

## AGENDA

The packet for this meeting is available at <https://mansfield.civicweb.net/document/26132>

### CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. An archive recording of the meeting will be made available at <https://mansfieldct.gov/video> for 12 months.

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. OPPORTUNITY FOR PUBLIC COMMENT

Public Comment will be accepted by email at [MDP@mansfieldct.org](mailto:MDP@mansfieldct.org) or by USPS mail care of the Mansfield Downtown Partnership, P.O. Box 513, Storrs-Mansfield, CT 06268 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

#### 3. APPROVAL OF MINUTES

A. [Draft Minutes- 01-16-2020](#)

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#### 4. DISCUSSION ITEMS AT MEETING

*The following will be the focus of discussion for this meeting*

A. Update on Mansfield Opportunity Zone including review of website, Site Selection ad  
<https://ct-mansfield.civicplus.com/35/Tools-For-Business>

B. Update on parcel book of Mansfield properties

C. Update to EDC

#### 5. COMMUNICATIONS

#### 6. FUTURE MEETINGS

A. Upcoming Meeting Schedule- Next meeting on July 8, 2021

B. Future Meeting Topics

#### 7. ADJOURNMENT

Thursday, January 16, 2020; 10:00AM

Conference Room A | Audrey P. Beck Municipal Building  
4 So. Eagleville Road, Mansfield, CT

## DRAFT MINUTES

**Members Present:** C. Chukwuogor, M. Hirschorn

**Members Absent:** A. McPherson

**Staff Present:** C. van Zelm

**Others Present:** S. Sweikert (UConn Graduate Intern)

### 1. CALL TO ORDER AND ROLL CALL

Marty Hirschorn called the meeting to order at 10:08 am.

### 2. OPPORTUNITY FOR PUBLIC COMMENT

There was no public comment.

### 3. APPROVAL OF MINUTES

Mr. Hirschorn made a motion to approve the October 10, 2019 minutes. Chiaku Chukwuogor seconded the motion. Minutes approved.

### 4. DISCUSSION ITEMS

#### A. Update on Mansfield Opportunity Zone

Ms. Chukwuogor referenced the CT DECD conference about opportunity zones that she attended that included state officials and other staff from various Connecticut cities and towns. The meeting included how towns and cities have approached redevelopment sites and how they went about revitalizing certain areas. She suggested that the Mansfield staff team talk to other Connecticut towns about their tables at the conference in terms of photos and vertical displays.

Mr. Hirschorn spoke about the need to keep people in Connecticut and asked about information regarding the achievements of towns and cities in 2019.

Cynthia van Zelm updated Mr. Hirschorn and Ms. Chukwuogor about the progress CERC is making on their work with the Town on promoting Mansfield's opportunity zone. The last major piece to finish is a marketing plan for the promotion of the opportunity zone. A market analysis and list of potential incentives have been completed.

Mr. Hirschorn asked whether anyone had taken advantage of the tax incentives in Connecticut opportunity zones in 2019, when the maximum benefit is available. Mr. Hirschorn also asked for a breakdown of how the benefit decreases each year. Ms. van

Zelm said she would follow-up with CERC and invite them to a future subcommittee or full EDC meeting.

**B. Review of Town and State of Connecticut Opportunity Zone websites**

Ms. van Zelm then showed the Town of Mansfield website that breaks down the opportunity zones by main areas of focus. In addition, she showed the State of Connecticut website for opportunity zones. She asked for feedback on the websites which will be a key marketing tool.

**C. Update to EDC**

Mr. Hirschorn and Ms. Chukwuoger will provide an update to the full EDC at its meeting tonight.

**5. COMMUNICATIONS**

There were no communications to review.

**6. FUTURE MEETINGS**

A. Next meeting date of April 2, 2020 noted.

**7. ADJOURNMENT**

Ms. Chukwuogor made a motion to adjourn the meeting at 10:46 am. Mr. Hirschorn seconded the motion. The motion was approved.