



**Guidelines for Negotiation of Agreements between the
Town of Mansfield and Storrs Center Development Entities**

RESOLVED, effective August 11, 2008, to endorse and adopt the following Guidelines for Negotiation of Agreements between the Town of Mansfield and Storrs Center Development Entities:

Preamble: The Storrs Center project has been envisioned as a “vibrant village... that will intelligently and creatively fuse the interests of the residential community ...with an increasingly diverse academic community that constitutes the state’s largest university and one of our nation’s leading public research institutions.” The project was developed in the spirit of partnership between the Town of Mansfield and its citizenry, LeylandAlliance, and the University of Connecticut. In keeping with the characteristics of every public-private project, Storrs Center will continue to require mutual trust and cooperation among the different parties to be successful and economically sustainable.

1. The Town Council shall meet as a committee of the whole to provide direction and guidance regarding the Town’s negotiations with the master developer, LeylandAlliance, and any related Storrs Center development entities. Throughout the negotiation process, the Town Council, meeting as a committee of the whole, shall review such information that it collectively deems necessary to make informed decisions regarding the negotiations and any potential agreements related to the Storrs Center development. Depending on the nature and confidentiality of such information, this information could be provided in executive or public session.
2. The Town Manager shall serve as the principal negotiator and spokesperson for the Town Council, and shall be charged with negotiating with the master developer a tentative development agreement for review and approval by the Town Council. If necessary, the Town Manager shall also be charged with negotiating with related Storrs Center development entities any other agreement necessary for the Storrs Center project. Such other necessary agreements shall also be submitted to the Town Council for review and approval. Throughout the negotiation process, the Town Manager shall provide the Town Council with updates regarding the status and progress of the negotiations, to keep the Council informed and to solicit input, guidance and direction from the Council, meeting as a committee of the whole.
3. The primary objectives of any development agreement shall be to: (i) create a market-sustainable and financially viable project; (ii) ensure a fair agreement between the Town and the developer that minimizes the Town’s risk and protects the interests of Mansfield residents and taxpayers; and (iii) ensure an appropriate return upon the town’s investment in terms of fiscal and social benefits.

4. It is understood that information (such as draft development agreement terms or confidential business information) provided in executive session is protected as confidential under the Freedom of Information Act, and must be treated as such. To protect the integrity of the negotiations and to ensure good faith among the parties, all participants (Council members, staff and others) in any executive session pertaining to the negotiations, shall hold any and all information discussed in executive session in confidence. This guideline is critical to negotiating the development agreement.
5. The development agreement negotiated between the Town and LeylandAlliance and any other agreements negotiated between the Town and a related Storrs Center development entity will adhere to the primary objectives described in paragraph (3) above.
6. Any action taken by the Town Council with respect to a final development agreement or any other agreements related to the Storrs Center development shall be taken in public session, properly noticed and warned.