

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS MEETING  
Thursday, January 6, 2011**

**Mansfield Downtown Partnership, Inc.  
1244 Storrs Road**

**4:00 PM**

**Minutes**

Present: Steve Bacon, Harry Birkenruth, Gregg Haddad, Matthew Hart, David Lindsay, Philip Lodewick, Frank McNabb, Betsy Paterson, Christopher Paulhus, Alex Roe, 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 4:03 pm.

**2. Opportunity for Public to Comment**

There was no public comment.

**3. Approval of Minutes**

Betsy Paterson made a motion to approve the December 2, 2010 Board minutes. David Woods seconded the motion. The motion was approved unanimously.

**4. Update on Storrs Center including Review and Status of Zoning Permit Application for Phases 1A and 1B**

Mr. Lodewick said he asked Tom Trubiana, Executive Vice President and Chief Investment Officer at EDR, to join the Board by telephone. Mr. Lodewick said that EDR had recently released a prospectus for a secondary stock offering where it erroneously identified the housing at Storrs Center as student housing. Mr. Lodewick said that EDR will prepare a letter to the Board and the Town Council regarding this error.

Mr. Trubiana joined the Board by telephone. Mr. Trubiana apologized for the incorrect characterization of the Storrs Center housing as student housing. Mr. Trubiana said EDR's vision is the same as it has been for the last two years when it began working with LeylandAlliance – a mixed-use downtown center for all constituencies. The housing will be designed for a broad constituency and there will be on-site management.

Harry Birkenruth said it will be important to inform the SEC about the correction. Mr. Trubiana said the market is aware of the fact that EDR is branching into other markets such as the projects at Johns Hopkins University and Storrs Center. Mr. Trubiana said he will follow-up with counsel on next steps. He said he will be attending the next Town Council meeting on Monday to address the issue. A letter from Mr. Trubiana to the Partnership Board and the Town Council, apologizing and explaining the error, was given to Partnership staff for distribution.

Ms. van Zelm said a Partnership Board public hearing has been scheduled to Feb. 1 at 7 pm to hear comments on whether the zoning permit application for Phases 1A and 1B meets the Storrs Center Special Design District regulations.

Matt Hart said the Town Council approved authorizing the Town Manager to sign the development agreement between the Town and Storrs Center Alliance and EDR on January 4. He said there are three ancillary agreements that need to be approved by the Town Council – a parking lease with EDR; a parking management agreement with Storrs Center Alliance; and a Town Square license agreement with Storrs Center Alliance.

Alex Roe said the University's Buildings and Grounds Committee will review the first set of easements for the project at its meeting next Tuesday. The Board of Trustees will then meet on January 26 to review the easements.

Mr. Lodewick said the Partnership's attorney Lee Cole-Chu is working on revisions to the agreement between the Partnership and Storrs Center Alliance.

## **5. Director's Report**

Ms. van Zelm said the monthly open house will be at 6 pm following the Board meeting.

She told the Board that the Inland Wetlands Agency and the Planning and Zoning Commission will be meeting January 18 at 7 pm to further consider the modification to the Storrs Center Alliance wetlands license and the special permit modification for the DL-1 building.

Ms. van Zelm said the Partnership's Planning and Design Committee will meet on January 25 at 5 pm to further review the plans and design guidelines checklist for Phases 1A and 1B.

Ms. van Zelm said that Winter Fun Day is scheduled for February 12 from 11 am to 2 pm at the Community Center and Special Projects Coordinator Kathleen Paterson is looking for volunteers for this annual event.

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

Ms. van Zelm said the Town's consultant Environmental Partners will have a draft report on various water options for the Four Corners Committee at its next meeting on January 11.

She said that members of the Town's Sustainability Committee will also meet with the Committee.

Matt Hart said the Four Corners project allows the Town and the University to look at the overall water needs in the community.

Mr. Hart asked that the Board continue to consider its role with respect to Four Corners and reiterated that Four Corners is one of the three areas in Mansfield that the Partnership is charged with addressing economic development. He noted that the Board has good experience with the Storrs Center project that can be brought to bear on Four Corners. Betsy Paterson agreed.

Mr. Lodewick said it is not unrealistic for the Partnership Board to be brought into this discussion.

Harry Birkenruth noted that it is important that Four Corners is addressed with respect to its function as an entryway to the town and Storrs Center. It seems inconsistent with developing an attractive downtown while the main entry to the community is not as attractive. Steve Rogers noted that the key is providing water and sewer to Four Corners. Development and beautification will follow.

Frank McNabb asked about the timing on providing sewer and water to Four Corners. Mr. Hart said it depends on the solution but it will take a few years. He said the Four Corners Committee is looking to create a design district. He said that while the University considers the entryway to the University to be at Horsebarn Hill, University landscape planner Mark Westa agreed to help the Committee with planning at Four Corners on a volunteer basis.

Alex Roe reported that the University is continuing to work on the road from the University to Route 44 and that it is waiting for Connecticut Department of Transportation final review.

Kristin Schwab said there has been some discussion of looking at the gateway between Four Corners and Storrs Center and how that can be made more pedestrian and bike friendly.

## **7. Committee Reports**

### Advertising and Promotion

Dean Woods noted that the next Planning and Design Committee and Advertising and Promotion Committee meetings conflict. Ms. van Zelm will look to reschedule the Advertising and Promotion Committee.

### Business Development and Retention

Mr. Rogers said the next Committee meeting is February 9 at 5 pm.

### Festival on the Green

Ms. Paterson said that she and Partnership staff have a meeting with Dean Woods and Rod Rock at the School of Fine Arts (SFA) about possibly collaborating on the *Festival* with the SFA as the SFA will hold its 50<sup>th</sup> anniversary weekend of events in mid-September. She said she will report back to the Board after they meet. Ms. Paterson noted there may be some logistical issues to work out with the current *Festival* location anyway as Storrs Center could be under construction, including Storrs Road.

### Finance and Administration

In Chair Tom Callahan's absence, Ms. van Zelm said that the Committee reviewed a draft Letter of Intent from LeylandAlliance for space for the Partnership office in Phase 1A. It will be reviewed by the Partnership's attorney and with the Committee again.

### Membership Development

Mr. McNabb reported that there are currently 243 members who have paid \$12,000 in dues. He said the Committee will be staffing a table at the UConn Co-op and Community Center this month.

### Nominating

Mr. Lodewick said the Nominating Committee will meet on February 3 at 3 pm before the Board meeting.

## **8. Other**

Ms. Paterson recognized Gregg Haddad at his last Partnership Board meeting as he is now Mansfield's State Representative and has resigned from the Town Council. She commended Gregg for his wonderful job as Deputy Mayor and his support of the Partnership and Storrs Center. Mr. Haddad thanked the Mayor and said he is interested in continuing his involvement with the Partnership and possibly serving on a committee.

## **9. Adjourn**

Ms. Schwab made a motion to adjourn the meeting. Chris Paulhus seconded the motion. The motion was approved unanimously and the meeting adjourned at 5:15 pm.

*Minutes taken by Cynthia van Zelm.*