

**Town Manager's Office
Town of Mansfield**

Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Town Employees
Date: February 10, 2014
Re: Town Manager's Report

Below please find a report regarding various items of interest to the Town Council, staff and the community:

Council Business

- *FY 2014/15 Budget* – I have completed my initial review of the program budgets prepared by department heads and staff. I also have some good and some not-so-good news to report with respect to revenues. On the positive side, the estimated 10/01/2013 Grand List is better than projected, with an increase of 2.46%. As for the bad news, the Governor's mid-term projections for municipal aid are showing a decrease of \$746,717 for Mansfield for FY 2014/15. This represents a decrease of \$482,013 from FY 2012/13 and \$1,667,630 from FY 2008/09. Needless to say, the Mayor and I will be back in Hartford this session to advocate for state aid to Mansfield. (Please see the attached information for more detail.)
- *Storrs Center Update* – The Downtown Partnership will provide the Town Council with an update on the Storrs Center project at a special Council meeting to be held on Monday, February 24, 2014 at 6:00PM.
- *Town Attorney Services* – On Wednesday and Thursday of this week the Personnel Committee, staff and the PZC Chair will interview four firms who responded to the Town's request for qualifications (RFQ). All councilors are invited to attend this session.
- *Town Council Goals* – I have debriefed this item with the Mayor and we believe that it is difficult to focus on this item during a regular Council meeting. Consequently, we will schedule a work session to complete your discussion of the goals.
- *UCONN Public Scoping Meetings* – Due to inclement weather, the Public Scoping Meetings for the proposed UCONN STEM Residence Hall and the proposed UCONN Science & Engineering Building have been rescheduled for February 20, 2014. Both scoping meetings will be held at the UCONN Bishop Center, Room 146. The STEM Residence Hall scoping meeting will start at 7:00PM, and the Science & Engineering Building scoping meeting will start upon conclusion of the STEM Residence Hall meeting but no earlier than 7:30PM. The public comment period for both projects has been extended and will end at the close of business on February 25, 2014.

Upcoming Events

- *Storrs Farmers Market* – The Storrs Winter Farmers Market will be held on Saturdays (Feb 22, March 8, 22, & 29, and April 12 & 26), 3:00 – 5:00PM, inside the Buchanan Auditorium at the Mansfield Public Library. Storrs Farmers Market is the only year-round farmers market in Northeastern Connecticut. For more information or to sign up for the Market email newsletter, please visit: www.storrsfarmersmarket.org.
- *Windham Chamber's Home & Business Expo 2014* – The Chamber will hold its Home & Business Expo on Saturday, March 1st from 10:00AM-5:00PM and Sunday, March 2nd from 12:00-4:00PM at the East Brook Mall (95 Storrs Rd, Mansfield, CT 06226). To participate as a vendor or sponsor, please contact Heidi Meketsy at 860.423.6389, info@windhamchamber.com, or register online at www.WindhamChamber.com.

Miscellaneous

- *Winter Fun Week* - The Mansfield Downtown Partnership and Storrs Center master developer LeylandAlliance presented the 2014 Winter Fun Week from February 1 through February 9. Many community organizations and downtown businesses participated by hosting events and offering sales and specials. All of the events and activities were open to the public and included a wide variety of opportunities, including learning about martial arts, making bird houses, getting a behind-the-scenes look

at a theater production, and playing board games. I would like to thank all of our participating businesses and organizations – the Ballard Institute and Museum of Puppetry, the Connecticut Repertory Theatre, the Connecticut State Museum of Natural History and Connecticut Archaeology Center, the EO Smith Drama Association and EO Smith High School, The Flower Pot, Friendly Fire Game Center, Froyoworld, Geno's Grille, Haru Aki Café, Head Husky Barber Styling Shop, the Jorgensen Center for the Performing Arts, the Mansfield Community Center, the Mansfield Community Playground Committee, The Oaks on the Square, oneTribe Clothing Store, Sweet Emotions Candy Shop, UConn Athletics, UConn Co-op Bookstore at Storrs Center, UConn Health Center – Storrs Center, UConn Urgent Care – Storrs Center, Villari's Martial Arts, and the William Benton Museum of Art.

