



SPECIAL MEETING NOTICE AND AGENDA

MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

THURSDAY, OCTOBER 27, 2016 ■ 5:30 PM

1. CALL TO ORDER AND ROLL CALL
2. OPPORTUNITY FOR PUBLIC TO COMMENT
3. APPROVAL OF MINUTES
 - A. October 5, 2016 – SPECIAL MEETING
4. OLD BUSINESS
 - A. AGRICULTURAL COMMITTEE COLLABORATION UPDATE
 - B. TOWN BRANDING/MARKETING
 - C. RETAINING TALENT/CT INNOVATION PLACES
 - D. STAFFING FOR ECONOMIC DEVELOPMENT PROGRAM
 - E. ZONING REGULATION UPDATE
 - F. CRITERIA FOR BUSINESS RECOGNITION
 - G. OTHER
5. NEW BUSINESS
 - A. OTHER
6. REPORTS
 - A. STAFF UPDATE
 - B. BUSINESS ACTIVITY
 - C. EVENTS
 - D. CHAMBER OF COMMERCE/MANSFIELD BUSINESS AND PROFESSIONAL ASSOCIATION (MBPA)
 - E. OTHER
7. COMMUNICATIONS
 - A. OTHER
8. ADJOURNMENT

DRAFT Minutes
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Special Meeting – Wednesday, October 5, 2016
Mansfield Community Center Conference Room

Members Present: G. Thompson, B. Wiles, S. Ferrigno, D. Fecho, J. McGuire, M. Hirschorn (5:45 p.m.), R. Beebe (5:45 p.m.), C. Chukwuogor (5:45 p.m.), L. Watson (5:50 p.m.)

Staff Present: M. Hart, Town Manager; L. Painter, Director of Planning and Development

Ferrigno called the meeting to order at 5:38 p.m.

Public Comment: No public comment was received.

Approval of Minutes: Thompson MOVED and Wiles seconded to approve the September 1, 2016 special meeting minutes as presented. MOTION APPROVED UNANIMOUSLY.

Old Business:

A. *Agricultural Committee Collaboration-Update.*

- *Farm to Table Week.* Event is running this week. Dog Lane Café is featuring local products on their menu. MBOE is highlighting local produce on their Facebook page.
- *Farm Business Interviews.* McGuire, Hirschorn, and a member of the Agriculture Committee visited Sawmill Brook Horse Farm. Owners are generally happy with Town services, discussed potential obstacles to building an indoor arena, and discussed the desire to remove a portion of the conservation easement on the property. Another visit with George Bailey is scheduled for this week.

B. *Town Branding/Marketing.* Hart, Painter, Kelly Lyman, Cynthia van Zelm, and Christopher Whitten are scheduled for an introductory meeting with the CERC Marketing Director and Government Relations liaison regarding branding process. Wiles suggested that a UConn representative also be involved with branding discussions. Painter noted that Whitten is working on an RFP for new website. Wiles recommends bringing in founder of CivicLift (<https://civiclif.com/>) for presentation to discuss details about marketing the community.

C. *Innovation Places.* Painter presented brief overview of grant application. Wiles noted that John Guskowski of CME is working to schedule an event with various partners while we wait to find out if the Northeast CT Innovation Hub is awarded a planning grant. Wiles also suggested that the Town work with UConn on brownfields remediation related to the Depot Campus as a new round of grant funding has been announced. Hart suggested that a redevelopment agency might be needed to take on a project of that magnitude.

D. *Staffing for Economic Development Program.* Hart noted that he has been exploring options to increase staff support for economic development activities such as business recruitment/retention, networking, meetings with state and business communities, and effective work on projects. Options include creating a full-time or part-time position; sharing a position with a neighboring municipality; or contracting services. Members suggested that other towns using different approaches be interviewed to determine pros and cons of different approaches before moving forward.

New Business:

- A. *Zoning Regulation Update.* Painter noted that moratorium on multi-family development was approved and is now in effect; no exemptions were made. Staff is working on regulations and design guidelines and have been asked by Planning and Zoning Commission to move as expeditiously as possible.
- B. *Criteria for Business Recognition.* Criteria for choosing businesses for write-ups approved. Commission suggests Mountain Dairy for next write-up.

Adjournment: Ferrigno adjourned the meeting at 7:00 PM.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: October 25, 2016
To: Economic Development Commission
From: Linda M. Painter, AICP, Director
Subject: Innovation Places Grant

As I shared in an email with you last week, John Guskowski of CME Associates, Inc. was notified last week that CME has been awarded a \$50,000 planning grant to develop a master plan for the Northeast Connecticut Innovation Hub. The master plan must be completed by February 28, 2016. I will be meeting with John and other key participants on Thursday morning to discuss next steps for the project and will update the Commission at our meeting Thursday evening. Attached is a copy of the grant application as a refresher for the Commission.

CT NEXT Innovation Places

Project Name

Northeast Connecticut Innovation Hub

Contact Person

John P. Guskowski, AICP, LEED-AP, ENV-SP
Director of Planning & Real Estate Development

Affiliation/ Company

CME Associates, Inc.

