



REGULAR MEETING MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
MANSFIELD TOWN HALL, 4 S. EAGLEVILLE ROAD, CONFERENCE ROOM B

THURSDAY, MAY 23, 2019 ■ 6:30 PM

MEMBERS PRESENT: J. McGuire, S. Ferrigno, A. McPhearson, J. Richard
MEMBERS ABSENT: C. Chukwuogor, D. Fecho, M. Hirschorn, L. Watson, B. Wiles
EX-OFFICIO MEMBERS PRESENT: P. Shapiro
STAFF PRESENT: L. Painter, J. Woodmansee, C. van Zelm

CALL TO ORDER AND ROLL CALL

J. McGuire called the meeting to order at 6:33 p.m.

OPPORTUNITY FOR PUBLIC TO COMMENT

None.

MINUTES

No quorum is present to approve the Minutes.

DISCUSSION ITEMS

- **Review of Development Incentives**

Members reviewed the Developer Incentive Analysis prepared by CERC (dated January, 2019). It was suggested that agriculture and medical services be added to the uses eligible for fixed assessment. C. van Zelm gave a brief overview of the Town's work with UCONN and CERC to promote the Opportunity Zones. She noted that the April 23rd and May 1st forums were well attended. She added that a market analysis will be presented by CERC on June 4th to the staff Opportunity Zone team. L. Painter noted that any policy with regard to development incentives would be decided by the Town Council and pertain to the entire Town. Members discussed their thoughts on tax incentives. Members agreed that once the incentives are discussed by the Town Finance Committee, the EDC will discuss again and decide how to proceed.

- **Establishment of task forces**

J. McGuire provided a list of the sub-committees and a suggestion of members to serve on them.

OTHER BUSINESS FOR MEETING

- **Staff Updates**

L. Painter reported that a dance studio has filed for a Special Permit from the Planning and Zoning Commission to operate in vacant space at 605 Middle Tpke. The Commission determined they could not issue a recommendation on the dance studio because there is no quorum for a vote. L. Painter also noted that the Spring Hill Inn recently presented ideas for expansion to the PZC. Details can be found in the PZC Packet for May 6, 2109. The Joint Committee meeting regarding Sustainable CT is being held on Wednesday, May 29th and members are encouraged to attend.

- **EDC Calendar**

Noted. Due to a decline in attendance at the Thursday meetings, staff was requested to investigate alternatives days and times for the EDC Meetings.

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

It was reported that Grille 86 has vacated the space in Downtown Storrs, Dress Barn is closing all stores, and Eblens is leaving the Eastbrook mall for an alternative location in Willimantic.

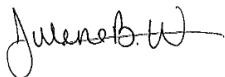
FUTURE MEETINGS

The next regular meeting is scheduled for Thursday, June 27, 2019, in Conference Room B at 6:30 pm (TBD)

ADJOURNMENT

The meeting adjourned at 7:49 p.m.

Respectfully submitted:



Jillene B, Woodmansee
Planning and Development Assistant