



**Mansfield Downtown Partnership**  
**Helping to Build Mansfield's Future**

## **2004 Annual Report**

Fiscal Year of July 1, 2004 – June 30, 2005

Annual Meeting  
June 7, 2005

## **Mission Statement**

The Mansfield Downtown Partnership, Inc. is an independent non-profit organization whose mission is to

Strengthen and revitalize the three commercial areas of Storrs Center, Mansfield Four Corners, and King Hill Road by retaining and improving existing businesses, attracting new business, initiating real estate development and public improvements consistent with physical master plans, holding special events, and advocacy.

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## **AGENDA**

### **Annual/Business Meeting**

**Mansfield Downtown Partnership, Inc.**

**Tuesday, June 7, 2005  
7 PM**

**Center for Hellenic Studies Paideia,  
28 Dog Lane**

**Call to Order and Welcome**

**Public Comment**

**Approval of Minutes from Annual Meeting – June 10,  
2004**

**Annual Review of the Program and Year Ahead**  
Philip Lodewick, President

**Approval of Changes to Bylaws**  
Stephen Bacon, Nominating Committee  
Lee Cole-Chu, Partnership Attorney

**Election of Directors to the Mansfield Downtown  
Partnership, Inc., Board of Directors**  
Philip Lodewick, Nominating Committee Chair

**Adjourn**

## **Philip Lodewick, President**

On behalf of the Board of Directors I would like to thank you all for attending this fourth annual meeting of the Downtown Mansfield Partnership. Your support of the work of the Partnership – both in the past and on an on-going basis - is most appreciated.

I would also like to take this opportunity to thank Ilias Tomazos for again providing this wonderful educational and cultural center for our use tonight.

This past year, the Partnership has made marked progress toward its objective of the completion of a workable Master Plan for the development and economic revitalization of the downtown Storrs area. Our focus continues to be the creation of a vibrant village –a core center with restaurants, retail shops, commercial office space, housing and a town square – that will serve as a community gathering place for all in the region.

During the year the Partnership's Board met monthly and its six standing committees, independent of the Board meetings, met at regularly scheduled intervals to flesh-out the details and steps needed to complete the Municipal Development Plan (MDP) – a legal planning document that, when approved by the Town of Mansfield and the University of Connecticut, will become the basis of development.

A major step taken by the Partnership in the past year was the selection of a Master Developer for this project. The Board felt very strongly that early on in the planning process a developer - who would be financially responsible for any development called for in an approved MDP - should be hired to help inform the whole process. With this in mind, LeylandAlliance, from Tuxedo, New York, was named master developer in June 2004 and a formal development agreement was signed with LeylandAlliance in August of last year. The team also includes three Connecticut companies, Herbert S. Newman and Partners from New Haven, the engineering firm of BL Companies of Meriden, and the Hartford law firm of Robinson & Cole. Intrawest-The Village People, from Montreal, and Robert Gibbs, from Birmingham, Michigan, round out the team. We are enthusiastic about having aboard such a professional and accomplished team to bring the Storrs Center project to fruition.

In January of this year, after a lot of hard work by the Partnership, the Partnership's consultant Looney Ricks Kiss, and the LeylandAlliance team, a draft of the Municipal Development Plan was submitted to the Department of Economic and Community Development (DECD) for their initial review. After responding to comments by DECD staff, the Partnership submitted the MDP for formal 30-day state agency review. This was a major milestone for the project

and sets in motion the local reviews, which are expected this spring and summer. On a parallel track, we are working with the Mansfield Planning and Zoning Commission on the creation of a special design district, which will include design and sustainability guidelines for the project. The end result will be zoning regulations specific to the Storrs Center project. I want to recognize our Planning and Design Committee, chaired by Steve Bacon, for taking the lead on working with LeylandAlliance on the design and sustainability guidelines. They have been a great sounding board and effective committee in representing concerns of the community in these design areas.

One of our major responsibilities over the next few months is to hire a relocation consultant to assist the Partnership with the relocation of tenants in some of the buildings in Storrs Center. We hope to have a consultant on board by July 1. We currently have a draft relocation plan, which has been undertaken through the assistance of the Partnership's Business Development and Retention, and Finance and Administration Committees.