Phone

860-928-7848

Email

jguskowski@cmeengineering.com

Please list all Partners

Organization	Name	Sector	Phone	Email
Cafemantic	Andrew Gutt	Private	860-423-4243	agutt@cafemantic.com
CME Associates, Inc.	John Guskowski	Private - Engineering/Design	860-928-7848	jguskowski@cmeengineering.com
Connecticut Innovations	Glendowlyn Thames	Quasi-Public	860.257.2332	Glendowlyn.Thames@ctinnovations.com
Connecticut Small Business Development Center	Greg Lewis	Nonprofit - Business Development	860-942-0701	gregory.v.lewis@uconn.edu
Connecticut Transportation Institute	James Mahoney	Research and Education	860-486-9299	JAMES.MAHONEY@uconn.edu
Day Kimball Healthcare	Robert Smanik	Hospital/ Healthcare	860-486-2166	hadi.bozorgmanesh@uconn.edu
EASTCONN	Maureen Crowley	Education	860-455-1513	mcrowley@eastconn.org
Eastern Advanced Manufacturing Alliance	Kelli Vallieres, President	Private - Manufacturing Coalition	860-859-4100	KVallieres@soundmfg.com
Eastern Connecticut State University	Dr. Polly Silva	Higher Education	860-465-0655	silvap@easternct.edu

Eastern CT Workforce Investment Board	John Beauregard, President	Workforce Development	860-859-4100	beauregardj@ewib.org
Innovative-Diffusion	David Oyanadel, CTO	Technology, Entrepreneur	860-455-6123	innovativediffusion@outlook.com
Mansfield Downtown Partnership	Cynthia van Zelm, Exec. Director	Nonprofit-Downtown organization	860-429-2740	vanzelmca@mansfieldct.org
Mechatronic Energy Systems	Sam Shifrin, CEO	Technology Entrepreneur	860-423-7800	sam@mechaenergy.com
NECCOG	John Filchak, Exec. Director	Regional Council of Governments	860-774-1253	john.filchak@neccog.org
Nerac & XcellR8	Kevin Bouley, CEO	Private - Technology/Entrepreneur	860-872-7000	kbouley@nerac.com
Northeast Connecticut Economic Alliance	Ellen Parent	Nonprofit- Small Business Lender	860-465-5141	eparent@nealliance.com
Northeastern Connecticut Chamber of Commerce	Betti Kuszaj, Exec. Director	Nonprofit - Business Network	860-774-8001	elizabeth.kuszaj@snet.net
Quinebaug Valley Community College Advanced Manufacturing Initiative	Andrew Morrison	Higher Education & Workforce Training	860-932-4177	amorrison@qvcc.com mnet.edu
State Representative	Greg Haddad	State Government	860-240-8585	gregory.haddad@cga.ct.gov
State Representative	Christine Rosati Randall	State Government	860-240-8585	christine.randall@cga.ct.gov
State Representative	Susan Johnson	State Government	860-240-8585	Susan.Johnson@cga.ct.gov
State Representative	Danny Rovero	State Government	860-240-8585	danny.rovero@cga.ct.gov
State Senator/CGA	Mae Flexer	State Government	860-240-8600	mae.flexer@cga.ct.gov
The STEMIE Coalition	Danny Briere, CEO	Private - Entrepreneur	860-429-0100	dbriere@telechoice.com
Town of Killingly Economic Development	Elsie Bisset	Municipal	860-779-5350	ebisset@killinglyct.gov
Town of Mansfield	Matthew Hart, Town Manager	Municipal	860-429-3336	hartmw@mansfieldct.org
Town of Putnam Economic & Community Development	Delpha Very	Municipal	860-963-6834	delpha.very@putnamct.us
Town of Tolland	Heidi Samokar	Municipal	860-871-3601	hsamokar@tolland.org

Town of Windham Economic Development	Jim Bellano	Municipal	860-465-3045	jbellano@windhamct.com
UConn Entrepreneurship & Innovation Consortium	Hadi Bozorgmanesh	Higher Education	860-486-2166	hadi.bozorgmanesh@uconn.edu
UConn Innovation Society (Student Organization)	Justin Hall	Millennials	860-486-2166	justin.hall@uconn.edu
UConn Office of the Vice Provost for Research	Andrew Zehner	Higher Education and Research	860-486-1339	andrew.zehner@uconn.edu
UConn School of Engineering and Research Centers	Michael Accorsi	Higher Education and Research	860-486-4198	michael.accorsi@uconn.edu
UConn Technology Park	Radenka Maric	Innovation and Technology Development	860-486-1450	radenka.maric@uconn.edu
Updike, Kelly & Spellacy	Ben Wiles	Private - Attorney	860-548-2657	bwiles@uks.com
Windham Region Chamber of Commerce	Diane Nadeau	Nonprofit - Business Network	860-423-6389	diane@windhamchamber.com

Overview

1. Vision

Inspired by Silicon Valley and North Carolina’s Research Triangle, Northeast Connecticut (NECT) is a leader in research, technology, and innovation. Comprising a similarly-sized area, NECT is home to a full spectrum of higher education institutions, including Connecticut’s flagship university, and a dense cluster of small- and medium-size advanced manufacturing businesses. More importantly, NECT expands the Innovation Place concept to include a network of culturally and historically rich communities with assets unique in the state. Together, the municipalities, educational institutions, and private sector partners, such as the companies of the Eastern Advanced Manufacturing Alliance (EAMA), offer the collective potential to attract and retain talent. With exceptional regional assets in research, education, and workforce training, a vibrant entrepreneurship and innovation community, an important business sector (including manufacturing companies and entrepreneurial ventures), and a variety of classic, charming urban spaces, NECT has the foundation to become a nationally-recognized Innovation Place. The planning phase will result in an action plan for a Hub that is both a physical space for convening, networking, and innovation and an organizational construct to move the region forward as an Innovation Place. (See Appendix A for a detailed vision statement.)

2. Private-sector leadership (pre-requisite)

Representatives from key private sector groups, including EAMA, technology and manufacturing companies, and entrepreneurs (see partner list), will be involved in the planning process as members of the steering committee and as contributors through the collective engagement model to be

implemented during the planning process (see sections 10, 12, and 13). The engineering and design firm CME Associates, headquartered in Storrs Center, will lead the project.