Upcoming Meetings*

- Youth Service Bureau Advisory Board, February 11, 2014, 12:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Town-University Relations Committee, February 11, 2014, 4:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Historic District Commission, February 11, 2014, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Personnel Committee, February 12, 2014, 3:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Sustainability Committee, February 12, 2014, 5:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Personnel Committee, February 13, 2014, 2:30PM, Council Chamber, Audrey P. Beck Municipal Building
- Mansfield Community Campus Partnership, February 13, 2014, 4:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Playground Committee, February 13, 2014, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Committee on Committees, February 14, 2014, 8:00AM, Conference Room C, Audrey P. Beck Municipal Building
- Responsible Contracting Committee, February 14, 2014, 9:00AM, Council Chamber, Audrey P. Beck Municipal Building
- Personnel Committee, February 18, 2014, 4:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, February 17, 2014, 7:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, February 19, 2014, 7:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Conservation Commission, February 19, 2014, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Regulatory Review Committee, February 20, 2014, 1:30PM, Conference Room C, Audrey P. Beck Municipal Building
- Ordinance Development and Review Subcommittee, February 21, 2014, 8:00AM, Conference Room B, Audrey P. Beck Municipal Building
- **Special Town Council Meeting**, February 24, 6:00PM, Council Chamber, Audrey P. Beck Municipal Building
- Town Council, February 24, 2014, 7:30PM, Council Chamber, Audrey P. Beck Municipal Building

**Meeting dates/times are subject to change. Please view the [Town Calendar](#) or contact the Town Clerk's Office at 860-429-3302 for a complete and up-to-date listing of committee meetings.*

GRAND LIST COMPARISON FOR
FISCAL YEAR 14/15

As of 1/29/2014:

	Net Abstract 10/1/2012	Net Abstract * 10/1/2013	Change	% Change
Real Estate	\$900,054,120	\$919,892,780	\$19,838,660	2.20%
Personal Property	\$37,266,256	\$41,165,582	\$3,899,326	10.46%
Motor Vehicles	\$74,395,337	\$75,593,177	\$1,197,840	1.61%
Grand Totals	<u>\$1,011,715,713</u>	<u>\$1,036,651,539</u>	<u>\$24,935,826</u>	<u>2.46%</u>

* The Grand List totals for the most recent year are the preliminary figures **before** BAA changes.

Real Estate total **includes** Downtown Bldgs **before** fixed assmt agreement
(Agreement w/EDR = \$339,000 in taxes - Phase IA -Year 2)
(Agreement w/EDR = \$376,000 in taxes - Phase IB -Year 1)

Tax Exempt GL:	10/1/2012	10/1/2013	Change	% Change
Total Exempt	\$1,224,859,074	\$1,253,433,320	\$28,574,246	2.33%
State Owned (M37)	\$1,150,134,774	\$1,178,203,440	\$28,068,666	2.44%



STORRS
RETHINK MAIN STREET
CENTER

Storrs Center Update

From the Mansfield Downtown Partnership, LeylandAlliance, and EdR



2012



2013

In early 2012, Storrs Center was in full construction mode. By August, the first 16 businesses opened in One, Nine, and Eleven Dog Lane and new residents moved into 127 apartment homes in the Oaks on the Square.

One Royce Circle opened in 2013, adding 195 fully leased apartment homes in the Oaks on the Square and 42,000 square feet of commercial space. By early 2014, a total of twenty-six businesses were established in Storrs Center, along with 200 new jobs. To date, businesses located within Storrs Center include: 7-Eleven, Bank of America ATM, Dog Lane Café, Friendly Fire, Froyoworld, Geno's Grille, Haru Aki Café, Head Husky Barber Shop, Horizon Travel, Husky Pizza, Insomnia Cookies, Le Petit Marché Café, Moe's Southwest Grill, Mooyah Burgers & Fries, oneTribe, Pandora's Playground, Select Physical Therapy, Storrs Automotive, Storrs Wine & Spirits, Subway, Sweet Emotions Candy, The Flower Pot, The Oaks on the Square leasing office, UConn Co-op Bookstore at Storrs Center, UConn Health Center, and Webster Bank.



