

AGENDA

- 1. CALL TO ORDER AND ROLL CALL**
- 2. OPPORTUNITY FOR PUBLIC COMMENT**
- 3. APPROVAL OF MINUTES**
 - A. January 16, 2020 Draft Minutes** 3 - 5
[01-16-2020 EDC Minutes-Draft](#)
 - B. December 12, 2019 Draft Minutes** 6 - 7
[12-12-2019 EDC Minutes - Draft](#)
 - C. November 21, 2019 Draft Minutes** 8 - 9
[11-21-2019 EDC Minutes-Draft](#)
- 4. DISCUSSION ITEMS AT MEETING**

The following will be the focus of discussion for this meeting

 - A. Eagleville Green - Review of Draft Memo to Planning and Zoning Commission** 10
[Draft Memo to Planning Zoning Commission](#)
 - B. Governance Subcommittee-Draft Bylaws for Discussion** 11 - 18
[EDC Draft Bylaws-February 2020](#)
[Chapter 17 Mansfield Code of Ordinances](#)
[Sec. 7-136 CGS-EDC Enabling Legislation](#)
- 5. OTHER BUSINESS**
 - A. Member Updates** 19 - 20
 - **UConn Collaboration Subcommittee Update**
 - **Zoning Regulation Review Subcommittee Update**
 - **New Member Updates**
[Appointment of William Okeson](#)
[Appointment of Diane Dorfer](#)
 - B. Staff Updates**
 - C. Housing Updates** 21 - 28
 - **J.E. Shepard (IWA Public Hearing scheduled for March 4, 2020)**
 - **Eagleville Green (IWA and PZC Public Hearings scheduled for March 2, 2020)**

- **1717-1753 Storrs Road Mixed Use Development (PZC Pre-Application held on February 18, 2020)**

[Pre-Application: 1717-1753 Storrs Road](#)

- D. Business Updates (Openings/Closings)**
- **Stone Hill (formerly Echo Grange)**

6. COMMUNICATIONS

- A. Town Council Response to UConn re: multi-family development** 29 - 34
[Response to correspondence from S. Jordan, UConn CFO](#)
- B. Newspaper articles** 35 - 39
[Jan 14 2020 Chronicle article re Old Navy anticipated arrival](#)
[Jan 13 2020 Hartford Business Journal article re Depot Campus: proposed autonomous-vehicle testing site](#)
[Jan 14 2020 Hartford Business Journal article re UConn landlord \\$14M investment in upgrades](#)

7. FUTURE MEETINGS

- A. Upcoming Meeting Schedule**
- B. Future Meeting Topics**
- C. Upcoming Meeting Schedule**
- D. Future Meeting Topics** 40
[February 2020 EDC Agenda Item Calendar](#)

8. ADJOURNMENT

MINUTES - Draft

Members Present: S. Ferrigno, M. Hirschorn, L. Watson

Ex-Officio Members Present: Toni Moran

Members Absent: C. Chukwuogor, D. Fecho, A. McPherson, W. Okeson

Ex-Officio Members Absent: Ben Shaiken

Staff Present: C. van Zelm, Executive Director Mansfield Downtown Partnership; L. Painter, Director of Planning and Development; E. Galbraith, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:31 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

Andrew Latiga, part-owner of Eagleville Motors, said he was interested in the efforts to develop a four town economic development plan for the towns of Bolton, Coventry, Mansfield, and Tolland. Van Zelm indicated that the plan should be completed by late March.

3. APPROVAL OF MINUTES

Quorum not met.

4. PRESENTATIONS

A. Taste of Mansfield

UConn Associate Extension Educator, Jiff Martin, gave a presentation on the collaborative project titled "Taste of Mansfield." UConn student and Extension intern, Alexis Meehan, assisted Martin in the presentation.

Martin listed partners to the project including the town of Mansfield's Agriculture Committee, the Mansfield Public Library, The Mansfield Public Schools and the Mansfield Senior Center.

Martin guided members through the Taste of Mansfield website. She noted that the logo had been updated to go along with the new branding and logo for the Town of Mansfield. Website pages included professional photos of people visiting local farms, information about farms in the area, and local events hosted by or benefiting local farmers.

Upcoming events include a community dinner on January 29, 2020 at the Mansfield Middle School, 205 Spring Hill Road, sponsored by the Mansfield Public Schools and Taste of Mansfield with support from an agricultural grant. Community dinners are held 3 times a year, at

no cost to the public, and are open to anyone living in Mansfield with an RSVP to Stephanie Richard, Mansfield Public Schools Food Service Director. April 1, 2020 will be the last community dinner of the academic year.

Other upcoming events highlighted on the website include a Community Supported Agriculture (CSA) farmer meet and greet to be held on February 22, 2020 in the Buchanan Center at the Mansfield Public Library at 54 Warrenville Rd. This event is geared towards teaching the public about Mansfield's CSA farms and recruiting members for the 2020 growing season. Martin noted that Mansfield is unique in the large number of CSA farms located in such an area, and also the importance of supporting the local CSA farms through membership. The third event Martin directed EDC members to on the website is a regional "Know Your Farmer" fair in Willimantic on February 29, 2020.

Martin praised the work of Stephanie Richard, noting that Richard has worked hard to purchase fresh produce in bulk from local farms for the dual purpose of economically supporting the farmers and to be able to provide the children attending Mansfield Public Schools with fresh and nutritious meal options. Richard utilized grant funding to purchase a chiller and other large pieces of kitchen equipment to preserve the product and use it throughout the school year by freezing and blanching to add soup and other dishes or roasting. Martin noted that only two other schools in the state are doing this level of local food-sourcing.

EDC chair Ferrigno expressed pleasant surprise in these two unique features of Mansfield and suggested continued outreach to the public about these assets.

Martin then moved on to discuss the future goals for the Taste of Mansfield. One area that is being looked at is how to incorporate the UConn campus including outreach to dining services, hosting special events on campus, and educating UConn students, faculty, and staff on the project and how to purchase local agricultural goods. Another area Taste of Mansfield will be focusing on is within the local restaurant industry, identifying and promoting restaurants who are purchasing from local farms.

At the conclusion of the presentation, Martin and EDC members discussed ideas on how to support each other's goals. Collaborative events, representation at existing events, and open farm days were explored.

5. DISCUSSION ITEMS AT MEETING

A. Review of Draft Memo to Town Council

The communication to Town Council regarding UConn's letter on sewer connections was deferred as Mayor Moran reported that she has been charged with writing a response on behalf of the Town Council. She will look at the EDC's draft memo for additional input.

B. Review of Draft Memo to Planning and Zoning Commission

The draft memo to the Planning and Zoning Commission regarding the Eagleville Green was deferred, as there was no quorum.

6. OTHER BUSINESS

A. Member Updates

Ferrigno reported that William Okeson was appointed as a new EDC member earlier that day. Okeson is retiring from a long career in the financial industry and brings with him a great deal of local and economic knowledge and experience.

B. Staff Updates

Painter reported that budget negotiations for next fiscal year have just begun.

C. Business Updates (Openings/Closings)

None.

D. Housing Updates

Painter reported that the J.E. Shepard Company has resubmitted a wetlands application for the proposed project at 1621 Storrs Road and Middle Turnpike, with a public hearing set for March 4, 2020.

7. COMMUNICATIONS

None.

8. FUTURE MEETINGS

A. Next Meeting Date

Noted.

B. Agenda Items

Noted.

9. ADJOURNMENT

Ferrigno adjourned the meeting at 7:30 PM.

Respectfully submitted by:



Emmy A. Galbraith
Administrative Assistant

MINUTES (NOT YET APPROVED)

Members Present: D. Fecho, S. Ferrigno, M. Hirschorn

Members Absent: C. Chukwuogor, A. McPherson, L. Watson

Ex-Officio Members Absent: Ben Shaiken

Staff Present: C. van Zelm, L. Painter, E. Galbraith

1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:35 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

Quorum not met.

4. DISCUSSION ITEMS

A. Review of Draft Memo to Town Council

The communication to Town Council regarding UConn's letter on sewer connections was deferred, as there was no quorum.