3. Public-sector experience (pre-requisite)

This project's public sector partners, including municipalities, UConn, ECSU, and QVCC, rely on public sector funding for their daily operations and routinely participate in multi-stakeholder processes using public funding. The municipal partners are transparent public entities that work to serve the populations and businesses of NECT. In addition, the Eastern Connecticut Workforce Investment Board (EWIB) received nearly \$20 million in funding from the US Department of Labor and State of Connecticut to support programs that deliver innovative workforce support. CME Associates has managed many projects supported by public funding, including dozens of federally-funded bridge replacements for the Connecticut DOT and a well-field replacement for Putnam.

4. Entrepreneurial experience (highly-weighted)

The NECT Innovation Hub engages individuals and organizations that have extensive experience promoting successful entrepreneurial ventures, including the Connecticut Innovation and Entrepreneurship Consortium (UConn), Nerac, the Quiet Corner Innovation Cluster (QCIC), and Connecticut Innovations. QCIC and the Connecticut Manufacturing Simulation Center at the UConn TechPark bring innovation and entrepreneurship to the region's Small and Medium-sized Enterprises (SMEs). Institutional partners at UConn have supported the establishment of several hundred companies based on research discoveries. In addition, UConn offers several dozen courses in innovation and entrepreneurship. Nerac, a key member of the planning team, is a global research and advisory firm supporting companies developing innovative products and technologies.

5. Research experience

UConn provides scientific capital and research experience to spur technology-based innovation. The planning team will engage the UConn Tech Park, the School of Engineering, the UConn Entrepreneurship & Innovation Consortium, and the newly-established QCIC and Connecticut Manufacturing Simulation Center, which have experience translating research outcomes to innovative products and processes. Through its Sustainable Energy Institute, ECSU is a leader in sustainable energy technology and policy.

The many research centers of excellence at UConn receive support from major companies and federal research contracts. These centers include: the Additive Manufacturing Innovation Center, Center for Clean Energy Engineering, Center for Transportation and Livable Systems, the Connecticut Transportation Institute, UTC Institute for Advanced Systems Engineering, the Institute of Materials Science, Pratt & Whitney Center of Excellence in Aerospace Systems, the Comcast Center of Excellence for Security Innovation (CSI), the Eversource Energy Center, and the FEI Center for Advanced Microscopy and Materials Analysis.

6. Planning process experience

This is a deeply experienced and diverse planning team. This project's lead, CME Associates, has been one of the most prominent planning and design firms in NECT for over 40 years. CME has led multi-stakeholder planning processes, including recent master plans for Brooklyn, Essex, and Clinton, and downtown revitalization planning for Putnam and Manchester. Each of the project's municipalities has undertaken numerous planning initiatives, including municipal master plans, and two joint studies, the WINCOG/NECCOG joint Comprehensive Economic Development Strategy (CEDS) and the HUD-funded "Sustainable Eastern Connecticut" plan. The multi-stakeholder Advanced Manufacturing Initiative was the result of planning efforts by partners including QVCC, EAMA, and EWIB.

7. Diversity and representation of population to be impacted

The participants represent the perspectives and experiences needed to build an innovation place that leverages the assets of the community, responds to the needs and preferences of Millennials, and is grounded in sound, experience-based community planning (See Appendix B). The planning team includes members of the 18-44 target demographic, and the planning process engagement strategy seeks out the ideas and input of millennials, for example by engaging students at QCIC, ECSU, and UConn. Equally important, the planning team includes heavy representation from entrepreneurs and business leaders, including young graduates, who can advise on the conditions required for a thriving business and innovation community.

8. Planning process funding match (highly weighted)

Within successful complex, multi-stakeholder planning processes, the most valuable contribution and commitment that project partners can make is that of **time**, not money. The commitment and dedication of time and energy from the broad group of stakeholders is what will yield an exceptional product. Each of the project team members is prepared to make a substantial commitment of staff time, including approximately 40-50 hours per Steering Committee member. The value of these hours is included in the attached budget worksheet.

In addition to the substantial in-kind expenditure, several team members are contributing funds from, in many cases, very limited government and non-profit budgets. The Towns of Killingly and Putnam, through the Eastern Connecticut Enterprise Corridor (ECEC) will be contributing \$2500 and the Towns of Mansfield and Windham will be contributing \$1,000 each.

PLANNING PROCESS

9. Budget attachment (separate)

10. Quality of strategy development process (highly weighted)

The strategy development process follows a collective action model engaging all partners and stakeholders. A first-week meeting of the stakeholders will be held to begin the dialogue and to select representatives from each sector to serve on a steering committee.

The first responsibility of the steering committee will be to form working groups to investigate and address priority areas for realizing the economic development potential of the Innovation Place. Priority areas are envisioned to cluster around sectors, such as municipalities, technology companies, education, and entrepreneurship resources, but could also target topics such as attracting millennials and talent to the region, leveraging unique regional assets related to quality of place, transportation, or other priorities.

The working groups will produce plans for their sectors or priority areas. These plans will be subject to analysis of emerging conditions, aligned capabilities and identification of the scope of the opportunity to develop businesses, technology, and housing, transit, and community development upgrades in the urban cores. This analysis will help the teams identify strategies to convert weaknesses to opportunities.

Next, the steering committee led by CME will integrate the plan elements developed by working groups. In the final three weeks of the planning phase, the plan will be refined, written, and submitted to CTNext. See Appendix D for project timeline and engagement process diagram.

To facilitate collective action, CME will establish a web/social media platform that will serve as a virtual meeting place and message board where partners can contribute ideas and participate in the planning process. The web platform will supplement face-to-face meetings, video conferences and conference calls among the stakeholders.