We are proud of the accomplishments of the Partnership over the past year, which could not have happened without the support of the community. Some highlights:

- This year we hired Administrative Assistant Elaine Mirkin to assist Executive Director Cynthia van Zelm with the day to day operations of the Partnership. She has brought new ideas to the Partnership and provides important assistance in the office.
- In addition to direct mailings, we have taken the Partnership on the road to inform community members of our goals and to receive feedback on ideas for the new village center. One of our main areas of focus has been meeting with the neighbors surrounding the Storrs Center project. As a result, our membership base has grown to over 280 members. This includes an approximate 85 percent of members renewing their membership this year. Those memberships have also generated committee members and other volunteers for the Partnership.
- Under the leadership of Mayor Betsy Paterson, we held the first annual *Festival on the Green* last September, which included music, art, food, children's parade, and family activities. The *Festival on the Green* Committee is an enthusiastic group who work hard and have fun. We will do it again this year so mark you calendars for this event – Sunday, September 25th from noon to 4 PM. Town fireworks will kick off the Festival on Saturday night at the Mansfield Hollow Dam so we hope to see you there as well.
- In May, the Mansfield kiosk was dedicated at the corner of Storrs Road and Dog Lane. It represents the first physical structure in the new

development. Design and construction of the kiosk was a true partnership, led by the Advertising and Promotion Committee and including the great work of Partnership member Kristin Schwab, School of Fine Arts faculty Gary Krewson, and many staff members at UConn Facilities and the Town Public Works Department. Thank you also to the Town of Mansfield and the Quinebaug-Shetucket Heritage Corridor for providing additional funding for the kiosk.

- Working with the Town of Mansfield, the Partnership secured a second CT Small Town Economic Assistance Grant in the amount of \$500,000 for the partial construction of the town square neighborhood. With this grant, the Partnership will have received over \$1 million in grants over the past three years for work on implementing our downtown vision.
- Partnership Board members and staff, and LeylandAlliance continue to work with local media on promoting the Partnership's message. The Storrs Center project was featured in The New York Times, the Hartford Courant, the Hartford Business Journal, the Reminder Press, the Chronicle, the UConn Advance, UConn Traditions, and the UConn Daily Campus, among other publications, this year.

In the months ahead, we will continue to work – individually and within our committee structure - with all interested parties to see that an economically vital, culturally and socially active town center – providing the services needed for the whole Mansfield community - comes alive in the shortest possible time. We will work to promote Mansfield through our brochures, streetscape design, and events to highlight the downtown and assist downtown businesses.

On behalf of the Board, I want to express my appreciation to the many who have labored hard to move us to where we are today. We are most grateful to the Town of Mansfield and the University of Connecticut for their support and encouragement. We thank them for making available to us the staff that we deal with on a regular basis to address the many issues that arise. We thank them too, for their financial support, for vital collaboration on several projects and for their commitment to see this project to positive completion.

I have been privileged to work with an engaged Board of Directors, committed committee chairs and members, volunteers, and contributors who have helped make our time together worthwhile and fun.

I would like to thank all of our members and others in the Mansfield community who have embraced our mission for positive change in the downtown center and continue to help keep us focused on the tasks at hand. I would particularly like to thank our major sponsors – SBM Charitable Foundation and NewAlliance Bank – represented by Partnership Vice President Betsy Treiber; Wilcox & Reynolds – led by Partnership Board member Mike Gergler and co-owner Rebecca Putnam;

and the Reminder Press represented by Joe Muro. All four entities have been members since the inception of the Partnership and have consistently supported our efforts. And, finally, I would like to recognize our newest sponsor -- Retirement Security, Inc., headed by Susan Tate.

The end result in Mansfield will be worth your kind efforts - a place of destination to live, shop, work, recreate and do business.