B. PZC Referral: Eagleville Green Zoning Map Amendment and Site Plan Application (Mansfield Nonprofit Housing Development Corporation)

Mansfield Nonprofit Housing Development Corporation representative, Kathy Ward, gave a brief overview of the preliminary plans for the proposed Eagleville Green housing project on So Eagleville Rd. Ward also introduced Kathy Dorgan, the architect for the project.

Ward answered questions regarding the tax status of the proposed housing project, and confirmed that property tax obligations and exemptions are still to be determined based on final approval of the project. The intention of the developer is to submit the project under 8-30g, the Affordable Housing Land Use Appeals Act. As a requirement of 8-30g, at least 30percent of the units would be rented out under low to moderate-income guidelines. The rest of the units could be rented out at fair market value, creating a mix of affordable and fair market units. Those factors will determine the tax status of the property and how much property tax revenue the housing complex could generate for the town. Ward and Ferrigno explained that there would be some tax revenue from the property, but based on the aforementioned factors, the potential tax rate is still to be determined.

Zoning map amendment and site plan application materials were reviewed, including pictures of building design and placement, driveway cut and placement, parking, refuse stations, and facility management stations. The units would be a mix of 1, 2, and 3 bedroom units. Members asked about the potential impact on traffic on So Eagleville Rd and its nearby intersections with Maple Road and Separatist Road. Ward responded that the state has been asked for comment regarding the traffic pattern, as So Eagleville Rd is a state road.

The draft memo to the Planning and Zoning Commission regarding the Eagleville Green was deferred, as there was no quorum.

5. OTHER BUSINESS

A. Member Updates

Van Zelm read aloud a memo from Kathleen Patterson regarding the success of Small Business Saturday. The memo stated that 10 businesses participated in the rewards program sponsored by American Express. Feedback from business owners and EDC staff indicated a need to begin business outreach in June 2020 for next year's Small Business Saturday; agenda item calendar will be updated accordingly.

Ferrigno will continue to follow-up on soliciting for new EDC members.

B. Staff Updates

Van Zelm stated that she attended one of the CT Department of Economic and Community Development (DECD)'s monthly meetings on education and networking in Stamford.

C. Business Updates (Openings/Closings)

None.

E. Housing Updates

Painter stated that J.E. Shepard has withdrawn their application and plans to resubmit soon pending revised plans.

6. FUTURE MEETINGS

A. Next Meeting Date

Noted.

B. Agenda Items

Noted.

7. ADJOURNMENT

Ferrigno adjourned the meeting at 7:49 PM.

MINUTES (NOT YET APPROVED)

Members Present: D. Fecho, S. Ferrigno, M. Hirschorn, A. McPherson, L. Watson

Members Absent: C. Chukwuogor, D. Fecho

Ex-Officio Members: Ben Shaiken

Staff Present: C. van Zelm, L. Painter, E. Galbraith

1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:43 PM.

2. OPPORTUNITY FOR PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

McPherson MOVED, Watson seconded, to approve the October 24, 2019 meeting minutes as presented. Motion PASSED unanimously.

4. DISCUSSION ITEMS

- A. FY20-21 Budget Priorities
- Economic Development Staffing
 - Implementation of Positioning & Marketing Development
 - Taste of Mansfield

The EDC reviewed staff suggested budget priorities (passed out at the meeting). Ferrigno asked that a process be determined to measure how successful the Taste of Mansfield initiative is in meeting its mission to promote local food. McPherson suggested engaging local farmers to teach people how to do one of their skills i.e., canning. Van Zelm will follow-up on both suggestions.

B. Small Business Saturday

Van Zelm reviewed the publicity for Small Business Saturday and who was participating. Ferrigno encouraged EDC members to visit local businesses. EDC members suggested banners and signage for 2020.

5. OTHER BUSINESS

A. Member Updates

Jessie Richard, offered her letter of resignation on November 21, 2019. Members discussed vacancies citing three open spots, and the need to elect a new secretary. Ferrigno reported that he contacted three community members and invited them to consider joining the EDC.

B. Staff Updates

Van Zelm reported that she and Painter attended the CT Department of Economic and Community Development Opportunity Zone Conference earlier in the month. A couple of developers expressed interest in the Mansfield Opportunity Zone; conversations will continue.

The EDC discussed a response to the October 17, 2019 letter from the University of Connecticut to interim Town Manager John Carrington re: sewer connections to the University for future development. The EDC agreed to draft a response to send to the Town Council in its role as an advisory commission to the Town Council.

C. EDC Agenda Item Calendar

The EDC reviewed the Agenda Item Calendar.

D. Business Updates (Openings/Closings)

Painter reported that Bruegger's Bagels and Jamba Juice closed. Members discussed this to be a top priority because of the frontage on Route 195/Storrs Road.

E. Housing Updates

Painter reported that the Mansfield Housing Authority is currently in the process of submitting applications to build an affordable housing apartment complex on a parcel close to the corner of Maple and South Eagleville Rd. Painter also reported that the J.E. Shepard application to build a large apartment complex at Four Corners is still in preliminary stages and that the public hearing continues to be delayed at the applicant's request.

F. Ferrigno MOVED, McPherson seconded, to add the 2020 meeting calendar as an agenda item. Motion PASSED unanimously. McPherson MOVED, Ferrigno seconded, to approve the 2020 meeting calendar with proposed revisions. Motion PASSED unanimously.

6. FUTURE MEETINGS

A. Next Meeting Date

B. Agenda Items

7. ADJOURNMENT

Ferrigno adjourned the meeting at 7:50 PM.

DRAFT MEMO

To: Planning and Zoning Commission

CC: John Carrington, Interim Town Manager; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc.; Linda Painter, Director of Planning and Development; Mansfield Town Council

From: Steven Ferrigno, Chair

Date: January 16, 2020

Subject: Eagleville Green

The Mansfield Economic Development Commission (EDC) has reviewed the Mansfield Nonprofit Housing Development Corporation's application for the Eagleville Green mixed-family residential project and wanted to submit a letter in favor of the project. After carefully reviewing the application and site plan we feel this project would be a valuable addition to our town and support the goals of the EDC for the following reasons:

- The location of the project is in conformity with the area. As a higher-density project, it has minimal impact on existing neighborhoods and actually abuts another apartment complex as well as Mansfield senior housing and the Mansfield Senior Center which also has a higher density than many of our more rural neighborhoods.
- It is located near Downtown Storrs and is connected to Downtown Storrs via sidewalks and a bus stop. This should facilitate access without the need for every resident to use a car for transportation. Focusing development near developed areas such as our Downtown maximizes the benefits of a downtown without necessitating additional vehicular traffic.
- Eagleville Green adds diversity to our housing stock. One consistent issue we have seen with regard to our housing stock is there isn't enough diversity and that much of it is older or dated, or in need of renovation. This project provides diversity, not only with its mix of affordable and market-rate rents but also with its mix of unit sizes (one, two & three-bedroom units).
- It continues to add and diversify our Grand List which the EDC sees as a major priority. While the majority of the Grand List is made up of taxes on single family residences, this project (while still residential) would help to spread the burden across a different property type.

Thank you for the opportunity to express our continued support for smart development that accommodates a variety of uses and income levels, and contributes to the tax base of Mansfield. We hope you are as excited about this project and its benefits for our town as we are.

T:_Common Work\Economic-Development\ECONOMIC DEVELOPMENT COMMISSION\Correspondence\2019_12-19
PZCLetterEaglevilleGreen.docx

BYLAWS OUTLINE
Of
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION

Effective _____ 2020

ARTICLE I
Purpose and Authorization

The objectives and purposes of the Economic Development Commission (“Commissoin” of Mansfield, Connecticut are those set forth in Chapter 17: Economic Development Commission of the Town of Mansfield Code of Ordinances. The Commission may accept other responsibilities as assigned to the Commission by the Mansfield Town Council.

ARTICLE II
Name

The Commission shall be known as the Economic and Development Commission of Mansfield, Connecticut.

ARTICLE III
Office

All Commission official records shall be kept in the Town Clerk’s office in the Mansfield Town Hall, Audrey P. Beck Municipal Building.