11. Baseline data collection plan

The development of a solid understanding of the entrepreneurial environment, R&D capacity, demographic, economic, employment, and geographic nature of the place is a critical early step. Rather than attempt to undertake a new analysis, the team will collect and organize recently-developed databases. The CEDS study, the NECCOG and CRCOG regional Plans, the Sustainable Eastern Connecticut Study, EWIB's employment studies, UConn Extension's GIS and CLEAR databases, town data, and the SBDC resources will all be collected. These data will provide context and background to early conversations about risks, opportunities, and capabilities of the region, and "ground truth" regarding the ability of the region or individual places within the region, to support a dynamic Innovation Place.

12. Governance structure for planning process (highly weighted)

CME will act as the convener and moderator of the planning process. As described in section 10, A steering committee selected at a meeting of all participants and stakeholders will provide strategic leadership and guidance.

The participants and stakeholders will be convened very early in the planning phase to select a steering committee consisting of representatives from each sector impacted by the Innovation Place. Based on discussions, the steering committee will form working groups to address priority impact areas and sectors (such as municipalities, urban spaces, millennials, entrepreneurs) as well as cross-sector interactions. The reports of the working groups will form the backbone of the plan for the Hub. The steering committee members will provide strategic direction to the working groups, will guide planning processes, will facilitate collection of ideas and information from their respective sectors, will participate in vetting ideas and completing analysis of emerging conditions and aligned capabilities, developing a model for the innovation place, facilitate completion of an organizational business, and provide input on the implementation plan. The aim is to actively engage all sectors to maximize the potential of the Innovation Place to revitalize the urban centers of NECT and to ensure buy in from communities, institutions, and individuals affected by the plan.

A description of the engagement process and a project timeline is provided in the appendix.

13. Quality of stakeholder and community engagement (highly weighted)

The steering committee is responsible for engaging the broad spectrum of perspectives held by the large and diverse stakeholder group. The steering committee will coordinate outreach initiatives throughout the area. A hub-and-satellite constellation model will be employed to facilitate community-level and cross-sector communications (See Appendix). Outreach meetings, beginning with the Steering Committee and radiating out to businesses, community leaders, and service providers will seek to develop a vision for the Hub. From these meetings, commitments to participate will be made and other stakeholders and resources identified. Numerous methods of stakeholder outreach will be employed, including website/social media, online polling and scheduling, in-person forum events and open committee meetings.

PLACE

14. Intent to have zoning for mixed-use development (20%) (pre-requisite)

All of the primary communities involved in this project have made significant investment in making their urban community cores available for higher-density, mixed use development- and critically, for redevelopment. Putnam's Industrial Heritage Overlay District (IHOD) and Killingly's Mill Mixed Use Development District (MMUDD) promote the mixed-use redevelopment of the many mill complexes in the downtown areas of those communities. Similarly, Windham's Planned Development Districts, such as ArtSpace and the Frog Bridge District, promote mixed-use redevelopment. Mansfield's new downtown, Storrs Center, is an innovative design district, and the Four Corners area adjacent to the UConn Tech Park has been identified for redevelopment into a compact mixed-use district. The commitment of partnering municipalities to pursuing mixed use (re)development is strong and evident in municipal master plans and regulations.

15. Public transportation accessibility (pre-requisite)

The Nash-Zimmer Transportation Center in Storrs serves as a gateway between NECT, Hartford and other major cities by functioning as a central hub with connections between the UConn shuttle system, Windham Region Transit, Peter Pan interstate bus service and the planned easterly expansion of CTfastrak. Circulation within NECT itself is provided by both the Windham Transit District and the NECT Transit District. Strengthening transportation linkages between the urban centers of the Hub, including rail lines, is anticipated to be a significant focus of this initiative, as is the commitment to improving in-town pedestrian networks.

16. Presence of anchor institutions (pre-requisite) -

NECT is home to the full spectrum of higher education institutions including UConn, ECSU and QVCC as well as healthcare institutions such as Day-Kimball and Windham Hospitals. Other anchor institutions in the private and entrepreneurial sectors include the QCIC (UConn), the UConn Entrepreneurship and Innovation Consortium, Nerac, EAMA, and the Northeast Connecticut Economic Alliance. These institutions are further supported by numerous community economic development agencies and chambers of commerce.

17. Existing research and/or entrepreneurship activity (prerequisite)*

NECT draws talent from across the state, nation, and the world, and is an emerging hub for innovation, entrepreneurship, and technology-based enterprises. UConn supports annual research expenditures in excess of \$250M and entrepreneurship and technology development through the Technology Park, the Entrepreneurship and Innovation Consortium, the Technology Incubation Program, and through the Office of the Vice President for Research. ECSU is a leader in sustainable energy technology and policy, and supports education and innovation that attracts talent to Willimantic and its entrepreneur-ready repurposed space in its mill district. QVCC supports educational initiatives that are tailored to staff the changing needs of technology employers in the region.

In the private sector, Nerac has contributed to the development of several hundred innovative companies and holds conferences with entrepreneurs that accelerate innovation by connecting venture capital and industry mentors to aspiring technology entrepreneurs. Nerac also provides seed funding, houses startups, and has extensive consulting capabilities that support entrepreneurs and innovation-based enterprises.

18. Quality of amenities (e.g., vibrancy, streetscape, meeting places, entertainment, arts)*

NECT offers exceptional quality of place amenities. The towns involved in this project offer downtown infrastructure; theater, music, and arts and entertainment venues; walkable spaces, and cafes and restaurants. Uniquely, NECT offers parks and green spaces, recreation opportunities, as well as community-supported agriculture and farmers markets that significantly enhance livability and quality of place. These amenities are further described in the Appendix E.

19. High-speed Internet/broadband access*

Mansfield, the likely physical home for the NECT Innovation Hub, is served by numerous data infrastructure options. The Frontier Fiber network is available with a 20MB internet line with potential for expansion; Lightower has recently added Storrs Center and the Four Corners to its Dark Fiber network, and Charter Spectrum is also exploring expanded options for the area, providing high-speed service for businesses and individual consumers. As a leading research university, UConn has computing infrastructure adequate to support data-intensive distributed research and multi-site collaborations.

