

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS MEETING  
Tuesday, September 2, 2008  
Mansfield Downtown Partnership Office  
1244 Storrs Road**

**4:00 PM**

**Minutes**

Present: Tom Callahan, Bruce Clouette, Gregory Haddad, Matt Hart, Janet Jones, Philip Lodewick, Frank McNabb, Betsy Paterson, Steve Rogers, Kristin Schwab, Phil Spak, Betsy Treiber, David Woods

Staff: Cynthia van Zelm

**1. Call to Order**

Board President 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**

Dean David Woods made a motion to approve the minutes. Bruce Clouette seconded the motion. The minutes were approved unanimously.

**4. Director's Report**

Executive Director Cynthia van Zelm asked for assistance with the Partnership table at the *Festival on the Green*. Bruce Clouette and Dean Woods said they could help Betsy Treiber.

Ms. van Zelm said the next open house is this Thursday, September 4 at 5:30 pm.

Ms. van Zelm said the fall newsletter will go out in the Chronicle on Tuesday and as part of the Chronicle shopper (to non-subscribers) later that week. It will be mailed to Partnership members next week.

**5. Update on Storrs Center Project and Next Steps**

Town Manager Matt Hart said the Town Council adopted guidelines at its meeting last night regarding negotiations on the public components of

Storrs Center. He said he hopes the guidelines will set a clear set of expectations for the Town Council and the public regarding the process for the negotiations.

Mr. Hart reiterated that the Town has retained ERA to assist the Town with key tasks regarding its role in Storrs Center. The fiscal analysis prepared by master developer LeylandAlliance's consultant HR&A is being completed. The goal is to present it to the Town Council later this month if possible. ERA is also reviewing Leyland's pro forma for the project.

Bruce Clouette recognized Mr. Hart for bringing in ERA to assist the Town with its analysis. He and Gregg Haddad said they have the appropriate expertise to assist the Town.

Tom Callahan said that the Finance and Administration Committee met last week and will be looking at the Partnership's development agreement with Leyland as one of the on-going venues to keep everyone on task.

Mr. Callahan said the project is moving at several levels – a) waiting for the remaining state and federal permits, b) the Town's consideration of ERA's work, c) review of the Partnership/Leyland development agreement, d) and Leyland looking at phasing, leasing and sales. All four levels need to be and are being addressed.

Frank McNabb asked if Leyland has experience with retail. Ms. van Zelm said that Leyland has done some limited retail (mixed-use) in its projects in South Carolina and Virginia. Mr. Callahan said Leyland also has Live Work Learn Play as their retail consultant and they have extensive experience. Mr. Callahan said Leyland is also working locally with Cushman Wakefield in Hartford to assist with their commercial leasing.

## **6. Report from Committees**

### Festival on the Green

Ms. Paterson said the Committee was looking for volunteers for the *Festival*.

She said vendor spots are filled and people are on the waiting list.

Ms. Paterson commended Dean Woods and Board members Kristin Schwab and Janet Jones for their work on the *Festival*. She also recognized Partnership Administrative Assistant Kathleen Paterson for her extraordinary work on the *Festival*. Ms. Jones said Ms. K. Paterson had done very good work on recruiting new food vendors.

**7. Adjourn**

Ms. Paterson made a motion to adjourn. Mr. Clouette seconded the motion. The meeting adjourned at 4:40 pm.

*Minutes taken by Cynthia van Zelm.*