ARTICLE IV
Order of Business

Section 1. Unless otherwise determined by the Chairman, or unless scheduled in advance, the order of business at regular meetings shall be as follows:

- a) Call to Order and Roll Call
- b) Opportunity for Public Comment
- c) Approval of Minutes
- d) Discussion Items at Meeting
- e) Other Business
- f) Communications
- g) Future Meetings
- h) Adjournment

ARTICLE V Membership

Section 1. The terms of office shall be specified in the Mansfield Code of Ordinances.

Section 2. All members shall either live in the town of Mansfield or own or operate a business in the town of Mansfield.

Section 3. All members, with the exception of the ex-officio members, will be appointed by the Mansfield Town Manager.

Section 4. There shall be two Town Council ex-officio members. Ex-officio members cannot vote.

Section 5. No member of the Commission shall appear for or represent any person, firm or corporation or other entity in any matter pending before the Commission. No member of the Commission shall participate in a decision of the Commission upon any matter in which he/she is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of the Commission and the disqualified member shall leave the table and not participate further. When disqualification is questionable, the Chairman shall make the final decision. Whenever the issue of disqualification occurs, the subject Commission member shall immediately notify the Chairman that he/she is considering disqualification.

Section 6. All members shall conduct themselves in accordance with the "Code of Ethics" Ordinance as adopted by the Mansfield Town Council effective June 23, 2012, as may be amended from time to time.

ARTICLE VI Officers and their Duties

Section 1. The officers of the Commission shall consist of a Chairman, Vice Chairman, and a Secretary.

Section 2. The Commission may elect or appoint a Chairman, a Vice Chairman and a Secretary, who shall have the duties, powers, and functions as hereinafter provided. All officers shall be elected or appointed to hold office, at the pleasure of the Commission in October of every year. All officers must be Commission members.

Section 3. Any officer elected or appointed by the Commission may be removed by the

Commission with or without cause. In the event of death, resignation or removal of any officer, the Commission, in its discretion, may elect or appoint a successor to fill the unexpired term of his or her predecessor.

Section 4. The Chairman shall preside at all meetings of the Commission; and shall have, and be responsible for, the management of the business of the Commission, subject to the orders and resolutions of the Commission, and shall implement or cause to be implemented all of the orders and resolutions of the Commission. The Chairman shall have the authority to appoint committees, and call special meetings.

Section 5. During the absence or disability of the Chairman, the Vice Chairman shall exercise the powers and functions of the Chairman. In addition, the Vice Chairman shall perform such other and further duties as shall be designated by the Commission or the Chairman.

Section 6. The Secretary shall keep the minutes and records of the Commission, act for the Chairman and Vice Chairman in their absence, and, with the assistance of such staff as is available, provide for notice of all meetings of Commission members, and attend to all correspondence of the Commission.

ARTICLE VII Subcommittees

Section 1. The Commission shall have the authority to create subcommittees for purposes and terms as approved by the Commission.

ARTICLE VIII Meetings

Section 1. Regular meetings shall be held on the third Thursday of each month at 6:00 pm, at an appropriate place designated by the Commission in the town of Mansfield. In the event of conflict with holidays, or other events, a majority at any meeting may change the date of the meeting. The Secretary or staff shall notify the members of special meetings no less than 24 hours of such meeting. In accordance with the requirements of the Freedom of Information Act, a schedule of regular meetings for the calendar year shall be adopted by the Commission and filed with the Town Clerk prior to January 31.

Section 2. The Commission shall meet at least six times per year.

Section 3. A majority (5) of the total membership of the Commission shall constitute a quorum. To take action on any matter, a majority of the members present and voting shall be required.

Section 4. All Commission meetings shall be open to the public unless a majority of the Commission members present and voting decide to enter into an executive session, as provided for in Chapter 3 of the State Statues.

ARTICLE IX
Execution of Instruments

Section 1. All instruments and documents shall be signed or countersigned, executed, verified or acknowledged by such officer or officers or other person or persons as the Commission may time to time designate.

ARTICLE X
Amendments

These Bylaws may be amended by a two-thirds vote of the entire voting membership of the Commission only after the proposed change has been read and discussed at a previous meeting, except that the Bylaws may be changed at any meeting by the affirmative vote of seven members of the Commission.

*Town of Mansfield, CT
Monday, June 10, 2019*

Chapter 17. Economic Development Commission

[HISTORY: Adopted by the Town Council of the Town of Mansfield 9-24-1973, effective 10-20-1973. Amendments noted where applicable.]

GENERAL REFERENCES

Code of Ethics — See Ch. **25**.
Housing Partnership — See Ch. **34**.
Inland Wetlands Agency — See Ch. **40**.
Planning and Zoning Commission — See Ch. **67**.
Regional Planning Agency — See Ch. **82**.
Zoning Board of Appeals — See Ch. **94**.
Committees, boards and authorities — See Ch. **A192**.

§ 17-1. Title.

This chapter shall be known and may be cited as the "Economic Development Commission Ordinance."

§ 17-2. Commission created.

The provisions of § 7-136 of the Connecticut General Statutes, as amended, are hereby accepted, and there is established a Municipal Economic Development Commission which shall be known as the "Mansfield Economic Development Commission."

§ 17-3. Membership; terms.

The Commission shall consist of nine (9) members who shall be appointed by the Town Manager. Of the nine (9) members first appointed to office, three (3) shall be appointed to serve for one (1) year; three (3) to serve for two (2) years; three (3) to serve for three (3) years. Thereafter, appointments to the Commission shall be for terms of three (3) years.

§ 17-4. Vacancies.

Any vacancy in the membership of the Commission shall be filled by the Town Manager for the unexpired portion of the terms.

§ 17-5. Removal.

Any member may be removed from office by the Town Manager for cause, and on request of such member, after public hearing.

§ 17-6. Compensation; expenses.

Members of the Commission shall receive no compensation for their services as such, but shall be reimbursed for their necessary expenses incurred in the performance of their official duties.

§ 17-7. Employees.

Subject to the appropriate provisions of the Mansfield Town Charter, the Commission may recommend the appointment of employees necessary for the discharge of its duties.

§ 17-8. Powers and duties.

The Commission shall conduct research into the economic conditions and trends in its municipality, shall make recommendations to appropriate officials and agencies of its municipality regarding action to improve its economic condition and development, shall seek to coordinate the activities of and cooperate with unofficial bodies organized to promote such economic development and may advertise and may prepare, print and distribute books, maps, charts and pamphlets which in its judgment will further its official purposes.

§ 17-9. Annual report.

The Commission shall annually prepare and transmit to the Town Council a report of its activities and of its recommendations for improving such economic conditions and development.

§ 17-10. Repealer.

The Ordinance enacted October 1, 1962, creating a Municipal Development and Industrial Commission is hereby repealed.

Connecticut General Statutes Annotated Title 7. Municipalities Chapter 97. Municipalities: General Provisions

C.G.S.A. § 7-136

§ 7-136. Municipal economic development commissions

Currentness

(a) Any town, city or borough, by ordinance, may accept the provisions of this section and may establish an economic development commission for the promotion and development of the economic resources of such municipality. The ordinance shall specify (1) the number of members of such commission, which shall be not less than five or more than fifteen, and the number of alternates, if any, (2) whether the members and alternates shall be elected or appointed by the chief executive authority of the municipality and (3) the terms of the members and alternates, which (A) in the case of appointed members shall not exceed five years and shall be so fixed that the terms of approximately one-fifth of the members shall expire each year and (B) in the case of elected members shall not exceed six years and shall be so fixed that the terms of approximately one-fifth but no more than two-fifths of the members shall expire in each odd-numbered year. Notwithstanding any contrary provision of law, the legislative body of any town, city or borough which elects members and alternates may provide for a reasonable method of transition for such offices which may include reasonable extension of such terms and provision for interim terms. Any vacancy in the membership of the commission shall be filled for the unexpired portion of the term by the chief executive authority. Any such alternate members shall, when seated, have all the powers and duties of a member of the commission. In any case in which the members of the commission or alternates are appointed by the chief executive authority, any member or alternate may be removed by such authority for cause and, on request of such member or alternate, after public hearing. The members and alternates of the commission shall receive no compensation for their services as such but shall be reimbursed for their necessary expenses incurred in the performance of their official duties. The commission may appoint employees necessary for the discharge of its duties.