Haru Aki Café



Geno's Grille



oneTribe

The vision for Storrs Center as a vibrant and economically successful mixed-use downtown became readily apparent.

The community celebrated with a Grand Opening filled with music and excitement. For Halloween, children dressed in costumes and trick-or-treated from store to store. Business people held luncheon meetings in the restaurants. Students studied hard as they plied themselves with coffee, sandwiches, burgers, pizza, and cookies. Music and movie nights became a regular occurrence. Romance blossomed over date nights. Sports fans watched the games and enjoyed a beer together. Early risers exercised their dogs. And people went about their routine business of going to work, booking vacations, getting physical therapy, shopping, and living life.



This is Storrs Center. And this year, in 2014, the sounds of construction will be heard as Mansfield's new Main Street community continues to expand and settle into its role as the heart and soul of downtown Storrs.

Very soon the new Nash-Zimmer Transportation Center will open with local and regional bus service, bike storage, lockers, and a customer service center. Soon thereafter, the Ballard Institute and Museum of Puppetry, UConn Urgent Care, UConn Dental, ThinkitDrinkit, and GBS Threading & Spa will open. By early summer, Price Chopper is expected to be open in a 31,000 square foot, sustainably built grocery store that will be joined by a 5,000 square foot commercial building now going up at the corner of Storrs Road and Charles Smith Way. Eight Royce Circle will open in late summer with 92 fully leased apartment homes and three businesses, including CVS, Bruegger's Bagels, and Jamba Juice. Educational Playcare

will begin construction shortly and is expected to open its doors to provide day care services to children before year's end. This, too, is an indicator that Storrs Center is becoming a true downtown – a place where people of all ages can come to live, work, learn, and play.

Work will continue on the new Town Square over the next several months. It will be framed by Storrs Road, the buildings on Dog Lane, Bolton Road Extension, and Royce Circle, and will create an intimate gathering place for community events and recreation. The Town Square and surrounding streetscape improvements will be funded by a \$500,000 state Main Street Investment Fund Grant, contributions from UConn, the Mansfield Downtown Partnership, and developers LeylandAlliance LLC and EdR, and through other gifts and donations, yet to be announced. The Town Square will be completed by late spring and the arrival of warmer weather. Planning for a host of music and community events is well underway for the 2014 season, and residents, visitors, and community members can look forward to plenty to enjoy and experience in Storrs Center.

The master developer of Storrs Center, LeylandAlliance, will be presenting its plans for residential housing in the spring. Townhomes of varying sizes and condominiums will be presented to the community during a public event and those interested will be able to indicate their preference for purchasing these homes.

Storrs Center has already created several hundred construction and retail/restaurant jobs and many local suppliers and businesses are playing a significant role in the downtown. It is expected that net tax revenue of \$465,000 will be realized in the current fiscal year as Storrs Center has become the largest taxpayer in Mansfield. Storrs Center will continue to generate even more tax revenue and jobs as it expands over the next several years. This helps to provide the town with both financial security and opportunity.

An amazing transformation has taken place and continues to take place, a year at a time. A vibrant, mixed-use downtown has been created virtually from scratch where one never existed. This has been accomplished thanks to an extraordinary partnership between the community, the Town of Mansfield, UConn, the state, and developers who were willing to take a chance on a bold plan. A plan that is now coming to fruition and providing opportunities for people to experience community life in this remarkable Main Street neighborhood in the heart of Mansfield.

#####

Storrs Center is a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center knits thoughtful architecture, pedestrian-oriented streets, and public spaces into a series of small neighborhoods that make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks reinforce traditional street front activity and is supported by residences above and shared community spaces.

www.storrscenter.com