



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

Danbury Main Street Partnership

Meeting Minutes

Thursday, March 7, 2013 – 4pm

City Council Chambers

Next regularly scheduled meeting: April 4, 2013

Members Present: Mayor Mark Boughton, Ingrid Alvarez-Dimarzo, Mike Kallas, James Maloney, Marie O'Neill, Paul Reis, Warren Levy, Andrea Gartner, Steve Bull

Members Absent: Shawn Palmer

Staff/Guests Present: Dennis Elpern – Planning and Zoning Director, Bruce Tuomala - Economic Development Director, Roger Palanzo – Mayor's Office, Mark Nolan - Nolan Enterprises, Tom Devine, City Center, Manny Carreras, John Deering

The meeting was called to order by Mike Kallas at 4:08pm.

Approval of minutes from January 7, 2012 meeting. Motioned to accept by Warren Levy; Seconded by Mike Kallas. Unanimous Approval.

New Business:

A) Discussion of future development planning/zoning criteria for DRZ.

Topics discussed:

- Store front churches
- Taxes for Non Profit
- Laundromats
- Social Club/Fraternal Organizations
- Hotel/Motels
- Assisted Living & Care
- Construction Height Restriction

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Comments:

- Jim Maloney indicated that preserving and improving the historic district can and should be a priority. However new, modern planning and development can coexist nicely with the historic properties can must be part of future downtown advancement.
- Tom Devine noted that the planning must be balanced. Building up is necessary and must include creative and positive marketing to promote the possibilities. The city should create a plan of what is needed or desired in the DRZ and strive to recruit the clients.

B) Mark Nolan – Nolan Enterprises

- The infrastructure is in place for development.
- Visual negative distraction will result in a visual negative message resulting in difficulty attracting clients.
- City needs to improve its marketing of our entire city, especially the downtown.
- Have cold called over 7000 businesses in tri-state area. Not much moving happening in the region.
- Successfully moved a Stamford company to Danbury to occupy a location at 30 Main Street.
- Danbury offers better opportunity - business, housing, and socio-economic than all cities in the State. We should be celebrating that.

C) Mayor's Update

- Merchant Meeting – Two Steps, March 13, 3pm.
- Doctors Express Ribbon Cutting, March 21, with an open house March 23.
- Plans moving forward for development of the rest of 2 Main Street property.
- PriceRite on schedule.
- DIC preparing for construction and cleanup nearing completion.
- Friends of the Library moved to new location at 30 Main Street.
- Mad Hackers Social Media Conference moving forward nicely. More info to follow soon.
- **DANBURY ONCE AGAIN VOTED SAFEST CITY IN CONNECTICUT!**

D) Other New Business

- Jim Maloney indicated that they achieved solid progress in the development of the old police station property

Motion to Adjourn – Warren Levy, Seconded – Steve Bull. Unanimous Acceptance.

Meeting adjourned at 5:27 pm