

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

**May 13, 2026**

**8 AM**

Meeting held at Work\_Space, 903 Main Street

MEMBERS PRESENT: Daniel Mulligan, Chair  
Nicholas DuBaldo, Secretary  
Sophia Dzialo  
Esther Jeffery  
Ryan Fagan

EX OFFICIO MEMBERS PRESENT: John Lautenbach, Faith Representative

ALSO PRESENT: Richard Clark  
Nick Sanguinetti  
Adam DeLaura  
Emma Petersen  
Kelly Ray

STAFF PRESENT: Kate Sulick

MEMBERS ABSENT: Tarek Ambia, Finance Chair  
Joseph Datta

EX OFFICIO MEMBERS  
ABSENT: Millie Texidor – GMCC Representative  
Gary Anderson, Director Planning and Development

STAFF ABSENT: None

**Call to Order:**

- Mr. Mulligan calls the meeting to order at 8:00 AM.

**Roll Call:**

- Mr. Mulligan noted those present and absent.

**Minutes:**

- April 8, 2026. A motion to approve the minutes is made by Mr. Fagan, seconded by Ms. Jeffery. All approve.

**O&G Update:**

- Mr. Sanguinetti reports that construction is in the “finish” phase; the outside is redesign of the sitework with the solar and geothermal coming along. Come June, there should be several deliveries of furniture and other interior supplies, but he believes that it's possible that those deliveries may impact the flow of traffic. Ms. Sulick asks about possible dates for a commission tour. Mr. Sanguinetti will arrange for a time around 2:00 on May 27.

**Public Comment:**

- None at this time

**District Chair Report:**

- None at this time

**Parking Report:**

- Ms. Sulick reports that she has had several meetings with various parking management companies and has not yet found a good fit.

**Maintenance & Beautification:**

- Ms. Sulick reports that Manchester Firefighters and Manchester Rebuilding Together painted our planters and that the trash cans are pending similar rehabilitation.

**Planning & EDC Report:**

- Mr. DeLaura reports that the RFPs are live for the former Mary Cheney building and the Work\_Space property. He will keep the District informed about outcomes, though he encourages any interested parties to engage with the RFP. Mr. Mulligan asks about the Town's interest in maintaining space here. Mr. DeLaura says the Town would like to retain a lease on the first floor. Ms. Sulick says that she has been invited to a Library sub-committee meeting to give input on what the District would like to see in the former library space. Mr. DeLaura says that the Broad Street property has closed and they would like to start site work in a few weeks. He notes that Ms. Petersen is compiling an information packet about the 942 Main updates. Ms. Petersen says that the Town is attempting to put large projects on the Manchester Matters site so that the public can be better informed. Mr. Clark asks about the development at 942 Main and how that will impact the Army & Navy Club. Mr. DeLaura says that there will be 40 public spaces plus additional parking in the area. Mr. Mulligan inquires about an update at the Bennet

Apartments. Mr. DeLaura doesn't have an update yet, but says that the proposal is out for 68 parking spaces there.

#### **Finance Committee:**

- Ms. Sulick reports that she has met with accounting several times over the past month to develop her skills and facility with Munis. She is actively updating the Google Drive with budget information.

#### **Marketing Update:**

- Ms. Dzialo says that the butterfly stroll weather was less than promising, but the rain held off until afternoon. They were able to pivot the event to indoors just in case of rain, and attendees responded well to that. The art stroll will be the June Second Saturday event. She notes that there are updates to the website to better reflect our event statuses. Ms. Dzialo says that Pastor John was able to supply a banner (that his daughter created) for a community mural. Ms. Sulick describes the Downtown Manchester Launchpad which she feels helps to better identify the branding of the Downtown. Ms. Dzialo says that we currently have different logos and fonts being used, having a set logo and identity gives us more consistency and reliability in branding. Ms. Petersen says that many of the items in the presentation are well-represented in this new branding; that it visually connects the words that the Town is saying. Ms. Petersen also enjoyed the dancing bears logo.

#### **Manager's Report:**

- Ms. Sulick says that the election process is wrapped up with ballots being sent out. She also notes that the District laptop went down, but IT was able to supply a replacement. Ms. Sulick is looking for an AI assistant to help with FAQs and take messages. Ms. Ray suggests an intern from Connecticut College instead of AI.

#### **GMCC Report:**

- Ms. Ray says that the Chamber will have their 40th anniversary golf event soon. Tee signs, raffle baskets and other ways for businesses to connect.

#### **Old Business:**

- None

#### **Public Comment:**

- Mr. Clark inquires about Ms. Press. Ms. Sulick says that Ms. Press has a different full-time job. Mr. Clark expresses his interest in a Play-It-Again Sports as a business for Downtown. He notes that there is only one other one in Connecticut (in West Hartford), and he feels that there is a need and a customer base. The other suggestion he had was a young children's store (clothing and toys).

**Other Business:**

- None at this time

**Adjourn**

- There being no further business, a motion to adjourn the meeting is made by Mr. Fagan at 8:47 AM, seconded by Ms. Dzialo. All approve.

Respectfully Submitted,

Nicholas DuBaldo, Secretary DMSSD

Recorder