(b) The commission shall conduct research into the economic conditions and trends in its municipality, shall make recommendations to appropriate officials and agencies of its municipality regarding action to improve its economic condition and development, shall seek to coordinate the activities of and cooperate with unofficial bodies organized to promote such economic development and may advertise and may prepare, print and distribute books, maps, charts and pamphlets which in its judgment will further its official purposes.

(c) The commission shall annually prepare and transmit to the legislative body of its municipality a report of its activities and of its recommendations for improving such economic conditions and development.

(d) Any municipality which establishes an economic development commission may annually appropriate for its purposes a sum not exceeding one-twentieth of one per cent of the last-completed grand list of taxable property.

Credits

(1955, Supp. § 263d; 1965, Feb.Sp.Sess., P.A. 245, § 1; 1982, P.A. 82-55, § 1, eff. July 1, 1982; 1985, P.A. 85-433, § 2.)

C. G. S. A. § 7-136, CT ST § 7-136

The statutes and Constitution are current through the 2019 January Regular Session and the 2019 July Special Session.

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John C. Carrington
Interim Town Manager

January 16, 2020

Mr. William Okeson
61 Northwood Road
Mansfield, CT 06268

Re: Appointment to Economic Development Commission

Dear Mr. Okeson:

This letter is to confirm your appointment to the Economic Development Commission for a three-year term, effective January 16, 2020 through April 26, 2023.

I trust that you will find the work of the Commission to be rewarding and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your re-appointment.

Sincerely,



John C. Carrington
Interim Town Manager

Cc: Town Council
Sara-Ann Chaine, Town Clerk

John C. Carrington
Interim Town Manager

February 10, 2020

Ms. Diane Dorfer
87 Bassetts Bridge Road
Mansfield, CT 06250

Re: Appointment to Economic Development Commission

Dear Ms. Dorfer:

This letter is to confirm your appointment to the Economic Development Commission for a three-year term, effective February 20, 2020 through April 26, 2023.

I trust that you will find the work of the Commission to be rewarding and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your re-appointment.

Sincerely,



John C. Carrington
Interim Town Manager

Cc: Town Council
Sara-Ann Chaine, Town Clerk



Mixed-Use Development Mansfield, Connecticut

Pre-Application Review

TOWN OF MANSFIELD
PLANNING AND ZONING
COMMISSION

FEBRUARY 12, 2020

Material Enclosed

1. Request for Pre-Application Review
2. Project Summary
3. Location Map
4. Existing Site Conditions
5. Preliminary Site Plan
6. About Us



Date Received: _____

REQUEST FOR PZC PRE-APPLICATION REVIEW

Department of Planning and Development ■ 4 South Eagleville Road ■ Storrs-Mansfield, CT 06268
planzonedept@mansfieldct.org ■ 860.429.3330

As authorized by Sec. 7-159b, C.G.S., the Mansfield Planning and Zoning Commission has adopted policies and procedures for conducting pre-application reviews on a pilot basis. Any applicant proposing a commercial, mixed-use or multi-family residential project may request a pre-application review with the Commission; however, the process is specifically intended for projects that have the potential to impact the character of the surrounding area due to their size and complexity. The decision to accept a proposal for pre-application review is solely at the discretion of the Director of Planning and Development; this decision is final and may not be appealed.

Applicants interested in having a pre-application review with the Commission must submit the information required on this form to the Department of Planning and Development at least one week in advance of the meeting at which you would like to have your review. Please note that the actual date and time of the pre-application review will be scheduled at the convenience of the Commission and may not be the date requested.

A. Project Location

(Property Address or Tax Parcel ID Numbers)

1717 Storrs Road; Storrs, CT 06268

B. Project Name

HCC - Mansfield

C. Applicant Information

Name(s): Haven Campus Communities, LLC.

Mailing/Street Address: 3284 Northside Parkway; Suite 500

City/Town: Atlanta State: GA Zip Code: 30327

Telephone: 770-818-4238 Email Address: cpowell@havencampuscommunities.com

D. Project Information

Please submit the following information with your request for pre-application review:

- Completed Form (15 copies)
- Location Map (15 copies)
- Written summary of the project (15 copies)
- Preliminary site plan (1 full size copy and 15 reduced size copies no larger than 11" by 17")
- Any other drawings or plans that may be helpful in understanding the proposed project.

The Director of Planning and Development may request additional information as needed to determine whether to schedule a pre-application review with the Commission.

E. Applicant Certification

I hereby acknowledge that the pre-application review, if accepted, is being held at my request in accordance with Sec. 7-159b, C.G.S. and that any comments, thoughts, ideas or opinions provided by staff or Commission members are non-binding in all respects. Specifically, Sec. 7-159b, C.G.S notes: "Such preapplication review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project."

Signature

2/12/2020

Date

PROJECT SUMMARY

Haven Campus Communities (“HCC”) is proposing to build a 381-unit Class-A Mixed-Use Development (the “Project”) to be situated on approximately 23.20 acres of land fronting Storrs Road. This location is situated in the “Four Corners” region of Storrs, an area designed for higher density residential and commercial developments to support the Town of Mansfield. The Project site is a short walk from the University of Connecticut’s main campus and allows for fast and convenient access to a variety of institutional facilities and nearby businesses.

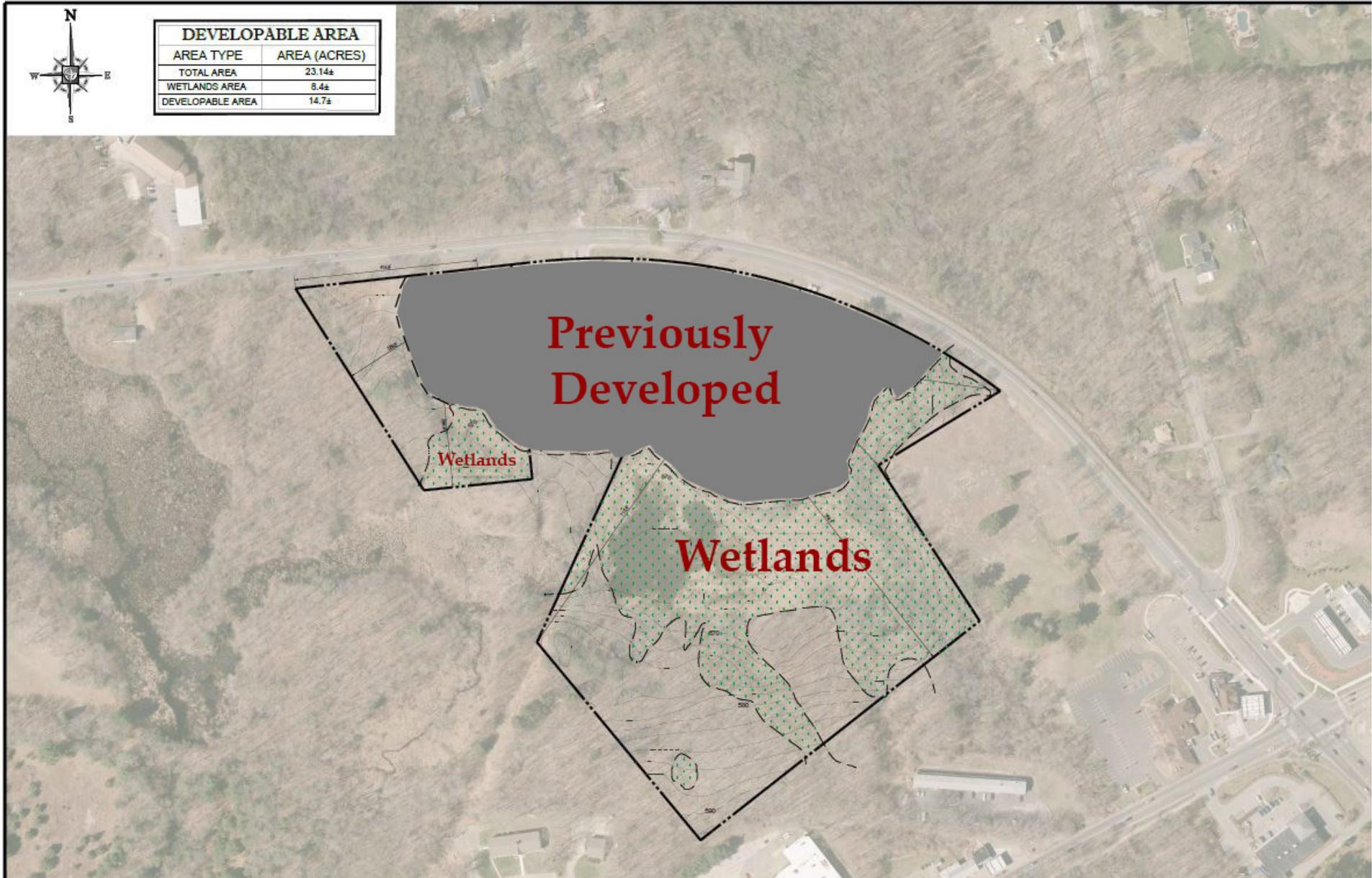
The Project will offer 381 apartments consisting of studios, one, two and three bedrooms, each boasting top quality finishes throughout and will feature Haven’s proprietary Smart Apartment Technology. The project is being designed to emphasize a sense of community by creating pedestrian friendly areas throughout the property that are walkable and showcase the unique natural elements of our surroundings. We are also pleased that our site design will positively impact the wetlands and the beaver pond via our enhanced storm water management system which will improve the protection of the wetlands. As it relates to our building design, we are focused on creating flexible spaces, allowing for an efficient mix of retail, office, and co-working spaces integrated within the project which will permit us to deliver a mix consistent with what the market and community is looking for.

