Mr. Simpson asked about any overlap with the Four Corners Committee work and the work of the Partnership. Mr. Lodewick said the Partnership was charged to look at three areas with a focus on Storrs Center.

Mr. Hart said the origin of the issues at Four Corners are public health related. In 2006, the Town commissioned a facilities plan for Four Corners. Mr. Hart said the Storrs Center project has been the priority for

the Partnership; the Town Council appointed the Four Corners Committee initially to address the septic system problems that have been noted by the CT Department of Environmental Protection.

Mr. Bacon noted that ultimately, the two development areas are under the purview of the Town Council, which is cognizant of the issues of coordinating both the Four Corners and Storrs Center projects. Betsy Paterson echoed that she has reiterated to the Council that the Partnership needs to continue to stay involved with Four Corners.

## **7. Personnel**

Mr. Lodewick said the Executive Committee had met prior to the Board meeting to review Ms. van Zelm's annual evaluation. He said the Board continued to be pleased with Ms. van Zelm's performance. He said the Finance and Administration Committee would review any changes in compensation.

## **8. Report from Committees**

### Festival on the Green

Ms. van Zelm reported that the Committee had started to meet. The Shaboo All Stars with James Montgomery have been confirmed. It is their 30<sup>th</sup> anniversary. She said the plan is to have a series of weekend events as was done last year. A walk of the newly purchased Moss Sanctuary will be part of the weekend.

### Finance and Administration

Tom Callahan said the Volunteer of the Year Award to be given out at the Annual Meeting will be named after Dr. AJ Pappanikou. Mr. Callahan said the Committee will be asking for names of volunteers for the award. He said the Committee will be back to the Board in May with a suggested nominee(s).

### Membership Development

Frank McNabb said the Partnership has received 309 new and renewed memberships thus far for a total of approximately \$16,600.

The Partnership will have a presence at UConn's Alumni Weekend in June. Board President Philip Lodewick will hold a session on Storrs Center. Information about Storrs Center will be included in the packets of information and the Partnership will staff a table at the weekend. The

Partnership hopes to also have information at the UConn summer theater series.

Harry Birkenruth suggested that information on housing be an important part of the outreach at Alumni Weekend as many alumni have expressed interest in housing. Mr. Lodewick agreed and said he would look into this issue with Leyland in terms of what can be presented.

Mr. McNabb said the Partnership will also have a presence at the UConn off-campus student housing fair in March.

Mr. McNabb said a letter will go out to solicit Mansfield businesses who are not members.

Mr. McNabb said a packet of information will be available for Board member Dennis Heffley to have for UConn economics alumni at their alumni weekend the first weekend in April.

Mr. McNabb said the stickers about the Partnership will continue to be located on the front page of the Reminder News for two more issues.

Mr. McNabb said the Committee is also looking to outreach through the i-parent network which has been established to keep local parents involved about issues.

Mr. McNabb said the Committee meets next on March 15.

### Planning and Design

Steve Bacon reported that the Committee met on February 16 with representatives from the Mansfield Advocates for Children (MAC). MAC is interested in programming and possible structures for children at the open space areas of Storrs Center. Mr. Bacon said that LeylandAlliance project manager Macon Toledano indicated there may be room for a playscape type structure at the southern end of the project that borders the conservation area.

The Committee asked MAC to bring its ideas back to the Committee for further discussion. MAC emphasized that a successful downtown will be attractive to young children as well as adults.

Mr. Bacon said that MAC had also asked for a letter of support from the Partnership for its grant request for further programming and administrative needs. A letter was circulated by Ms. van Zelm for the Board and Committee's review and it was sent to MAC for their grant package.

Mr. Bacon said the Committee's next meeting is in April.

Kristin Schwab said the management/ownership of space should be carefully considered and she referred to any potential liability issues with a playscape. Ms. van Zelm said one of her tasks is to research what other communities have done with respect to public spaces and the management/ownership/liability issues that Ms. Schwab mentioned.

Mr. Bacon noted that any structural piece such as a playscape will not come from developer funds but would rather have to be a community supported effort.

**9. Adjourn**

Dean Woods made a motion to adjourn the meeting. Chris Paulhus seconded the motion. The motion was approved unanimously and the meeting adjourned at 4:58 pm.

*Minutes taken by Cynthia van Zelm.*