## **2004-2005 Board of Directors**

### **Executive Committee**

Philip Lodewick	President
Betsy Treiber	Vice President
Steve Rogers	Secretary
Dave Pepin	Treasurer
Steve Bacon	At-Large
Tom Callahan	Chair, Finance and Administration Committee

Martin Berliner	Dale Dreyfuss	Mike Gergler
Al Hawkins	Janet Jones	Caroline Redding
Phil Spak	Frank Vasington	David Woods

### **Ex-Officio Members**

Dianne Doyle	Peter Nicholls	Betsy Paterson
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Executive Director:	Cynthia van Zelm
Administrative Assistant:	Elaine Mirkin

## Committees

### **Advertising and Promotion**

David Woods, Chair

Janet Dauphin  
Andrew Ewalt  
Pat Hempel  
Janet Jones  
Dave Landry  
Joe Muro  
David Ouimette  
Betsy Paterson  
Wendi Richardson  
Kristin Schwab  
Zack Walter

### **Finance and Administration**

Tom Callahan, Chair

Phil Barry  
Martin Berliner  
Dale Dreyfuss  
Mark Hammond  
AJ Pappanikou  
Dave Pepin  
Phil Spak  
Frank Vasington

### **Planning and Design**

Steve Bacon, Chair

Leon Bailey  
Laurie Best  
Dale Dreyfuss  
Karla Fox  
Chris Kueffner  
Peter Millman  
Ruth Moynihan  
Betsy Paterson  
Dave Pepin  
Neil Warren  
Pene Williams

### **Business Development and Retention**

Mike Gergler, Chair

Roger Adams  
Dwight Damon  
Curt Hirsh  
Marty Hirschorn  
Richard Piscatelli  
Doryann Plante  
Girish Punj  
Steve Rogers  
Irene Schein  
Jack and Barbara Sunmark  
Brian Wells

### **Membership Development**

Betsy Treiber, Chair

Alexinia Baldwin  
John Barry  
Dianne Doyle  
Dolan Evanovich  
Mike Gergler  
Al Hawkins  
Kathy LaJoie  
Larry Ross

### **Nominating**

Philip Lodewick, Chair

Steve Bacon  
Honey Birkenruth  
Tom Callahan  
Betsy Paterson  
Caroline Redding  
Steve Rogers  
Betsy Treiber

## Committee Reports

Committee members have dedicated several hours over the past year through their hands-on involvement with specific projects, organizational administration, budgeting, and our continued membership drive.

Thank you to our Committee chairs and members for their hard work and commitment to downtown Mansfield.

### **Advertising and Promotion Committee**

The Mansfield Downtown Partnership Advertising and Promotion Committee met regularly through the fall and spring semesters of 2004/2005. Several items were clearly the focus of the Committee for the year:

#### *The Festival on the Green*

Under the capable leadership of Committee member Betsy Paterson, the Town of Mansfield celebrated its first *Festival on the Green* on Sunday afternoon, September 19, 2004. The *Festival* was held in the parking lots of the businesses located in Storrs Center. Food, family entertainment, local art and children's games created an enjoyable environment during the *Festival*. The focus of the *Festival* was to highlight local businesses located in the Storrs commercial area on Route 195/Storrs Road and Mansfield area restaurants, artists and bands. The event was highly successful and will be repeated on September 25, 2005.

#### *Information Kiosk*

The Advertising and Promotion Committee worked diligently this year in planning the construction and installation of a kiosk that would serve as a major communication center for town and gown in Storrs. The Advertising and Promotion Committee members reviewed a number of ideas submitted by artists and landscape architects. Kristin Schwab's kiosk design was selected as the design to use for the Mansfield Downtown Kiosk. Kristin Schwab worked directly with Gary Krewson, a staff member in the School of Fine Arts, who built the kiosk structure. Albert Chapman coordinated the facilities crew to install the kiosk at its present site near the ATM located by Store 24 on Highway 195/Storrs Road. The kiosk was built to be movable so that it could be located in the new development at a later date. The kiosk provides maps and information on four large panels. Waterproof holders have been attached to the kiosk for brochures and flyers regarding the town. This project was a collaboration of the Quinebaug-Shetucket Heritage Corridor, the Mansfield Downtown Partnership, the Town of Mansfield, and the University of Connecticut. The process was, indeed, illustrative of the cooperation and collaboration that unifies the Town and the University.

### *Partnership Newsletter*

Volume II, Number 2 of the Mansfield Downtown Partnership Newsletter was published in fall, 2004. The Partnership Newsletter was distributed through the *Willimantic Chronicle*.