The project will offer an array of modern amenities such as a state-of-the-art fitness center, cyber-lounge, computer center, Starbucks® coffee bar, Smart Market, and outdoor recreation areas. In addition, the project will provide a variety of retail offerings for residents and the community to shop, dine, and socialize. Furthermore, the project will be professionally managed and maintained at a level consistent with standards associated with Class A communities.

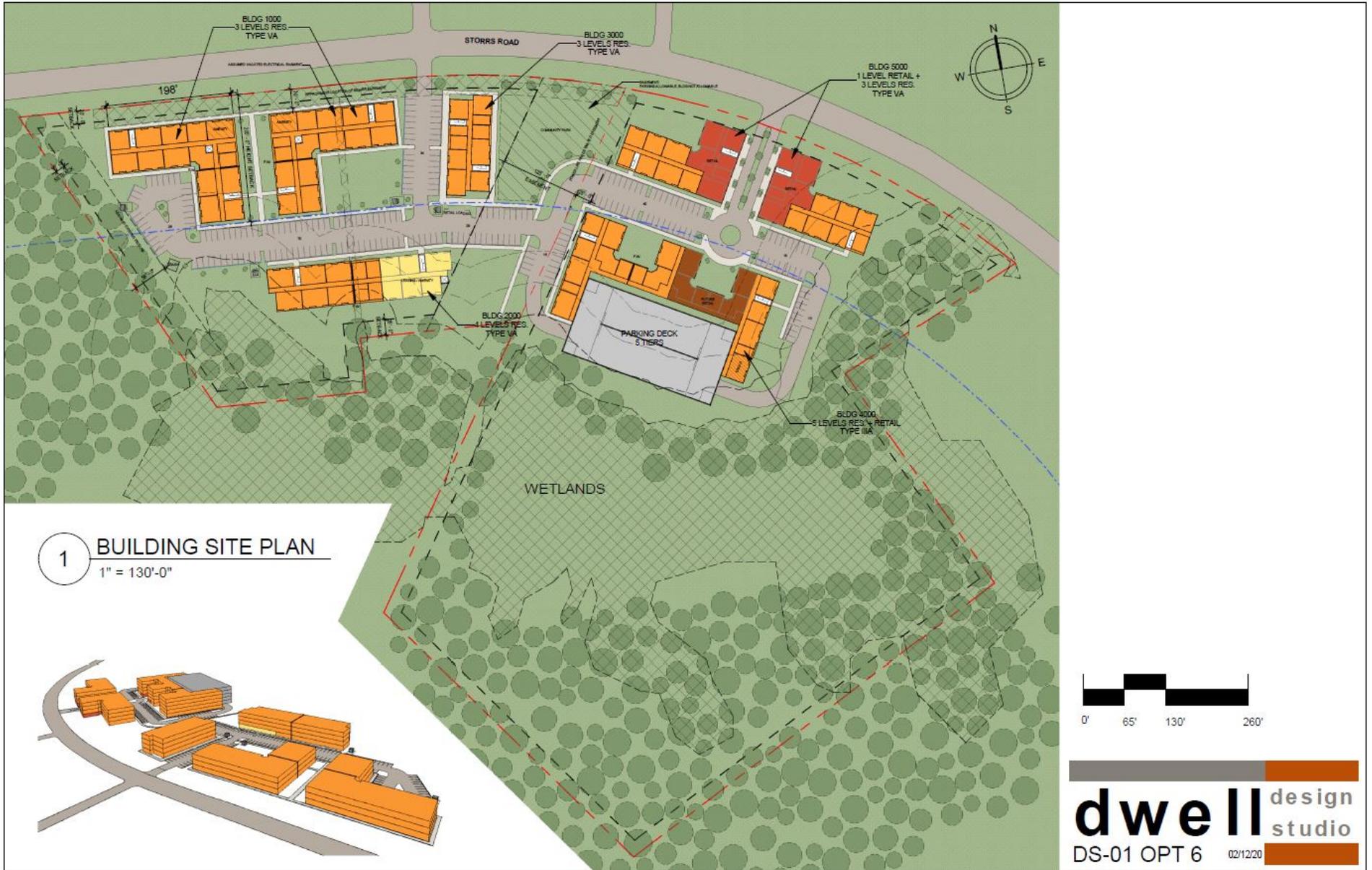
LOCATION MAP
1717 Storrs Road – Storrs, CT



EXISTING SITE CONDITIONS



PRELIMINARY SITE PLAN





11 DEVELOPMENT PROJECTS



\$600
MILLION IN
DEVELOPMENTS

Antonia Moran
Mayor

February 10, 2020

President Thomas C. Katsouleas
University of Connecticut
Office of the President
Gulley Hall
352 Mansfield Road, Unit 1048
Storrs, Connecticut 06269-1048

Subject: University position on new multi-unit housing in Mansfield

Dear President Katsouleas:

As a follow-up to our meeting of December 20, 2019, I wanted to express in writing the serious concerns raised by the Town Council with regard to the position the University has adopted toward multi-unit housing in Mansfield, and specifically in the areas near campus. Our two institutions have put significant effort into working together to find solutions to problems, with the changes to Spring Weekend being one of the most noticeable successes. I am hopeful that we can once again find common ground to address this issue in a manner that benefits both the Town and the University. For that to be possible, it is imperative that both organizations understand the challenges faced by the other. Accordingly, this correspondence is intended to convey the challenges Mansfield is grappling with and the impact the University's position on this issue will have on the Town's ability to address these challenges.

Background

Executive Vice President for Administration Scott Jordan's letter of October 17, 2019, hand delivered to the Town Manager and shared with the Town Council and the Planning and Zoning Commission, stated that the University opposed any "student housing" near campus. A primary reason for the opposition identified in this letter as well as in previous testimony to the Planning and Zoning Commission is the reduction in University revenue due to decreasing demand for on-campus housing. This decrease in demand has been attributed by the University to the development of multi-unit housing off-campus that provides attractive living options for students. No mention is made of the age, type, quality and cost of the University's housing options as a contributing factor to the decrease in demand. At the December 10, 2019 Town-University Relations Committee meeting, University representatives further implied the University's opposition would apply to any proposal for new multi-unit housing under the assumption that such housing would ultimately be occupied by students unless such housing was age-restricted to senior citizens.