20. Mixed-income housing accessibility*

NECT offers some of the most affordable housing in the state, including urban residential districts and walkable communities. The home prices of the three traditional urban areas in this project are substantially below State levels: median home sales price for Putnam, Killingly, and Windham are 35%, 30%, and 40% below the State median, respectively. The home, rent, and development land prices in Windham County are easily the lowest in the State, making development costs for additional residential real estate comparatively attractive. In addition to these baseline advantages, the communities have been striving to add more residential development in their urban cores. See Appendix E for more detail.

21. Relation to larger region and leverage of regional assets*

Silicon Valley and the Research Triangle are commonly thought of as single “places,” but, like NECT, are really collections of numerous places, businesses, gathering spots, and communities scattered across multiple municipalities and anchored by large, keystone institutions. This project will bring together the stakeholders, innovators, investors, experts, and partners across the region to plan and act more as a single “place” and ultimately form a collaborative network that supports business development, employment expansion, transit connections, housing growth, and commercial investment throughout the region. With regional assets such as UConn and the companies of EAMA leading the way and a variety of classic, charming urban spaces, NECT has a real opportunity to become a nationally-recognized Innovation Place.

Project Budget: Northeast Connecticut Innovation Hub

Applicant: CME Associates, Inc.

Section A. - Summary

	Use of Funds (populated from Section B.)	Sources of Support			
		CTNext	Cash	In-kind	Total
Planning Process	\$40,600	\$40,600		\$108,000	\$148,600
Meeting/Event costs	\$4,500		\$4,500		\$4,500
Data Compilation	\$3,400	\$3,400		\$10,000	\$13,400
Report Generation	\$6,000	\$6,000		\$10,000	\$16,000
Other					\$0
Total	\$54,500	\$50,000	\$4,500	\$128,000	\$182,500

Section B. - Use details

Planning Consultant					
Name	Hourly Rate	Hours/month	mos. in contract	Total	
John Guskowski (CME Associates)	\$155.00	60	4	\$37,200	
Susannah Judd (CME Associates)	\$85.00	10	4	\$3,400	
				\$0	
Total				\$40,600	

Meeting/Event Costs		
Event	Purpose	Amount
Steering Committee	Meeting expenses	\$3,000
Outreach Meetings	Stakeholder outreach	\$1,500
Total		\$4,500

Data Compilation & Analysis	
Description	Amount
Uconn Resources	\$3,400
Total	\$3,400

Report Development & Graphics	
Description	Amount
Uconn Resources	\$6,000
Total	\$6,000

Section C. - Source details

Cash			
Source Entity	Role in Applicant Group	Purpose of Support	Support Amount
NE CT Enterprise Corridor	Steering Committee	Meeting/Event costs	\$2,500
Town of Mansfield	Steering Committee	Meeting/Event costs	\$1,000
Town of Windham	Meeting/Outreach	Meeting/Event costs	\$1,000
Total			\$4,500

In-kind			
Source Entity	Role in Applicant Group	Description of Support	Amount
Stakeholder Representative*	Meeting/Outreach	In-Kind (time/overhead)	\$ 48,000.00
Steering Committee Member**	Meeting/Planning	In-Kind (time/overhead)	\$ 60,000.00
CME & Uconn Organization	Project Management	Additional time/resources	\$20,000
Total			\$128,000

*Assume 24 stakeholder representative participating at 20 total hours each for Planning Phase

**Assume 12 Steering Committee representatives participating at 40 total hours each in Planning Phase

Northeast Connecticut

Innovation Hub

Appendix A

VISION

Why Northeast Connecticut?

Northeast Connecticut offers unique regional assets that support innovation and entrepreneurship as well as quality of place. Home to many small and medium sized companies and a strong higher-education infrastructure, NECT provides ample opportunities for high-quality employment and a dedication to growing innovation, investment, and connectivity. The region also offers a wide variety of lifestyle options, from small-scale urban to rural, that appeal to young professionals who are not interested in the larger-city, urban experience, a group that includes approximately one-third of millennials according to a Rockefeller Foundation and Smart Growth America study.

What we have to offer

A regional quadrangle anchored by Mansfield, Putnam, Killingly, and Windham at its vertices, the Northeast Connecticut Innovation Hub affords numerous opportunities for creators and innovators to mix, mingle and collaborate in a low-key, amenity rich environment. Key assets include:

- Full spectrum of **higher education institutions** including UConn, Eastern Connecticut State University (ECSU), and Quinebaug Valley Community College (QVCC).
- Vibrant and culturally rich downtowns including the **historic urban centers** of Putnam, Danielson, and Willimantic as well as the new Storrs Center development in Mansfield.
- A dense cluster of small- and medium-size **advanced manufacturing businesses** supported in their efforts by **workforce development organizations** such as the [Eastern Advanced Manufacturing Association \(EAMA\)](#), the [QVCC Advanced Manufacturing Technology Center](#) and the [Eastern Workforce Investment Board \(EWIB\)](#).
- The **research and technology transfer** assets of the University of Connecticut, including the [UConn Entrepreneurship & Innovation Consortium](#) and the [UConn Tech Park](#).
- An **entrepreneurial environment** that includes the CEOs of [Nerac](#) and [The Stemie Coalition](#), financial and technical support from a network of attorneys, venture and traditional funders, and micro-lending through the [Northeast CT Economic Alliance](#), and business support services from area Chambers of Commerce and Connecticut's Small Business Development Center.
- Strong **municipal and regional commitment** from the towns of Mansfield, Putnam, Killingly, Windham and Tolland to providing the types of places that will foster and support the growth of an innovation economy.
- A **strong connection to nature** with endless opportunities for recreation and enjoying fresh, local food from our abundant farms.

