



NOT YET APPROVED
REGULAR MEETING MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

MANSFIELD TOWN HALL, 4 S. EAGLEVILLE ROAD, CONFERENCE ROOM B

THURSDAY, AUGUST 22, 2019 ■ 6:30 PM

MEMBERS PRESENT: J. McGuire, S. Ferrigno, A. McPhearson, J. Richard, L. Watson,
MEMBERS ABSENT: C. Chukwuogor, D. Fecho, M. Hirschorn
STAFF PRESENT: J. Carrington, C. van Zelm, J. Woodmansee

CALL TO ORDER AND ROLL CALL

J. McGuire called the meeting to order at 6:30 p.m.

OPPORTUNITY FOR PUBLIC TO COMMENT

None.

MINUTES

S. Ferrigno MOVED, J. Richard seconded to approve the 06-27-219 meeting minutes as presented. MOTION PASSED UNANIMOUSLY.

DISCUSSION ITEMS

S. Ferrigno MOVED, J. Richard seconded to add Appointment to Water System Advisory Committee as item D. MOTION PASSED UNANIMOUSLY.

- **Review and Recommendation of Development Incentives**

Members discussed the Developer Incentive Analysis prepared by CERC. Members discussed the types of incentives and pros and cons of each. J. McGuire reported that he would like to get feedback from Windsor Locks and New Britain. C. van Zelm noted that it may be beneficial to have CERC come in to present to EDC and the Finance Committee.

J. Richard MOVED, S. Ferrigno seconded, to authorize J. McGuire to draft a letter to the Finance Committee explaining what the EDC is suggesting regarding follow up on developer incentives and share the letter with the Town Council. MOTION PASSED UNANIMOUSLY.

- **Review of Subcommittees and Assignments**

Members reviewed the sub-committee assignments included in the packet. Members were informed that minutes are required for all sub-committee meetings. A. McPhearson will be assigned to the sub-committees for Opportunity Zone Support and Planning and Zoning Regulation Review. J. Richard will be added to the Governance & Bylaws sub-committee. C. van Zelm noted the importance of development of the website and that this will be included in the work of the Governance & Bylaws sub-committee

- **Filing Vacant Positions on the Commission**

Members discussed individuals who they believe might be interested in serving on this Commission. Members were reminded to direct anyone wishing to serve on the Commission to www.mansfieldct.org.

- **Water System Advisory Committee**

J. McGuire reported that he is currently Chair of this Committee and discussed its charge and the importance of representation by the EDC on this Committee. This Committee meets twice a year in April and October and anyone wishing to serve should contact J. McGuire or C. van Zelm.

OTHER BUSINESS FOR MEETING

- **Member Updates**

J. McGuire reported that S. Ferrigno has agreed to act as Chair upon his resignation.

- **Staff Updates**

C. van Zelm reported on year end funds available to be used for “Welcome to Mansfield” signs. Members discussed the potential size, number and locations for these signs. C. van Zelm also reported on:

- upgrades to the landscaping in Downtown Storrs to include bistro lights between Geno’s and Mooyah,
- trees, granite planters and stoops between the former Amazon and Bliss sites,
- 2 gliders are being planned for the space next to Kathmandu, and
- downsizing of Questers’ Way and recent meetings with ownership of the East Brook Mall.

J. Woodmansee reported that a wetlands application was received from The J.E. Shepard Company.

- **EDC Meeting Calendar**

Noted.

- **Openings/Closings of Businesses/Housing Changes**

Members reported that:

- UConn issued an RFP that includes development of the Mansfield Apartments,
- Celeron Square Apartments has undergone renovations,
- Tang reopened in Downtown Storrs,
- Universal Package has new ownership,
- Smokers World is opening in Downtown Storrs, and
- Work continues at The Grange building on Storrs Rd.

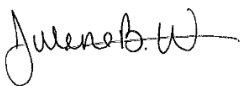
FUTURE MEETINGS

The next meeting is scheduled for Thursday, September 26, 2019.

ADJOURNMENT

The meeting adjourned at 7:53 p.m.

Respectfully submitted:



Jillene B. Woodmansee
Planning Specialist