

**BOARD OF COMMISSIONERS
DOWNTOWN MANCHESTER SPECIAL SERVICES DISTRICT**

December 04, 2019

8AM

WORK_SPACE

901 MAIN STREET, MANCHESTER, CT 06040

MEMBERS PRESENT: Donald DuBaldo, Chair
John Tunila, Vice Chair
Nicholas DuBaldo, Secretary
Tammy Gerhard
Winfried Quast
Robert Sulick

EX OFFICIO MEMBERS
PRESENT: Gary Anderson, Director Planning and Development
Robert Pagani, GMCC Representative

ALSO PRESENT: Genero Gonzalez III, Ben Keller

STAFF PRESENT: Danuta Wolk-Laniewski, Downtown Manager

MEMBERS ABSENT: Rebecca Gentile
William Bayer

EX OFFICIO MEMBERS
ABSENT: Beth Stafford, MACC Downtown Churches Representative

Call to Order

- Mr. D. DuBaldo called the meeting to order at 8:02 AM

Roll Call

- Mr. D. DuBaldo noted those present and absent.

Minutes

- **November 6, 2019** - Mr. Tunila moved to accept the minutes of November 6, 2019. Mr. Sulick seconded the motion. There was no further discussion. All approve (6-0-0).

Public Comment

- Mr. Gonzalez remains concerned about the lack of visible follow-through on the on-street parking issues on Pearl Street. Since the last time he attended a meeting, he has received roughly 12 additional tickets. He reminds the board that he would like to have non-time restricted parking alongside the building in which he resides and is willing to circulate a petition indicating support from others.
 - Mr. D. DuBaldo informs Mr. Gonzalez that even in a smaller district like ours, processes and procedures do need time to develop before action is taken, this is to ensure fairness and equality in any projected plan to modify the existing parking signage and regulations. He also would like to reassert that actions are being taken to make changes to the parking

regulations, whether they conform to Mr. Gonzelez's preferences or not, there is work being done to resolve the issue.

New Business

- **Downtown Mural Project, Gary Anderson** - There are initiatives between the Town and the DMSSD to "activate" the streetscape through murals. Mr. Anderson was sent information about a grant opportunity which might enable Purnell Place to be "dressed up" by creating a destination of art. The deadline for this grant is next week, but the Town has lined up an artist with a plan to propose. Mr. Keller has painted murals for more than eight years, he has worked in numerous towns and cities within Connecticut, including but not limited to: Stamford, Willimantic, and West Hartford.

Mr. D. DuBaldo inquires as to the maintenance required on an artwork installation, if there was artwork installed on a building he owns, he would prefer to not be saddled with the cost of upkeep which could be a significant cost depending on the specific project. If there is a way to produce the artwork on a removable veneer of some kind, that might make the project more appealing to potentially affected property owners.

Mr. Keller notes that even in his earliest murals from 2012, there have not been any needing "refreshing". All of his paints are exterior-grade and are built for long-lasting performance. The only caveat noted, is that he has not painted on asphalt yet, and Purnell Place is a street with active traffic.

Mr. Anderson notes that there are paints specifically made to be used on asphalt and those products are specifically mentioned in the grant proposal.

Mr. Tunila motions to endorse the application for grant funding to provide murals in the Purnell Place area as well as pursuing murals on the buildings. Mr. Quast seconds, all approve. (6-0-0)

Old Business

- **Downtown Christmas Tree Lighting - Danuta Wolk-Laniewski** - The event is scheduled for tomorrow evening from 6:15 to 7:30. The additional rental costs of the showmobile were covered by reductions in print and advertising costs.

Officers and Committee Report

- **Finance Committee - Danuta Wolk-Laniewski** -

YTD Budget vs Actuals - We are still on track with our revenues and expenses for this year, nothing seems to be trending away from the projections.

Budget for FY 2020-21 - We still need to work on the projections for the coming fiscal year before input at the annual meeting in January.

- **Marketing Committee - Vinni Quast** - Nothing at this time.

- **Parking & Maintenance - Danuta Wolk-Laniewski -**

Parking Violations Reports - Deferred

- **Hiring of the New Constable - Danuta Wolk-Laniewski -** Ms. Laniewski is working with Tana Parseliti to have things in place for the hiring process.

Other Reports

- Gary Anderson - Director of Planning and Development - Mr. Anderson reports that Creative Notions, a dress and alterations shop opened before Thanksgiving in the former Eleganza Moda location. The Firestone Studio is now open and they hope to grow their business in the way they anticipated; the accessible bathrooms, entrance, and their fire suppression system is now up to code.
- Robert Pagani - Chair GMCC - Mr. Pagani would like the Downtown District to know that the GMCC is having a casino night this coming Friday, additionally, they are looking for a candidate to replace an employee who will be on maternity leave come March 2020.

Administration

- **Manager's Report - Ms. Wolk-Laniewski -** Nothing further.

Public Comment

- None

Adjourn

- A motion to adjourn is brought by Ms. Gerhard at 9:02 AM, Mr. Quast seconds. All approve.

Respectfully Submitted,

Nicholas DuBaldo, Secretary DMSSD

Recorder