Creating a Hub

As Northeast Connecticut comprises a similarly-sized area to both Silicon Valley and the Research Triangle, a strong focus of this Innovation Places project will be to strengthen connections between our communities and anchor institutions. Enhancements to transportation, infrastructure and communication systems will help to promote the continued revitalization of the technology, business, workforce, housing, and cultural centers of this region.

To facilitate the actions that will be needed to transform Northeast Connecticut into a dynamic leader in research and innovation, we envision the development of an Innovation Hub that brings together the collective knowledge, experience and commitment of several key sectors.

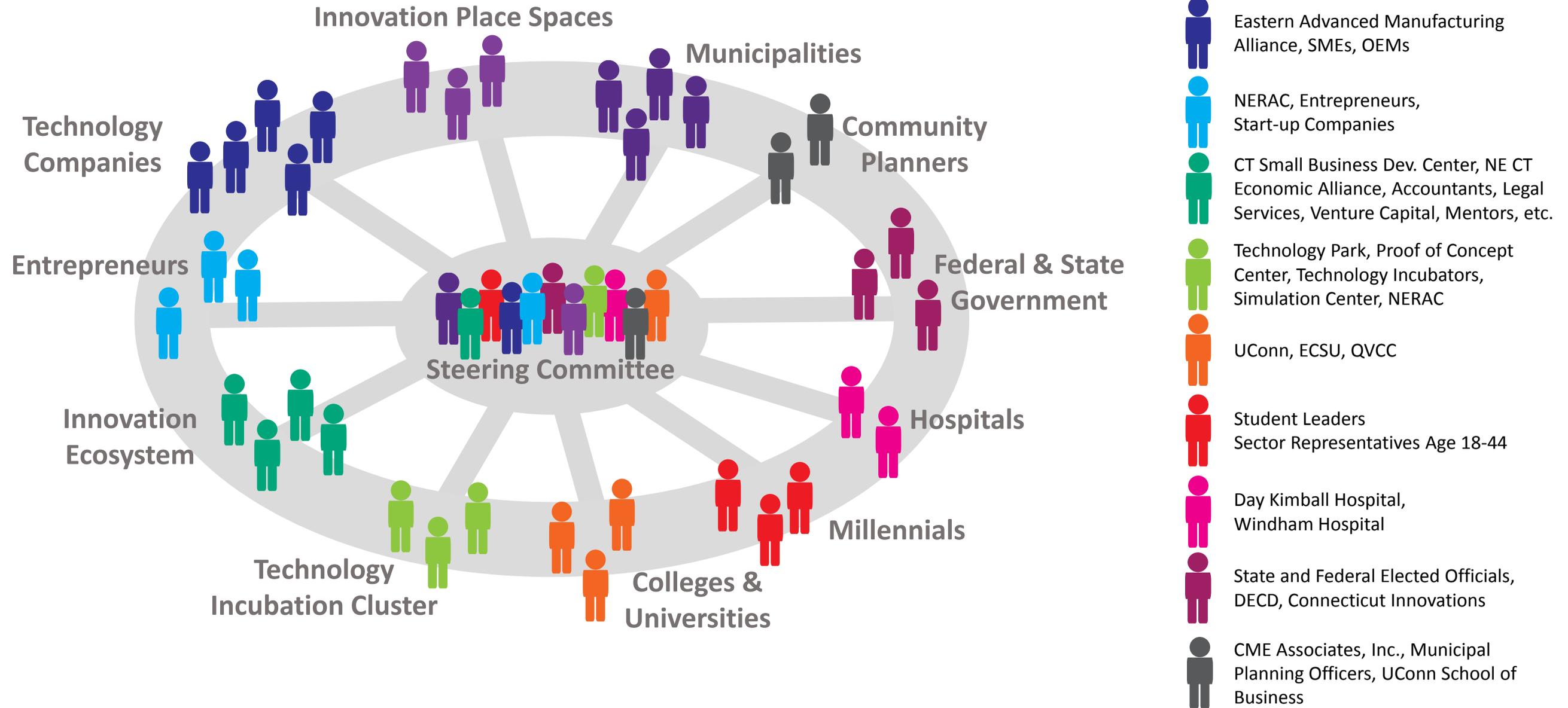
The Hub is envisioned to be both a physical space and an organizational construct. The **organizational construct** will be a formal network with a membership and management structure, based on a collective impact model to ensure that the shared vision of the group fosters collaboration within sectors and deep and active connections between sectors. All elements will seek to be mutually supporting to benefit students, entrepreneurs, workers, businesses, and communities.

The **physical space** will be a Hub headquarters, located within one of the vibrant urban centers, where partners, entrepreneurs, resources, and processes can connect, meet, work, and drive innovation and growth forward. At the end of the Planning Grant phase, which will be driven by extensive outreach and collaboration, a plan for a physical location and space for the Hub and an organizational/business structure for the Hub will be delivered.