### *The Mansfield Brochure*

The Mansfield Downtown Partnership Advertising and Promotion Committee completed the publication of the Visitor and Information Guide to Mansfield, Connecticut during spring, 2004. The brochure includes a listing of Mansfield businesses and services. It includes a map and a listing of various activities in the area. The brochure is an effort to unite the community and to provide an opportunity for visitors to have information about the community, its activities and its history. The Visitor and Informational Guide to Mansfield, Connecticut has been distributed to a number of locations, including the Visitors Center on the campus of the University of Connecticut and the new kiosk.

The Committee is continuing to work to implement the Partnership's communication strategy in coordination with the Membership Development Committee.

### **Business Development and Retention Committee**

The Business Development and Retention Committee's main focus in the past year was to learn more about the process of "casting" tenants into the Storrs Center development and to take the lead with the Finance and Administration Committee on developing a draft relocation plan for displaced tenants, and soliciting a relocation consultant. In July, the Committee received a presentation from Intrawest-The Village People, the retail consultant to master developer LeylandAlliance, on their process for soliciting tenants for a new development. The Committee also met with LeylandAlliance and provided feedback on some of the concerns of the current tenants in the Storrs Center properties.

In March, the Committee met with the Partnership's attorney Lee Cole-Chu who assisted the Partnership with a draft relocation plan and developing criteria for hiring a relocation consultant to help the Partnership with these efforts.

The Committee also assisted in providing input into the inaugural *Festival* on the Green.

The Committee will continue to provide input to the "casting" process and assist with marketing efforts to bring tenants into the new development.

## **Finance and Administration Committee**

The Finance and Administration Committee took the lead in producing a development agreement between the Partnership and the master developer, Leyland Alliance; reviewed the draft Municipal Development Plan and monitored its status; and worked on relocation issues with the Business Development and Retention Committee. More specifically, the Committee:

- Negotiated a new development agreement between the Partnership and Leyland Alliance in August 2004, after original partnership between Leyland Alliance and Marquette Property Investments was dissolved;
- Reviewed Leyland Alliance's preliminary Business Plan;
- Reviewed Leyland Alliance team presentation for the public in New Haven in October;
- Reviewed and provided input to the draft Municipal Development Plan;
- Revised budget for 2005/2006 to reflect necessary expense and personnel changes. Presented to full Board of Directors where it was approved on March 1, 2005;
- In March, the Committee met with the Partnership's attorney Lee Cole-Chu who assisted the Partnership with a draft relocation plan and developing criteria for hiring a relocation consultant to help the Partnership with these efforts;
- In March, the Committee received an update on the project from Leyland Alliance as well as a review of their other projects;
- Reviewed quarterly financial statement for the Partnership;
- Received monthly updates from the Town Manager and Executive Director on grants received and grants in progress;
- Continued to monitor the progress of the Municipal Development Plan including the work of Looney Ricks Kiss, and the project timeline.

## **Membership Development Committee**

The goal of the Membership Development Committee is to increase membership and raise awareness of the Partnership's goals and mission through outreach efforts in the community. This is done in the following ways:

- Informational articles in the Hartford Courant, Hartford Business Journal, Reminder Press, UConn Advance, UConn Daily Campus, UConn Parents Newsletter, Chamber of Commerce Update, Willimantic Chronicle and other local publications;
- Participation in the Mansfield League of Women Voters Know Your Town Fair;
- Providing membership information at the Partnership sponsored *Festival on the Green*;
- Addressing local civic and political groups, e.g., Mansfield Lions Club, Rotary, Chamber of Commerce including the Mansfield Business and

- Professional Association, League of Women Voters, and various town committees in Mansfield; students at the University of Connecticut; and Deans, Directors, and Department Heads at the University;
- Placement of membership and informational material in schools, libraries, and Town Hall;
  - In person and phone solicitation of local business owners and citizens by Committee members to increase membership;
  - Phone campaign to existing members to renew membership;
  - Sponsorship of Little League team with Partnership name on tee-shirt;
  - Revisions of membership brochure for publication in summer 2005.

The Membership Committee meets monthly at the Partnership office. The Partnership has over 280 members with dues and contributions totaling over \$15,000.

### **Nominating Committee**

The Nominating Committee met over the last year to make recommendations for Board members to serve on the Partnership Board for the fiscal year that begins July 1, 2005; and to review any potential changes to the Bylaws for consideration by the membership at the Annual Meeting in June. The Committee had recommended three Bylaws changes for the membership to consider.