The desire for students to live on-campus is shared by both the University and the Town. In 2015, the Town adopted the Mansfield Tomorrow Plan, which serves as both our official Plan of Conservation and Development as well as a strategic vision statement. Given the intertwined nature of the University campus and the community as a whole, the need for the Town and

University to work together to address concerns is a common theme throughout the Plan. I have attached the following excerpts for your reference to provide additional background:

- Mansfield's Vision for Tomorrow
- Diversifying the Economy
- Housing
- Stewardship and Implementation

Diversity and Affordability of Housing Stock

One area where I believe both our institutions can agree is the importance of having a diversity of housing options affordable to a wide range of incomes. For example, the University contributes to the need for low- and moderate-income housing for its graduate student families, young professionals and other staff members. Currently, there is a lack of affordable options within walking distance to campus, which places an additional burden on low- and moderate-income families. Expanding housing options would hopefully serve as a community asset that the University can promote as it looks to expand its graduate enrollment. Locating such housing in close proximity to employment centers such as the main campus also contributes toward both Town and University goals for carbon footprint reduction. Lastly, the need for a diversity of housing stock would also support eventual build-out of the University's Technology Park by providing prospective employees with options to live and work locally.

Since the adoption of the Mansfield Tomorrow Plan, there has been a significant change in the number of affordable housing units available in Mansfield. At the time the Plan was adopted, the Town anticipated that it would fall below the State goal of having 10% of its housing units designated as affordable after the 2020 census was conducted and new units developed in Downtown Storrs were counted toward the Town's overall unit count. Specific strategies were identified to increase the number of affordable units in response to this anticipated change with a goal of maintaining or ideally exceeding the 10% goal for affordable units.

In 2017, the Connecticut Department of Housing revised the count of existing "affordable" units in Mansfield and as a result, less than 7% of housing units are currently considered affordable. This change in status has significant ramifications for both the Town and the University:

- *Affordable Housing Land Use Appeals Act.* The goal of having 10% of a municipality's housing units is established in Section 8-30g, C.G.S., which is known as the Affordable Housing Land Use Appeals Act. Pursuant to this act, any municipality where less than 10% of the total number of housing units are designated affordable is subject to a different legal standard when reviewing applications for housing developments that include a significant affordable housing component. Instead of the burden being on the developer to demonstrate that they meet local zoning requirements, the burden is shifted to the Town to prove that there are public health and safety concerns that outweigh the need for affordable housing. Few municipalities have been able to meet this standard when challenged in court, and fighting such challenges is costly.

Until the Town makes significant progress in increasing the number of affordable units in Mansfield, any developer that meets the affordability provisions of Section 8-30g will be in the position to propose housing in locations and configurations that neither the Town nor the University would normally support regardless of whether such development is consistent with local zoning provisions. In an attempt to increase the number of

affordable housing units, the Town adopted affordable housing requirements for all new residential developments over five units. The University's opposition to any new multi-unit housing may serve as a barrier to increasing the availability of affordable housing in Mansfield.

- *Population Diversity.* In addition to the need for affordable housing options to support University staff and graduate students, the lack of affordable options also has a detrimental impact on the overall diversity of Mansfield's population. As identified in the Mansfield Tomorrow Plan's vision statement, the Town is striving to increase the diversity of our population, understanding that diversity is part of what makes Mansfield different from surrounding towns and contributes to our quality of life. Current rental housing is primarily "market rate" which has driven up the average cost of rents in town, particularly given that many landlords rent by the bedroom as opposed to the unit in response to the student market. These rents put pressure on families, resulting in over 40% of Mansfield residents spending more than 30% of their income on housing, and, when housing and transportation are combined, spending more than 50% of residents' income, making diversity goals difficult to meet.

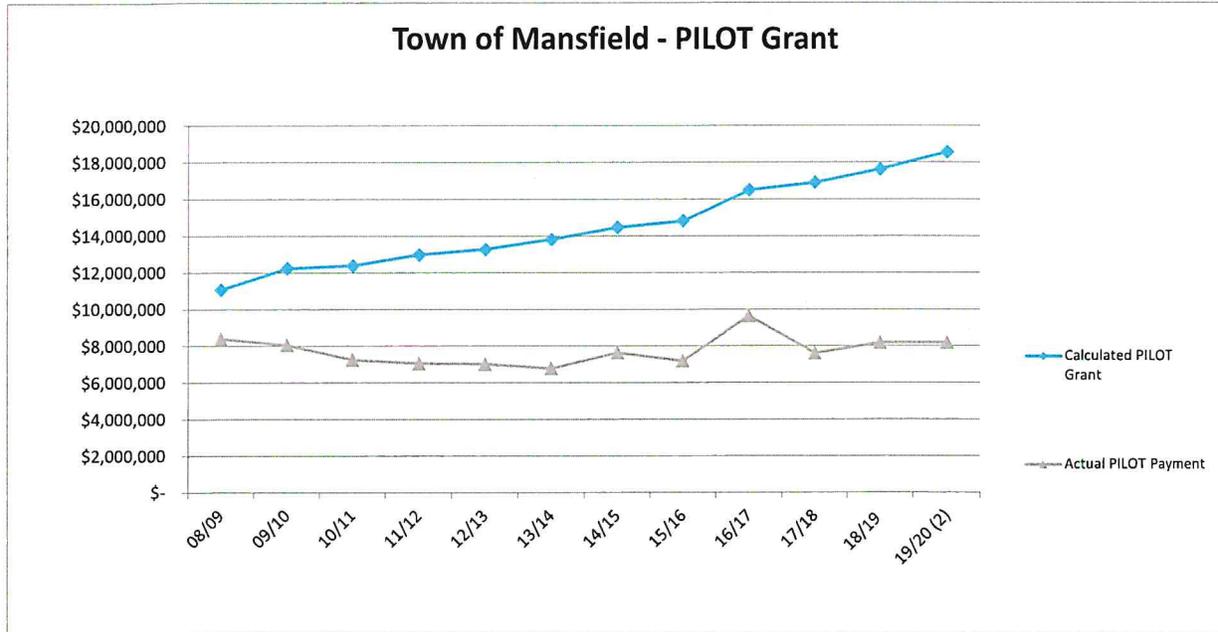
Housing Choice

Although Town-wide data suggests a very young population with a median age of 21, this is misleading because it includes college students in the totals. In fact, Mansfield has a steadily aging population in need of housing that can meet their needs. In 2010, 42% of Mansfield households included a resident 55 years or older. Many residents would like to remain in Mansfield, but not necessarily in the large lot single-family home that is typical of existing housing stock. For some, condominium living is an attraction, for others, rentals would be desirable. Pursuant to zoning regulations, both condominium and rental units are considered multi-unit housing. While the University has indicated that it would not oppose age-restricted multi-unit housing, this approach does not provide any option for seniors who would prefer to live in a diverse community as opposed to one solely comprised of those in their own age cohort.

We have also learned anecdotally that the lack of quality rental housing options in Mansfield leads new faculty to locate elsewhere. Once they are settled in another community, they tend to stay there. Providing attractive housing options to new faculty would benefit both the University and the Town.

Financial Impacts

As home to the University's main campus, Mansfield relies heavily on PILOT (Payment in Lieu of Taxes) grants to support government operations. The University owns more than half of the property on the Town's Grand List, but PILOT and other state funds support less than 40% of the Town budget, and that percentage has been dropping over the past decade or more. Just as the State has routinely cut the University's budget, it has also failed to provide PILOT payments at the level identified in the PILOT formula. The below chart identifies the gap between actual PILOT funding as compared to what Mansfield should receive based on the PILOT formula. With the exception of FY17, the gap between the calculated PILOT grant and actual PILOT payments continues to widen, placing greater pressure on the Town to increase other revenue sources.



Furthermore, Mansfield’s history of, and demand for, high quality education and social services has been heavily influenced by the presence of the University’s students, faculty and staff in the community. To continue the level of services that residents expect and demand, the Town needs to increase the value of the taxable properties on the Town’s Grand List. Economic development, including housing construction, is the primary option available to offset the loss of State funding.

Economic Development

The federal Opportunity Zone in the northern end of Mansfield, which both the Town and the University share, offers the ability to attract development that will expand housing choice as well as job creation and support for entrepreneurship. The Town has already heavily invested in infrastructure for this area. While it cannot be determined yet what kind of private businesses will decide to invest in the Opportunity Zone, the Town’s goal for areas such as the Four Corners is that redevelopment support a mix of both housing and business options with the goal of creating another vibrant mixed-use neighborhood. This neighborhood can serve as a benefit to UConn by locating a mix of housing, services, and small-scale research and development opportunities at the gateway to the University and the Technology Park. Opposition to any type of residential development in this area may impede its revitalization, which would not be in the University or the Town’s interest.