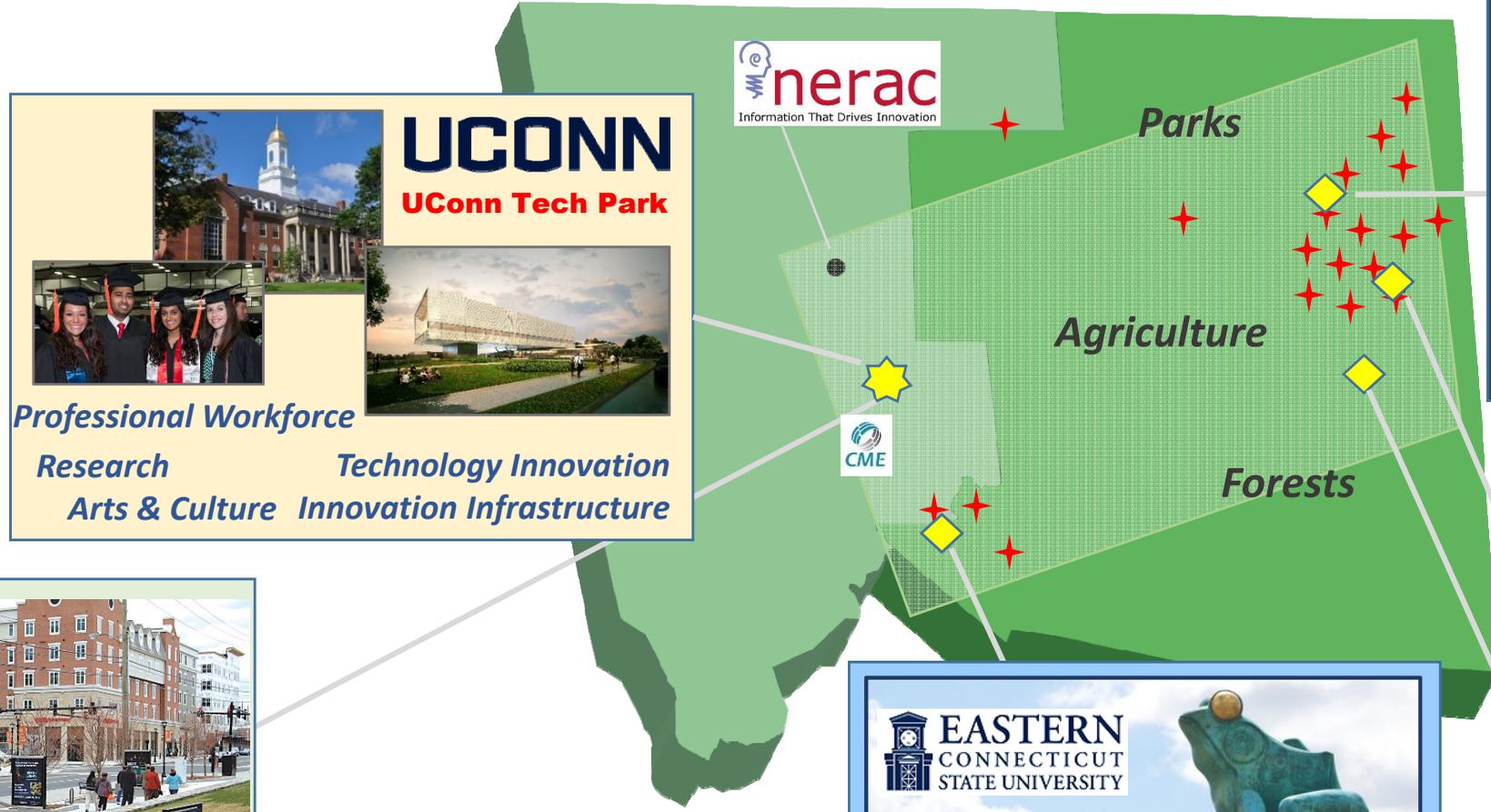
Northeast Connecticut Innovation Hub Planning Partners

APPENDIX B



Northeast Connecticut Innovation Hub – Concept Map

APPENDIX C



UConn
UConn Tech Park

Professional Workforce
Research
Arts & Culture

Technology Innovation
Innovation Infrastructure

Storrs Center

Mixed Use Development
Housing
Arts & Culture

Community Events
Restaurants

EASTERN CONNECTICUT STATE UNIVERSITY

Willimantic

Refurbished Mills
Arts & Culture
Professional Workforce Development

Restaurants
Windham Hospital
Small-Medium Manufacturers

Putnam

Community Events
Theater

Day Kimball Hospital
Agricultural Communities

Industrial Parks

Danielson/Killingly

Workforce Training
Start-up Ready Space
Small-Medium Manufacturers
Downtown Revitalization Efforts

- Innovation Hub
- Regional Urban Partner Places
- Regional cluster of 30+ small- & medium-sized manufacturers
- NECT Innovation Places Quadrant
- Community Planner

Northeast Connecticut Innovation Hub Planning Process



Northeast Connecticut Innovation Hub –DRAFT Planning Phase Time Line

Action	Week Ending	November 2016				December 2016					January 2017				February 2017				
		11/4	11/11	11/18	11/25	12/2	12/9	12/16	12/23	12/30	1/6	1/13	1/20	1-27	2/3	2/10	2/17	2/24	3/3
Establish web/social media collective action project platform		Yellow																	
Convene stakeholder meeting		Purple																	
Select steering committee		Purple																	
Form sector-based working groups		Blue	Blue																
Working groups develop plans for networking and tasks			Green	Green	Green														
Review working group plans and seek aligned capability			Blue	Blue	Blue														
Steering committee retreat to review plans and progress						Blue													
Working groups formalize recommendations and identify resources needed to implement tasks							Green	Green	Green	Green									
Review and integrate working group plans into concept for Innovation Hub and Hub network organizational structure											Blue	Blue	Blue	Blue					
Refine and write plan for submission															Blue	Blue	Blue		
Submit plan to CTNext																			Red star

KEY: Full Stakeholder Group Activities (Purple) Working Group Activities (Green) Steering Committee Activities (Blue) Organizational Activities (Yellow)



Mansfield

[Storrs Center](#), Mansfield's new downtown, includes numerous dining and shopping opportunities as well as cultural amenities such as the [Ballard Institute and Museum of Puppetry](#) and a town square with concert venue that complement the activities found across the street on UConn's campus such as [sporting events](#) and the [Connecticut Repertory Theatre](#). These amenities combined with the presence of an anchor grocery store and the project's convenient location near the [Mansfield Community Center](#) and the site of the [Storrs Farmers Market](#) have led to the rapid lease-up of both residential and retail space. This project has added 619 rental units, 42 ownership units and over 168,000 square feet of commercial and office space since 2012.

