

**Torrington Development Corporation
Board of Directors
Annual Meeting, March 10, 2011**

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Name	Present	Absent	Reason	Name	Present	Absent	Reason
Jack Baer, President	X			Jeff Lalonde	X		
Victor Muschell, Vice President	X			Jerry Libby	X		
Elinor Carbone, Secretary	X			Mark McEachern	X		
Treasurer				Michael Menard	X		
Ryan Bingham	X			Muff Maskovsky	X		
Tyson Chamberlin	X			Joe Paganini	X		
Aurora Daly	X			Gregory Perosino		X	
Christina Emery		X		JoAnn Ryan	X		
Cindy Donaldson	X			Marie Soliani	X		
Joe Greco	X						
Peter Herbst		X					

Others in Attendance: B. Baxter, D. Rosengrant, V. McDermott, S. Nocera, K. Litten

Meeting called to order by President Jack Baer at 8:00 am. J. Baer reminded the Board of the accomplishments of the TDC since 2004 and thanked the Board for their contributions. The TDC has compiled a list of these accomplishments and these will be published on our new updated website.

Approval of Minutes:

Minutes of 12-10-10 meeting; C. Donaldson moved, seconded by E. Carbone. All approved.

UConn Project: M. Menard summarized the upcoming joint project with UConn, TDC and the City of Torrington. A proposal has been submitted by Mary Margaret Shoenfeld to conduct a Best practices/Case Studies of 3-5 cities that have sustained, successful arts-focused revitalization.

R. Bingham described the value of the economic results of the study. The Study will look at the details of the histories of other successful revitalized downtowns in other cities. The study needs to give practical outcomes and next steps for the TDC and the City.

V. Muschell moved to ratify the project, J. Ryan seconded. All approved.

B. Baxter reported that a leadership team will be named for this project with 3-4 members from the TDC, 3-4 from UConn and 3-4 from the City. R. Ponte, B. Baxter and M. Menard will be the staff members.

The study should be completed in the fourth quarter of 2011.

Project Committee Report: V. McDermott (MMI) gave a brief summary of the status of the project. MMI is at the end of their assignment. The preliminary design is complete and local permits have been acquired. The project is “shovel ready”, and needs funding to begin.

MMI worked on a second initiative through the TDPLL and designed a plan for the area between the library and the properties on Water Street. In summary the design includes:

1. Adding a promenade and parallel parking in the library parking lot.
2. Cleaning up the area around the building currently in the center of the lot (could be a restaurant).
3. A pedestrian bridge across the river and a walkway to Main St.
4. Updated alley to Water St.
5. Lot revisions so that businesses will have a rear entrance.
6. Cleanup of the river area.

Executive Director: B. Baxter reported that MMI has been on time and come in under budget and complimented V. McDermott and Milone and MacBroom for their work. He also reported that the TDPLLC would like to move quickly on some renovations to encourage businesses to move into the area and asked if the project can be done in pieces. K. Barbieri has begun work on the River area through the Naugatuck River project.

Treasurer's Report: B. Baxter reported that we have \$27,563 in the TDC accounts, enough for approximately 7-8 months of operations. \$1500 will be spent on the website upgrade. DECD has approximately \$59,000 left in the account.

M. Maskovsky moved to accept the treasurer's report and C. Donaldson seconded, all approved.

PR Committee: C. Donaldson reported that the new website is done. The site needs to be transferred to a new hosting company and will go live within 10 days. The new site will include links to Facebook, and Twitter and will include pictures and details of current downtown properties. E. Carbone thanked C. Donaldson for her work on the website upgrade, C. Emery for adding the history of the TDC and D. Rosengrant for taking pictures for the slideshow.

CONNDOT update: R. Bingham reported that a follow-up meeting needs to occur with Neil Ryan of ConnDot to discuss the \$750,000 grant.

CT Main St. Awards: B. Baxter reported that the 2011 CT Main Street awards ceremony will be held at the Nancy Marine Theater on June 6, 2011. Approximately 175 people will be in attendance.

Main St. Marketplace: Plans are underway for the Summer 2011. Vendors have already signed up.

Nominating Committee:

(A) Reappointed for an additional year are: J. Baer, A. Daly, P. Herbst, J. Lalonde, M. McEachern, V. Muschell, G. Perosino, J. Libby, C. Emery, J. Paganini, and T. Chamberlin. New appointment: Darrin Newberry for Treasurer

Members appointed by the Mayor consistent with the by-laws are J. Greco, M. Maskovsky, C. Donaldson, J. Ryan and M. Menard. New appointment: Julia Sloan

J. Lalonde motioned to approve the above recommendations, M. Maskovsky seconded, all approved.

(B) The nominating Committee recommends the following officers: J. Baer, President, V. Muschell, Vice-President, E. Carbone, Secretary, D. Newberry, Treasurer.

J. Lalonde motioned to accept the officers, J. Ryan seconded, all approved.

(C) Nominating Committee further recommends the Executive Committee be made up of: V. Muschell, J. Baer, E. Carbone, D. Newberry, R. Bingham. P. Herbst, J. Lalonde.

The Bylaws provide that the following shall be members: Mayor Ryan Bingham, Elinor Carbone and Marie Soliani.

J. Ryan motioned to accept the Executive Committee, C. Donaldson seconded, all approved.

New Business: None

Executive Session: not needed

Adjournment: At 8.50 am.

Respectfully submitted:
William F. Baxter
Executive Director, TDC