The Committee will be reviewing the Bylaws again in the summer of 2005.

### **Planning and Design Committee**

The Planning and Design Committee's main efforts were focused on providing input to the Board of Directors, the planning firm of Looney Ricks Kiss Architects, and the master developer, on design.

In July, the Committee met with Lou Marquet and Michael Klemens on the LeylandAlliance team to discuss environmental and construction issues on the site. In the winter, the team received an update on traffic issues from Geoff Fitzgerald with BL Companies, the lead engineering firm on the project.

For most of the spring, the Committee focused on sustainability and design guidelines that will be included as part of the special design district for the project. This included a meeting with Adrian Tuluca of Steven Winter Associates, Inc., a leading building systems consultant particularly in the area of sustainable design. The performance goals previously drafted by the Committee are being used as part of the discussion of the sustainability guidelines. The Committee also provided significant input to the development team on the design guidelines. The Planning and Design Committee participated with the Finance and Administration Committee on a trip to Herb Newman & Partners' office in New Haven to review early design.

## Major Benefactors

TOWN OF MANSFIELD



University of  
Connecticut



### Benefactor

SBM Charitable Foundation, Inc.

### Sponsors

Philip and Christine Lodewick Foundation

NewAlliance Bank

Reminder Press, Inc.

Retirement Security, Inc.

Wilcox and Reynolds Insurance, LLC

## Patrons

Philip Austin  
Law Office of Stephen Bacon, LLC  
Gina Barreca and Michael Meyer  
Harry and Honey Birkenruth  
Computer Rescue, Inc.  
Law Office of Andrew Ewalt, LLC  
Karla and Martin Fox  
Patricia Hempel  
Janet and George Jones  
Lawrence Real Estate  
Nathan Hale Inn and Conference  
Center

Corine and Richard Norgaard  
Wayne Osborne  
People's Bank  
Dave and Kathy Pepin  
Law Office of Samuel Schrager  
University of Connecticut School of  
Business  
University of Connecticut  
Foundation  
Jeff and Lesa von Munkwitz-Smith  
Mary and Tim Weiland

## Businesses/Organizations

Allyn & Associates, LLC  
Aztec Sun Tanning  
BB Associates  
Body Language, LLC  
Dr. Karen Calef  
Campus Cuts  
Campus Florist  
Center for Hellenic Studies Paideia  
The Chamber of Commerce, Inc.  
Chuck's Steakhouse and Margaritas  
Mexican Restaurant  
Citizens for Responsible Growth  
c.o. jones Mexican Restaurant  
Cohen Counseling Center  
RF Crossen Realty Group, Inc.  
Curves Mansfield  
Dominos Pizza  
Ferrigno-Storrs, Realtors  
Highland Park Market  
Holiday Recreation Center, Inc.  
IMCORP  
Liberty Bank  
Mansfield Family Practice, LLC  
Miss Kelly's Dance and Drama  
Northeast CT Economic Alliance

Deborah Pacik Acupuncture &  
Chinese Herbs  
Paperback Trader  
Pesaro's  
James J. Raynor, DDS, Louis Cano,  
DDS, Matthew Raynor, DMD  
Regional School District #19  
Salter Studio  
JE Shepard Co.  
SME Enterprises, LLC  
Sumner & Sumner, Inc.  
Storrs Automotive  
Storrs Development, LLC  
Storrs Drug  
G.M. Thompson and Sons, Inc.  
UConn Co-op  
University of Connecticut Alumni  
Association  
University of Connecticut College of  
Continuing Studies  
University of Connecticut Graduate  
Student Senate  
University of Connecticut  
Professional Employee's  
Association

University of Connecticut School of  
Allied Health  
University of Connecticut  
Undergraduate Student Senate  
Villa Spirit Shoppe