Neighborhood Stability

Mansfield has been coping with the problems of unruly students living in rental single-family housing in our neighborhoods for years now. While the Town recognizes that problems generated in neighborhoods represent only a minority of the University’s students, it has been an ongoing issue. In addition, the influx of both well-behaved and misbehaving young people into our neighborhoods has encouraged the purchase of single-family residences by investors, raising the price of single-family housing stock that would have been available to lower income families, whether they are young or old, while simultaneously making those neighborhoods less attractive to families.

Mr. Jordan states in his letter that “The Town’s fundamental issue of students living in residential neighborhoods elsewhere in Town will remain unchanged. It is not the case that a lack of available alternatives drives students to live in single family homes.” The Council would be very interested to see the research and data that led to this conclusion as it is contrary to the recommendations developed by the Town’s Ad Hoc Committee on Rental Regulations and Enforcement. The Committee’s final report (2017) identified the following recommendations to expand and diversify housing options to decrease pressure on the rental market in single-family neighborhoods:

- Actively encouraging the development of additional on-campus housing; and
- Encouraging the PZC to adopt zoning regulations that promote the development of multi-family units in areas that are appropriately sited to mitigate neighborhood impacts.

While there will always be some segment of the student population that prefers a single-family setting, the success of The Oaks on the Square alone indicates that there is also a demand for high-quality multi-unit housing in close proximity to campus.

As identified in the Mansfield Tomorrow Plan, Mansfield would also prefer to have students living on-campus as opposed to off-campus and would wholeheartedly support University efforts to upgrade and expand its housing stock. However, as long as the University’s housing options remain unappealing to students in terms of quality, price and lack of independence, there will be a demand for off-campus options. The Town therefore has no choice but to encourage multi-unit housing in close proximity to campus to relieve the pressure on our neighborhoods.

Finding Common Ground

While it may appear from this letter that our two entities are at opposite ends of the spectrum with regard to multi-unit housing, I believe that there are ways in which we can work together to find win-win solutions that benefit us both. Assistance from your office will be needed to coordinate meaningful and fruitful partnerships moving forward. Examples of possible collaboration include:

- *Housing.* The increase in growing graduate student enrollment presents an opportunity to work together on strategies to increase the availability of affordable housing available to graduate students and their families. Additionally, there is a growing trend across the country of capitalizing on the synergies between college towns and aging populations. The Town has previously talked to University representatives about the concept of an amenity-rich retirement community oriented toward UConn alumni, but have been unable to make a connection with the UConn Foundation to discuss ways in which our organizations can partner on such an initiative.
- *Research and Development.* While housing is currently a dominant economic development driver, the Town is very interested in diversifying its economy and expanding opportunities for business and job growth. This is an area where the Town and University’s interests align; however, it is difficult to make headway with the silos that currently exist in the University’s organization. For example, as the University commences work on the Northwest Science Quad, there is an opportunity to explore the development of incubator and small-scale R&D space on private property at North Eagleville and King Hill roads. Demonstrating the demand for such space to the private market would require a collaborative effort with the University to identify academic

programs and initiatives with high potential for generating start-up companies, locating those programs in the science quad and identifying the types of space (wet lab, dry lab, etc.) needed by spin-off companies.

- *Redevelopment.* Both the Town and University own properties in the Opportunity Zone that could be ripe for redevelopment, including the Depot Campus, Bergin Correctional Facility, and with the anticipated opening of a new elementary school in 2023, the Goodwin Elementary School site.
- *Funding.* As both the Town and University are significantly impacted by State budget cuts, there is an opportunity for each organization to support efforts in lobbying the legislature for funding that will help us achieve our mutual goals, such as improving on-campus housing options for undergraduate students and increasing PILOT payments to reduce the need for the Town to pursue Grand List growth.

I look forward to working with you and your staff to identify ways in which our two organizations can collaborate to increase the appeal of on-campus housing while simultaneously encouraging the development of new housing options in areas identified in the Mansfield Tomorrow Plan that will meet the needs of a diverse community.

Sincerely,



Antonia Moran
Mayor

- c: Mansfield Town Council
Mansfield Planning and Zoning Commission
Mansfield Economic Development Commission
John Carrington, Interim Town Manager
Cara Workman, Senior Director of Operations, President's Office

Old Navy's arrival good news for mall

Amid the doom and gloom predicting the demise of malls in general and problems at the East Brook Mall in particular comes a little bit of welcome news.

Old Navy is coming to the shopping mall in Mansfield near the Willimantic border.

Announced last month, this tidbit of economic development is not to be taken lightly.

In recent months, the mall has lost Dress Barn, Payless ShoeSource and EbLens, while Olympia Sports is expected to close soon.

That, combined with other store closures in prior years, created a disturbing vision of an aging mall with too much empty space — something a YouTube search can confirm is a national problem as well.

Thankfully, Old Navy is arriving — and not a moment too soon.

When it opens, it will take up about 17,000 square feet that, formerly, was Dress Barn and Quester's Way.

While no formal timetable for completion has been finalized, Old Navy will fulfill a need in the local community, that being a place to purchase stylish, affordable clothing.

It means folks, including University of Connecticut and Eastern Connecticut State University students, won't have to journey across Route 6 to Manchester to shop.

They might just stick around.

Plus, having a decent anchor tenant arrive at East Brook might just help the mall fill some of the smaller spots in the single-story shopping plaza.

In the long term, the owners of the mall need to evaluate whether the small, indoor concept works.

In fact, they're still looking at the possibility of turning the mall into a shopping center, similar to what has happened in Norwich and New London, which previously had small, indoor malls.

For now, though, folks should be pleased Old Navy is coming.

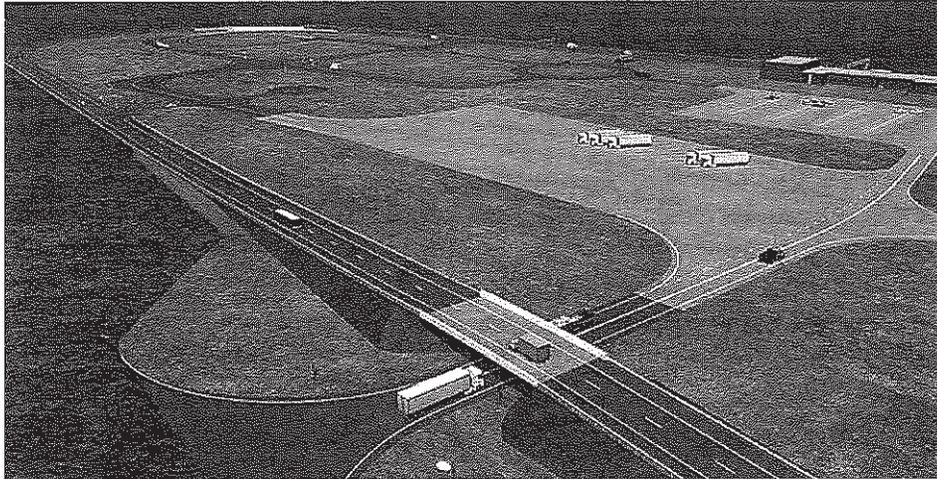
In an industry as fluid as retail, such news should be appreciated.

Folks, including University of Connecticut and Eastern Connecticut State University students, won't have to journey across Route 6 to Manchester to shop. They might just stick around.

UConn engineering professor eyes autonomous-vehicle testing facility in Storrs

By Sean Teehan

13 January 2020



RENDERING | CONTRIBUTED Officials at UConn are looking into the possibility of building an autonomous-vehicle testing facility. A rendering of the envisioned facility, located near the school's Storrs campus, is shown above.

The University of Connecticut could become home to the first autonomous-vehicle testing facility on the East Coast.

School administrators are mulling a proposal to transform UConn's Depot Campus in Mansfield, and the site of the abandoned Bergin Prison across the street — which the state donated to the university — into a 100- to 200-acre autonomous-vehicle testing facility that would include roads, building facades, styrofoam dummies and other items to test driverless cars' safety on roadways.



