

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, November 4, 2008
Mansfield Downtown Partnership Office
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Tom Callahan, Bruce Clouette, Barry Feldman, Matt Hart, Philip Lodewick, Frank McNabb, Peter Nicholls, Betsy Paterson, Steve Rogers, Kristin Schwab, Phil Spak, Betsy Treiber, Antoinette Webster, David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu

Guests: Steve Rhodes, Executive Assistant to University of Connecticut President Hogan; Steve Maun, Howard Kaufman, Macon Toledano of LeylandAlliance

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

Betsy Paterson made a motion to approve the minutes. Betsy Treiber seconded the motion. The minutes were approved unanimously.

4. Director's Report

Executive Director Cynthia van Zelm said that she and LeylandAlliance project manager Macon Toledano gave a presentation to a subcommittee of the 1,000 Friends of CT last week. The purpose was an evaluation of the Storrs Center project as to whether it meets the 1,000 Friends of CT smart growth principles. She said she thought the presentation went well and that they would know at the 1,000 Friends of CT Annual Meeting on November 13 whether the Storrs Center project would be a project the 1,000 Friends of CT would endorse and promote.

Ms. van Zelm said she would be speaking at the International Council of Shopping Centers Connecticut Alliance Program meeting next week in Hartford about public/private partnerships and public grant funding for Storrs Center.

Ms. van Zelm asked Town Manager and Board member Matthew Hart to discuss the Four Corners Sewer Study Advisory Committee and his request for a Partnership representative to serve on the Committee.

Mr. Hart said the Committee would be comprised of stakeholders interested in the potential sewerage of the Four Corners area including representatives from the Town Council, UConn, the Planning & Zoning Commission, and citizens. Mr. Hart said he felt it was important to have a Partnership representative as part of the Partnership's mission is to revitalize Four Corners. He said it is important for efforts to be coordinated with the Storrs Center project.

Mr. Hart said he had spoken to Board member Phil Spak who had expressed interest in serving as a Partnership or citizen representative.

Mr. Lodewick suggested that the appointment of a Partnership representative be handled under New Business.

Mr. Hart made a motion to add the appointment of a Partnership representative to the Four Corners Sewer Study Advisory Committee to New Business on the agenda. Tom Callahan seconded the motion. The motion was approved unanimously.

5. Report from Committees

Festival on the Green

Ms. van Zelm said a debrief on the Festival was held at Kristin Schwab's house. She said that despite the rain, the questionnaires that have been received by participants have been very positive.

She said the main discussion at the debrief was how to coordinate the Festival with Know Your Towns Fair. She said that Partnership Administrative Assistant Kathleen Paterson was preparing a proposal to be reviewed by the Committee.

Finance and Administration

Mr. Hart provided an update. He said the Committee received an update on Storrs Center and discussed potential grant opportunities. He said that Governor Rell has not announced another round of STEAP grants.

Mr. Hart said the Committee will begin working on the FY09/10 budget.

Ms. van Zelm said the Committee also reviewed the September 30, 2008 financials.

Membership Development

Ms. Treiber said the Membership Development Committee met and reviewed the renewal letter for memberships. The Committee also reviewed changes for an update to the membership brochure.

Nominating

Mr. Lodewick said the Nominating Committee had met before the Board meeting and reviewed a list of potential Board members to fill two vacancies that will occur on July 1, 2009. He will report back on nominations.

One other vacancy would be filled by the Mansfield Business and Professional Association.

Mr. Lodewick made a motion that the Board go into executive session, pursuant to Connecticut General Statutes sections 1-200 (6) and 1-210 (b) (5) (b), to discuss a matter which would result in disclosure of information exempt from disclosure under section 1-210 (b) (1), specifically commercial or financial information given in confidence, not required by statute, and, pursuant to Conn. Gen. Stat. sec. 1-231 (a), that Mr. Steve Maun, Mr. Howard Kaufman, and Mr. Macon Toledano of Storrs Center Alliance be invited to present that information concerning the Storrs Center project. In addition to the Partnership Board and staff, and Storrs Center Alliance representatives present, Mr. Steve Rhodes, Executive Assistant to President Hogan, would be part of the Executive Session.

Bruce Clouette seconded the motion. The motion was approved unanimously.

6. Executive Session – Review and discussion of commercial and financial information provided in confidence by Storrs Center Alliance

Present: Mr. Bacon, Mr. Callahan, Mr. Clouette, Mr. Feldman, Mr. Hart, Mr. Lodewick, Mr. McNabb, Mr. Nicholls, Mr. Rogers, Ms. Paterson, Ms. Schwab, Mr. Spak, Ms. Treiber, Ms. Webster, Mr. Woods
Also Present: Ms. van Zelm, Mr. Cole-Chu, Mr. Rhodes, Mr. Maun, Mr. Kaufman, Mr. Toledano

7. New Business

Ms. Paterson made a motion to appoint Phil Spak as the Partnership representative to the Four Corners Sewer Study Advisory Committee. Steve Bacon seconded the motion.

Mr. Bacon noted the comprehensive and good planning that went into Storrs Center as a model for any development that might eventually occur at Four Corners.

Mr. Clouette said that the initiative at Four Corners is focused foremost on public health issues.

Mr. Lodewick said the Advisory Committee should be informed about what the Partnership is doing at Four Corners.

The motion was approved with an one abstention by Mr. Clouette.

8. Adjourn

Mr. Lodewick made a motion to adjourn the meeting. Ms. Treiber seconded the motion. The motion was approved unanimously and the meeting adjourned at 6:05 pm.

Minutes taken by Cynthia van Zelm.