Windham Community Memorial  
Hospital  
Wing Express  
Zenny's Restaurant

## Individual Members

Cynthia and Roger Adams	Tammie Corioso	Mark and Marla Hauslaib
Judith Andrew	Lucy Crosbie	Al Hawkins
Lorraine Aronson	June Curtis	Martin Hirschorn
Leon and Malta Bailey	Chris Dailey	Lisa Holle
Alexinia Baldwin	Dwight and June Damon	Lon Hultgren
Frank and Adah Ruth Ballard	Kenneth Dardick	Keith and Marietta Johnson
Suzanne Singer Bansal	Craig Dinsmore	Kip Jones
John and Patrice Barry	Joyce Donohoo and Arthur Roberts	Elizabeth Jordan
Lena and Phil Barry	John and Priscilla Douglas	Lamia Khairallah
Peggy Beckett-Rinker	Sally Doyen	Josephine Kind
Tricia Bergman	Dale and Susan Dreyfuss	Iris Kinnard
Martin and Randee Berliner	Gerald Dunne	Ruth and Paul Klemens
Laurie and Phil Best	Charles Dyson	Elsie Klitz
Judith Blei	David and Donna Evan	Helen Koehn
Lynne Bobb-Koths	Dolan, Suzan, Justin, Michael, and Lauren	Donna Korbel
James and Jane Ann Bobbitt	Evanovich	June and Henry Krisch
Aline Booth	Jeff Fisher	Chris Kueffner
Jacqueline and Ray Bopp	Harry Frank	Ruth Laughlin
Marylou Bradley	Alain Frogley	Becky and Scott Lehmann
Douglas Bradway	Roy Gallant	Bill and Jean Lonergan
Marian Brazziel	Norman Garrick	Robin Lubatkin and Jim Romanow
Lennox Brodeur	Gloria and Michael Gerald	Leona and Harris Marcus
Scott Brohinsky	Joan Gerdson	Philip Marcus
Elizabeth Caldwell	Mike Gergler	David Markowitz
Tom Callahan	Sharry Goldman	Maria Martinez
Jim Campetelle	Eileen Griffin	Margarethe Mashikian
Marie Cantino and Peter Millman	Gregory Haddad	Scott Mather
Christopher Casa	Dianne Haidous	Robert McCarthy
Douglas Casa	Georgia and Nicholas Haidous	Donna and Joe McLaughlin
Fred Cazal	Wendy Halle	Denise Merrill
Deirdre Childs	Mark Hammond	Richard Miller
Aaron Chrostowsky	Ian and Lindsay Hart	Renee and Sam Miller
Carl Coelho	Matthew Hart	Patricia Mochel
	Jeffrey Hathaway	John Morey

Ruth Moynihan  
Kathryn Myers  
Dennison Nash  
Donald Nolan  
David Ouimette  
A.J. and Lucette  
Pappanikou  
Betsy Paterson  
Robert Peters  
Carol Phillips  
Girish Punj  
Rebecca Putnam  
Karin and Ken Randolph  
Howard Raphaelson  
Caroline Redding  
Marian and Carl  
Rettenmeyer  
John Rickards  
Douglas Rosen

Larry Ross  
John Saddlemire  
Carl Schaefer  
Kristin and Richard  
Schwab  
Jan and Vic Scottron  
Maria Sedotti  
Jacqueline Seide  
Paul Shapiro  
Beverly Sims and William  
Okeson  
Suman Singha  
Anne and Winthrop Smith  
Jeff Smith  
Art and Kathie Sorrentino  
Phil Spak  
Virginia Stallman  
David Stone  
Mary Thatcher

Betsy and Tom Treiber  
Ken and Joyce Tremblay  
Richard Twilley  
Frank Vasington  
Curt Vincente  
Virginia Walton  
Allen Ward  
Robin Weiner  
Tom and Jan Weston  
James Whitaker  
Dolly Whitham  
Aliza and Dana Wilder  
Penelope Williams  
Marilyn Wilson  
David Woods  
Karen Zimmer  
Mike Zito

- As of May 16, 2005

**A big thank you to our members for their support and involvement!**

# Report from the Nominating Committee

Philip Lodewick, Chair

## **Proposed slate of incoming Directors**

### **Class of 2008**

#### **David Pepin**

Dave Pepin has served on the Partnership Board of Directors since its inception and is an active member of both the Finance and Administration, and Planning and Design Committees. He also serves as the Partnership's Treasurer. Dave is the President of DRP Advisory Services, LLC and is Founder and Chairman of the Board of Next Generation Ventures, LLC, a \$23 M seed stage venture fund focused on high tech companies located in, or interested in relocating to the State of Connecticut. Dave is active in many organizations in the community including serving on the Windham Community Memorial Hospital Board as Asst. Treasurer, and the Connecticut Innovations Educational Foundation. Dave is originally from this area and is a UConn alumnus.

