

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, July 7, 2009
Mansfield Downtown Partnership Office
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Gregg Haddad, Matthew Hart, Philip Lodewick, Frank McNabb, Betsy Paterson, Bill Simpson, David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu

1. Call to Order

Board President Philip Lodewick called the meeting to order at 4:04 pm.

2. Welcome new Board members

Mr. Lodewick welcomed Harry Birkenruth and Bill Simpson as new Board members. The Board introduced themselves.

3. Opportunity for Public to Comment

There was no public comment.

4. Approval of Minutes

Steve Bacon made a motion to approve the May 5, 2009 Board minutes. Matt Hart seconded the motion. Betsy Paterson abstained. The motion was approved with one abstention.

5. Director's Report

Cynthia van Zelm said the Tour de Mansfield 4th Annual Bike Tour is July 18. Mr. Hart said the Bike Tour will include a 5 mile family fun ride as well as 20 mile and 40 mile rides. Ms. van Zelm said that more volunteers were needed if anyone is available.

Ms. van Zelm said that she planned to have the communications piece of the Board packet sent electronically. She noted that incoming Board member Steve Rhodes had volunteered his office to assist with scanning the communications. Ms. van Zelm said she would start sending the rest of the packet electronically and asked again for Board members to indicate if they would still like a hard copy.

6. Election of Officers to Board of Directors for 2009-2010

Ms. Paterson made a motion to approve Philip Lodewick as President, Steve Bacon as Vice President, Steve Rogers as Secretary, and Kristin Schwab as Treasurer for 2009-2010. Dean David Woods seconded the motion. The motion was approved unanimously.

7. Appointment of Committee Chairs and Members for 2009-2010

Mr. Lodewick made a motion to appoint the attached list of Mansfield Downtown Partnership Committee Chairs and members until the end of the Partnership's fiscal year on June 30, 2010. Ms. van Zelm noted that Leon Bailey had resigned from the Planning and Design Committee so he should not be included as a Committee member for the next fiscal year. Ms. Paterson seconded the motion. The motion was approved unanimously. Ms. van Zelm noted that she had calls out to a few other prospective Committee member who have expressed interest in serving.

8. Storrs Center Action Items

Mr. Lodewick said his goal is to focus each Board meeting on the critical issues to move Storrs Center ahead. Mr. Lodewick, Tom Callahan, Ms. van Zelm, and Mr. Hart said those issues include financing, LeylandAlliance's update of their business plan by phase, designing and engineering the improvements to Storrs Road, negotiation of a development agreement between the Town of Mansfield and master LeylandAlliance. The Board discussed these issues.

Ms. van Zelm said that a letter had been sent from Mr. Lodewick to all businesses affected by relocation to update them on a timetable related to relocation and reiterate their relocation rights.

Mr. Hart spoke to the issue of parking management of the on-street, surface and garage spots in Storrs Center. He noted that the Town had retained Walker Parking early on to assist the Town with parking issues. Walker Parking had prepared a presentation to the Town Council, Partnership and the community in March. Mr. Hart said the recommendation would be to create a parking management plan and establish a parking steering committee. He said that he and Ms. van Zelm and Mr. Callahan had meet with key stakeholders who were receptive to these ideas. Mr. Hart said that he, Ms. van Zelm and Town Public Works Director Lon Hultgren would be presenting a staff report on parking to the Town Council on July 13.

9. Four Corners Sewer Study Advisory Committee

Matt Hart gave an update on the Four Corners Sewer Study Advisory Committee. He said the Committee's work had been expanded to look at the water source at Four Corners. CT Water Company had expressed interest in bringing additional water to Mansfield. They would need permits and financing. Mr. Hart said the Committee had held a community meeting in the last month. Mr. Hart also said the CT Legislature had passed a bill to allow the University of Connecticut to receive sewage from the Town in this area. The largest hurdle will be the financing – the estimate is approximately \$14 million to bring in water and sewer to Four Corners. The Town has requested federal and state assistance.

Mr. Hart said it is important to look at the project in coordination with Storrs Center and keep the lines of communication open. Mr. Callahan reiterated this point.

Ms. Paterson said that that water and sewer at the Four Corners would make the area more attractive for commercial development and, thus, assist with the Town's tax base.

10. Report from Committees

Advertising and Promotion

Dean Woods thanked Board members who attended the Connecticut Repertory production of "Crowns." He said that the production did well and they are excited about additional productions next year.

Dean Woods said that LeylandAlliance had committed to updating two of the panels on the Mansfield kiosk.

He said the Committee discussed summer and fall banners for the pedestrian walkway from the downtown to Town Hall and then to the Community Center. He said that four members of the Committee had purchased banners and he asked the Board to assist with further donations.

Festival on the Green

Betsy Paterson said that Festival planning was moving ahead. She said that the Festival also needs some additional donations/sponsorships. She said the Festival Committee has cut back on expenses as well.

Ms. Paterson said the town-wide picnic will be held the night before the Festival but will not include fireworks as they are cost prohibitive.

The Festival will include the juried art show, and the James Montgomery Band.

The Celebrate Mansfield weekend will include wine tasting on Friday night sponsored by the Altnaveigh, Know Your Towns Fair on Saturday, an event at River Park, the town-wide picnic with music, and the Festival on Sunday.

Finance and Administration

Mr. Callahan said the Finance and Administration Committee will continue to review the DRAFT Storrs Center Business Plan.

Membership Development

Mr. Lodewick said that Frank McNabb had agreed to take on the chairmanship of the Membership Development Committee.

Planning and Design

Steve Bacon said the Planning and Design Committee was focused on reworking the Committee's charge which was out of date. He said the Committee hopes to complete its work at its July meeting.

11. Adjourn

Ms. Paterson made a motion to adjourn the meeting. Mr. Callahan seconded the motion. The motion was approved unanimously and the meeting adjourned at 5:30 pm.

Minutes taken by Cynthia van Zelm.