Additional mixed-use development is anticipated in the Four Corners area adjacent to the [UConn Tech Park](#) upon completion of water and sewer service extension projects. Mansfield is also in the process of updating its multi-family regulations to strengthen minimum affordability requirements to promote a wider range of price points.



Putnam

[Downtown Putnam](#) is home to a unique restaurant row featuring popular outdoor 'piazza' style dining; the landmark [Bradley Playhouse](#); a hugely popular riverside park with an outdoor concert venue; and a riverside trail system that connects Downtown to a [Farmer's Market Pavilion](#) and new [regional YMCA facility](#). These amenities and vibrant downtown spirit have led to a recent decision by 1st Alliance Lending to move 40+ employees to a historic building downtown.

Downtown Putnam has 1,964 housing units within its 2.6 square mile area. Another 80 mixed-income units will be added to this inventory in a [reuse project for the Cargill Falls Mill](#), which is located less than a quarter mile walk from the center of Downtown.



Killingly

Killingly's historic Borough of Danielson has a classic Main Street, which has been the subject of extensive streetscape upgrades, including sidewalks, streetlights, benches, and plantings. It is also in the process of rolling out a \$1 million+ facade improvement program to continue to expand attractiveness to residents and businesses.

The Central Business District has 79 parcels, of which 27 are developed with residential uses. Apartments are allowed by-right in downtown commercial buildings, a fact that the Town is actively promoting. Over the next two years, a historic mill on the south side of Downtown will be transformed into The Lofts at Killingly with 32 mixed-income housing units.



Windham

[Downtown Willimantic](#) features numerous quirky dining and gathering places including the [Willimantic Brewing Company](#) and [CafeMantic](#). These venues supplement a lively street scene anchored by the [3rd Thursday Street Fest](#), a weekly street festival held from May to September and the [Willimantic Farmers Market](#). The nearby presence of ECSU and [ArtSpace Windham](#) provides a mix of both student and artist populations.

Willimantic has over 113,000 square feet of residential space in the city center, including ArtSpace Windham which converted a historic mill building into 48 units of mixed-income housing. Additional residential development is anticipated along Main Street, including 20 units at 669 Main.



TOWN OF MANSFIELD

DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: October 25, 2016
To: Economic Development Commission
From: Linda M. Painter, AICP, Director
Subject: Monthly Update

INFRASTRUCTURE PROJECTS

Connecticut Water Company Pipeline

Construction has been completed and the interconnection between CWC and UConn is expected to go live within the next 1-2 weeks.

Four Corners Sanitary Sewer Project

The Record of Decision is being reviewed by the Office of Policy and Management; we are awaiting their final decision.

Railroad Upgrades

The Windham Chamber of Commerce hosted a ribbon breaking ceremony on Tuesday, October 24th for the TIGER grant project to upgrade rail capacity on the central corridor. When completed, this project will have upgraded the entirety of the central rail corridor from the Port of New London to the CT State line to handle current freight rail standard of 286,000 pounds. These improvements have already been completed in Vermont and New Hampshire, and are planned for Maine. When the CT and Massachusetts projects are completed, there will be upgraded freight capacity from New London to Canada.

BUSINESS ACTIVITY

Please let us know if you are aware of any business openings/closings that we have missed in the following list.

New Businesses

The following businesses have filed trade name registrations with the Town Clerk between ----, 2016 and October 25, 2016. (If there were existing businesses that happened to file a trade name registration during that time period, we have not included them in this list). Staff was able to find additional information for some businesses and have provided that information where available.

Resting Squirrel Therapeutic Massage ■ 476 Storrs Road

New therapeutic massage practice specializing in Swedish and orthopedic massage as well as acupressure

<http://restingsquirrel.amtamembers.com/>

Anne-Lise Smith, Ph.D.- Licensed Clinical Psychologist ■ 1066 Storrs Road
Licensed psychologist providing individual psychotherapy to adults
<http://www.asmithphd.com/>

Cobblestone Farm CSA ■ 87 Bassetts Bridge Road
Small produce farm growing and selling wide variety of crops
<https://cobblestonefarmcsa.com/>

Doran Rental
Voda
Smart Connections LLC
Sewell Services
Meadowbrook Garden Apartments
Caruso Cooperative Consulting
Nicor Energy Services Company
Pivotal Home Solutions
Redbird Real Estate
Sentinel RX
Smartpath Mortgage
BSP Threading & Tailoring Center
Inside Out Organizing
Many Waters Therapeutic Massage
QC Development
Bricks and Kits Unlimited LLC
Sonnet Press

Vincent's Home Improvements
Tardif Poultry Farm
Creative Learning Resources
Running Rabbit Press
Wag Dog Walking & Petsitting LLC
Meme Rogers Wellness
Reliant Security Inc.
Quantum
Sunrise Construction
Empathic Arts Therapy
Dollars & Sense Bookkeeping LLC
Mattress Firm # 160068
Cannoli Queen Café
Fade Into You Photography
The Swift Way
EKS Enterprises LLC

Proposed Businesses

Spring Hill Café is seeking special permit approval to allow use of vacant space in the Stix and Stones building to be used as a restaurant. The public hearing is scheduled for November 16, 2016.

Closed Businesses

Friendly Fire Game Center (Storrs Center). This business closed on September 26th. According to their website, the end of the lease spurred them to make a decision on whether to continue as the owners are now following different career paths and entering different stages of their lives. The retail space has been taken over by The Flower Pot.

UPCOMING MEETINGS AND EVENTS

Chamber of Commerce/Mansfield Business & Professional Association (MBPA)

The MBPA is moving to quarterly meetings instead of monthly. Stay tuned for more information.