#### **David Woods**

David Woods has also been a long-term member of the Partnership, and is currently the Chair of the Advertising and Promotion Committee. Dean Woods was appointed Dean of the School of Fine Arts at the University of Connecticut in 2000. Before coming to the University of Connecticut, Dean Woods was Dean of the School of Music at Indiana University. Dean Woods was a Senior Fulbright Scholar in Iceland in 1981 and completed an extensive research study of the langspiel, an Icelandic folk instrument. In 1987 he was a Senior Fulbright Scholar in Australia, where he lectured and initiated research studies in curriculum development in music at the University of Sydney. Dean Woods is known for his writing, research, and study of early childhood music education. Dean Woods is a member of the advisory board of the International Violin Competition in Indianapolis, Indiana and the Van Cliburn Competition Board. He is the Chairman of the Publications Committee for the College Music Society and serves as a member of the International Advisory Panel for the Frank Callaway Resource Center for Music Education at the University of Western Australia.

## **2005-2006 Appointed Board of Directors**

### **Town of Mansfield**

***Martin Berliner (2008)***  
Mansfield Town Manager

***Al Hawkins (2006)***  
Town Councilor

***Caroline Redding (2007)***  
Town Councilor

### **University of Connecticut**

***Tom Callahan (2008)***  
Special Assistant to the President,  
University of Connecticut

***Dale Dreyfuss (2006)***  
Vice President for Operations  
University of Connecticut

***Philip Lodewick (2007)***  
Tradewell Corporation

### **Mansfield Business and Professional Association**

***Steve Bacon (2008)***  
Law Office of Stephen M. Bacon, LLC

***Steve Rogers (2007)***  
Subway Development

***Betsy Treiber (2006)***  
NewAlliance Bank

## **2005-2006 Elected Board of Directors**

***Michael Gergler (2007)***  
Co-Owner, Wilcox & Reynolds Insurance

***Janet Jones (2006)***  
Community Volunteer

***Phil Spak (2006)***  
Citigroup Insurance Investments

***Frank Vasington (2007)***  
Community Volunteer

## **2005-2006 Ex-Officio Board of Directors**

***Dianne Doyle***  
Chair, Mansfield Business and Professional Association

***Peter Nicholls***  
Provost and Executive Vice President for Academic Affairs, University of Connecticut

***Betsy Paterson***  
Mayor, Town of Mansfield

# MANSFIELD DOWNTOWN PARTNERSHIP FACTS

**Organizational Structure:** Independent, non-profit, membership-based organization

**Administrative Structure:** Board of Directors

**Operational:**

- Full-time paid Executive Director and part-time Administrative Assistant
- Located in downtown Storrs
- Six committees that work to enhance downtown Mansfield as a great place to work, live, and visit: Advertising and Promotion, Business Development and Retention, Finance and Administration, Membership Development, Planning and Design, and Nominating

**Funding Sources:** Private and Public sponsorships, grants, membership

**Membership:** Currently over 280 individual, business, and organization memberships

**Current Budget:** \$141,000

**Mission:** Coordinate the enhancement and revitalization of three Mansfield commercial areas – Storrs Center, King Hill Road, and the Four Corners

**Progress In Fourth Year:**

- Secured a professional development team, LeylandAlliance LLC, including its retail consultant Intrawest-The Village People, to develop the 15 acre Storrs Center project with a town square, commercial development, and housing
- Prepared a draft municipal development plan for Storrs Center, submitted to the CT Department of Economic and Community Development in spring 2005 for state review.
- Secured a second \$500,000 CT Small Town Economic Assistance Program Grant for construction of the town square and \$50,000 from the USDA-Rural Development program for planning for Storrs Center.
- Developed annual *Festival on the Green* event to celebrate Mansfield, held in the fall each year.
- Constructed a Mansfield informational kiosk as the first structure in the new downtown area

**Future Activities:**

- Finalize the municipal development plan for Storrs Center.
- Streetscape improvements to enhance the appearance and walkability of Storrs Center.
- Continue to work with the community and businesses to promote Mansfield.