Eric Jackson, Associate Research Professor, UConn engineering school and Director, Connecticut Transportation Safety Research Center

"We could drive cars, we could test experimental vehicles, we could basically close down the roadways, and not fear hitting pedestrians or hitting other cars or driving into buildings," said Eric Jackson, associate research professor in UConn's engineering school, and director of the Connecticut Transportation Safety Research Center, who is spearheading the proposal.

Jackson is floating the idea for the facility, which is still in the early planning stages, to university stakeholders, and a prospective investor has tentatively offered to stake UConn up to \$20 million to build the test center, he said.

The site would serve as an educational space for people interested in autonomous-vehicle technology and could place UConn in a prominent position in a future-facing industry, Jackson said.

“The goal would be to bring industry into the facility to have them do testing or research and development, or partner with the university, and be able to further the research, and increase the safety of these vehicles,” Jackson said.

The project is far from getting an official green light as many details must be worked out and top university administrators need to sign off. Figuring out a business model, land-use agreements and ownership is already tricky when dealing with the bureaucratic machinations of a state university like UConn, Jackson said. Making the process even more difficult is the lack of similar U.S. facilities to guide the process.

UConn officials said they aren’t backing the project yet, but they will consider it. The proposal comes as UConn recently set an ambitious goal to double research funding within the next decade.

“While it’s too early to know what, if anything, would be done in the area of studying autonomous vehicles, UConn looks forward to tackling grand societal challenges with its research under President Thomas Katsouleas’ leadership,” UConn spokeswoman Stephanie Reitz said.



PHOTO | CONTRIBUTED

The University of Michigan opened its 32-acre MCity autonomous-vehicle testing facility in 2015.

A model site

Jackson’s idea to build an autonomous-vehicle test site came when the school’s administration was seeking ideas for how to use a plot of land encompassing the sites of UConn’s Depot Campus and the former Bergin Prison.

Both abandoned properties sit on Route 44, about two miles north of UConn’s flagship Storrs campus.

Preliminary plans for the built-up site include a loop stretching about three-quarters of a mile that would allow cars to drive as fast as 65 miles per hour. The vehicles would encircle roadways that replicate city driving conditions, complete with faux buildings, vehicles and people, Jackson said.

“Very much like a movie set ... there may be some fake facades of buildings, we would potentially have fake styrofoam cars or pedestrians, dummies that would walk out in front of cars,” Jackson said.

That potemkin village setup could bring businesses outside the autonomous vehicle, or even automotive industries to UConn, Jackson said. The facility could be used to test Internet of Things (IoT) technology, and how infrastructure, communications or other components interact with autonomous vehicles.

“We’re looking at bringing in other companies — such as 3M, or Siemens, or Verizon — that do a lot in the smart-cities space,” Jackson said. “So as we start building new cars, and new methods of transportation, these companies [could] turn Connecticut into a research facility for whatever they’re trying to develop.”

The University of Michigan is one of the few universities currently operating an autonomous-vehicle testing facility with its 32-acre MCity site in Ann Arbor.

MCity officials this summer will mark the fifth anniversary of the public-private partnership, which opened with about \$10 million in funding split evenly between the university and state government, said Greg McGuire, MCity’s associate director.

Right now, MCity has about 60 member companies from the auto industry — like Ford and General Motors — the insurance sector — such as State Farm — and companies in the communications-infrastructure space — like Verizon. Those partners pay the approximately \$500,000 in annual operating costs. Industry partners doing private research and development generally pay more than academic researchers, McGuire said. MCity’s goal is to break even, rather than make a profit, he added.

“We basically take our operating cost for the facility and use it to look at the utilization and then use that to set the rate so that we’re always roughly breaking even,” McGuire said. “We’re not earning money on it, we’re not losing.”

The facility includes nine intersections and a 1,000-foot straightaway, which isn’t long enough to test cars at full speed, but is sufficient for early testing at lower speeds, McGuire said.

McGuire said UConn could use its autonomous-vehicle testing facility to study urban planning, test infrastructure technology, and for a host of other uses.

“A test facility like that is a good opportunity,” McGuire said. “It’s a good controlled environment where you can do lots of infrastructure testing, too, and not just testing self-driving cars.”

From: *Hartford Business Journal*

Accessed: 13 January 2020

<https://www.hartfordbusiness.com/article/uconn-engineering-professor-eyes-autonomous-vehicle-testing-facility-in->

[storrs?utm_source=Newsletter&utm_medium=email&utm_content=CT+Morning+Blend&utm_campaign=CTMorningBlend01132020Final](https://www.hartfordbusiness.com/article/uconn-engineering-professor-eyes-autonomous-vehicle-testing-facility-in-storrs?utm_source=Newsletter&utm_medium=email&utm_content=CT+Morning+Blend&utm_campaign=CTMorningBlend01132020Final)

Landlord to invest \$14M in UConn off-campus housing upgrades

By Joe Cooper

14 January 2020

The largest landlord of off-campus housing at UConn is slated to begin a \$14-million renovation project on two of its student-housing complexes in Willington and Storrs.

Axela Group, a national real estate development, construction and property management firm headquartered in Waterbury, has already spent almost \$1 million to upgrade Willington's Cedar Ridge Townhomes and Storrs' Hunting Lodge Apartments since buying both properties for \$15 million in spring 2018.

Now, it plans to invest another \$13.9 million to spruce up both sites, which were built in the early 1960s, officials say.

The renovations, to start in the coming weeks, will transform the 100-unit Cedar Ridge and 40-unit Hunting Lodge properties into luxury apartments for more than 300 UConn students, said Vicky Bui, Axela's senior vice president of business development.

As part of the renovations, Axela is upgrading all flooring, kitchen cabinetry and countertops, bathroom fixtures and appliances at Cedar Ridge, which is home to some 250 students occupying 1,000-square-foot, two-bedroom units, Bui said. Similar upgrades will also be made at Hunting Lodge, a one-story building with about 95 students living in 600- and 700-square-foot, one- and two-bedroom units.

Standard two-bedroom apartments at Cedar Ridge are being leased at \$1,500 a month, and premium two-bedroom units are going for \$1,800. Three bedroom units cost \$2,000 a month.

At Hunting Lodge, standard and premium single-room apartments are being leased between \$1,300 and \$1,650, and two-bedroom units between \$1,500 and \$1,800.

Axela is also continuing to work with the Connecticut Department of Public Health on a long-term plan to connect Cedar Ridge to city water.

Students living at Cedar Ridge, located on Burt Latham Road, were without clean water during parts of 2016 and 2017 as tenants reported discolored water gushing from their faucets.

Bui said Axela has been addressing the water issue since it took over the property more than a year ago and it is currently safe to drink.

"We understand the frustration from the tenants," said Bui, whose firm owns and operates some 370 off-campus housing units near UConn's flagship Storrs campus. "Hearing the feedback from the tenants helped us speed up the process with the Department of Public Health."

Axela is also looking to overhaul two of its other off-campus properties: the Knollwood Apartments in Mansfield and the Maplewood Apartments in Storrs. A price tag and construction timeline for that project has not yet been announced, according to Bui, who expects the improvements to be completed sometime later this year.

From: *Hartford Business Journal*

Accessed: 14 January 2020

<https://www.hartfordbusiness.com/article/landlord-to-invest-14m-in-uconn-off-campus-housing-upgrades>

EDC Agenda Item Calendar

Updated February 2020

February 20, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.
- ❖ 2020-21 Budget Update

March 19, 2020

6:00 PM Conference Room B

- ❖ Overview of Town Council Presentation (scheduled for)
- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

April 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

May 21, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.

June 18, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

July 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

August 20, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.
- ❖ Prepare for Small Business Saturday

September 17, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

October 15, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.

November 19, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports are due.

December 16, 2020

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports need to be prepared.

January 2021

6:00 PM Conference Room B

- ❖ EDC SUB-COMMITTEES (Bus Outreach, Gov & Bylaws and Opp Zone) quarterly reports are due.
- ❖ EDC SUB-COMMITTEES (UConn Collab and P&Z Reg Rev) quarterly reports need to be prepared.