

MANSFIELD DOWNTOWN PARTNERSHIP, INC.
BOARD OF DIRECTORS MEETING
Mansfield Downtown Partnership Office
March 6, 2007

MINUTES

Present: Stephen Bacon, Thomas Callahan, Bruce Clouette, Michael Gergler, Matt Hart, Al Hawkins, Janet Jones, Philip Lodewick, Betsy Paterson, Steve Rogers, Phil Spak, Betsy Treiber, 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

Bruce Clouette made a motion to approve the minutes. Betsy Treiber seconded the motion. The motion was approved unanimously.

4. Director's Report

Cynthia van Zelm said that the requests for \$6 million for the parking garage from the Town has been submitted to Congressman Courtney, and Senators Dodd and Lieberman.

Betsy Paterson said she would be meeting with Congresswoman Rosa DeLauro and Congressman John Larson to discuss the Storrs Center project with an emphasis on the fact that Mansfield is the home of the state university and the Storrs Center project is an important project to the region and the state.

Ms. van Zelm said she had called the CT Office of Policy and Management Secretary Bob Genaurio but had not heard back from him yet on the status of the Urban Action Grant application.

Ms. van Zelm said the public hearing for the Partnership and LeylandAlliance's zoning amendment applications will begin on March 28 with at least a continuance to April 5. Ms. van Zelm thanked Board members for helping to solicit letters to the Planning and Zoning Commission regarding the applications. Dean Woods said that he would be getting a letter from the Dean's Council.

Rusty Lanzit (in the audience), Chair of the Windham Region Council of Governments (WINCOG), said he would also be writing a letter on WINCOG's behalf.

Mr. Clouette said that the Planning and Zoning Commission had referred the Partnership and Leyland applications to the Town Council. He anticipates that the Council will review a resolution regarding support for the applications at the next Council meeting or the one after next week's meeting.

Mr. Callahan asked if it was appropriate for people to speak in support of the resolution. Mr. Clouette replied in the affirmative that anyone could speak during the public comment period.

Ms. van Zelm said she regretted to report that Tricia would be leaving the office as her husband is expected to finish his PhD in May and will be seeking employment out of the office. She commended Ms. Rogalski for her great work for the Partnership. Ms. van Zelm will be working on finding a replacement.

5. Update on Storrs Center Project and Next Steps

See above under Director's report.

6. Review and Approval of FY2007/2008 Budget

Mr. Callahan said the Finance and Administration Committee met twice to review the proposed FY2007/2008 budget. On the revenue side, the Town and the University of Connecticut would be contributing \$125,000 each. Currently, they contribute \$62,000 each. He said that both organizations agreed to double their contribution over the next two years largely due to relocation and legal expenses that need to be covered in the budget. The Partnership relocation consultant Phil Michalowski is needed to assist businesses with relocation issues and prepare claims. Partnership attorney Lee Cole-Chu is vital as the Partnership moves through relocation and zoning issues. For this time period, at the very least, the Town and the University are the two primary sources of revenue.

Mr. Callahan said he has discussed the University's contribution with President Austin.

Mr. Callahan made a motion to approve the FY2007-2008 budget for the Partnership. Al Hawkins seconded the motion.

Mr. Clouette said the issue of an increase in the Town's contribution to the Partnership budget was raised and discussed at a special Town Council meeting on the Town budget.

The motion was approved unanimously.

7. Recommendation to appoint Elsie Klitz to the Advertising and Promotion Committee and Matthew Hart to the Finance and Administration Committee

David Woods made a motion to appoint Elsie Klitz to the Partnership Advertising and Promotion Committee meeting. Mr. Callahan seconded the motion. The motion was approved unanimously.

Mr. Callahan made a motion to appoint Matthew Hart to the Partnership Finance and Administration Committee. Betsy Treiber seconded the motion. The motion was approved unanimously.

8. Report from Committees

Nominating

Mr. Lodewick said the Nominating Committee had just met and had discussed Dave Pepin's resignation which they will be looking to fill as well as the position of Treasurer. Five other Board members terms are up, and, can be re-elected or re-appointed. Mr. Lodewick said that Board members are being asked whether they wish to continue on the Board.

Mr. Lodewick said he would appreciate any suggestions for a new Board member especially as the Board transitions into more of an oversight role in the next few years.

Festival on the Green

Ms. Paterson said the Committee had been meeting regularly. There was a lot of good feedback on the demonstrations from last year i.e., food and floral arranging. The Committee is looking into fly fishing and ice carving demos.

Ms. van Zelm said the three bands that are committed to play are Kidsville Kuckoo Revue, Aztec 2- Step, and the Mohegan Sun All Stars.

9. Executive Session – Personnel

Mr. Callahan made a motion to go into Executive Session for the purpose of discussing Ms. van Zelm's yearly evaluation. Dean Woods seconded the motion. The motion was approved unanimously.

Mr. Hart made a motion to come out of Executive Session. Ms. Treiber seconded the motion. The motion was approved unanimously.

10. Adjourn

Ms. Paterson made a motion to adjourn the meeting. Ms. Treiber seconded the motion. The motion was approved unanimously. The meeting adjourned at 4:40 pm.

Meeting notes taken by Cynthia van Zelm.