



**City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810**

Danbury Main Street Partnership

Meeting Minutes

Thursday, April 2, 2015 – 4pm

Conference Room 3C

Next regularly scheduled meeting: May 7, 2015

Members Present: Mayor Mark Boughton, Mike Kallas, Jim Maloney, Andrea Gartner, Warren Levy, George Psarofagis, Jack Deering,

Members Absent: Paul Steinmetz, Lambert Shell, Steve Bull, Marie O'Neill

Staff/Guests Present: Dennis Elpern – Planning and Zoning Director, Bruce Tuomala - Economic Development Director, Roger Palanzo – Mayor's Office, Tom Devin – City Center, Aaron Smiles – Matrix, Mike Brown – Matrix, Alexandra Lima – Matrix, Manny Carreras

The meeting was called to order by Mike Kallas at 4:04pm.

Approval of minutes from February 5th, 2015 meeting. Motioned to accept by James Maloney; Seconded by Mike Kallas. Minutes unanimously approved.

Public Comments: NONE

Old Business: NONE

New Business:

- Mike Brown presented on behalf of the Matrix Corporate Center outlining the components for an effective downtown development strategy. Key points included:
 - A fluid master plan. Plan must be structured to accommodate real-world cycles, flow of current local and world events.
 - Public/private partnerships are essential.
 - Public transportation improvements and integration, including busses and trolleys.

BY:

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- Accessible parking. Garages are important however street-side spaces must be included.
- Downtown must be more than an entertainment district. Entertainment Districts can't support themselves.
- A synergistic approach of work, live, play is key to successful planning.
- Tax credits for anchor retailers. These incentives provide significant and necessary savings for constructing and rehabilitation of new downtown operations.
- Build business associations. Must be more than just the Chamber of Commerce.

Summary – Danbury is already well on its way organizationally creating a sustainable, active, and productive downtown. We just need to connect the key facilities and organizations together. While our downtown has adequate parking spaces available, we must address the on-street parking space distribution. We must also consider a long-term parking plan for downtown. Reactive zoning must be eliminated and replaced with clear, understandable, indisputable regulations. Danbury has the tools and the vision. We just need to continue careful implementation.

- Jim Maloney announced that the Connecticut Institute for Families' downtown Danbury Community Health Center has selected Verdi Construction as its contractor for the project. Tentative financial closing scheduled for April 21st.

Mayor's Update

- Greystar groundbreaking scheduled for May 7th.
- Police foot patrols begin patrolling in two weeks.
- Hatter's monument location chosen. Will be placed at City Hall property at Corner of West Street and Deer Hill
- Pershing Building renovation underway.

The meeting was adjourned at 5:11pm. Motion by Warren Levy. Second by Jack Deering. Unanimous approval.