

Memo

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Town Employees
Date: January 10, 2011
Re: Town Manager's Report

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

Council Requests for Information/Council Business

- *Recognition of Elected Officials* - I would like to invite Gregg Haddad, Denise Merrill and Claire Twerdy to a special session at 7 PM in advance of one of our coming meetings to recognize them for their contributions to the Town of Mansfield. Please let me know if you concur with this idea or if you have other thoughts as to how we could best recognize these individuals.
- *Recycling of Budget Document Binders* - In the interest of recycling, Council members who have their budget binders from last year are kindly asked to give them to staff at the next Council meeting or return them to the Finance Department.

Departmental/Division News

- *Planning and Zoning* - Due to a Legal Notice issue, the Planning and Zoning Commission Public Hearing on subdivision regulation revisions originally scheduled for January 18, 2011 will now be held on February 7, 2011 at 8:00 PM. Any comments or communication received by the Planning Office prior to the new hearing date will be submitted into the record for the 2-7-11 Public Hearing.

Major Projects and Initiatives

- *Four Corners Water and Wastewater Project* - The Four Corners Water and Wastewater Advisory Committee meets tomorrow, January 11, 2011, to review the draft study prepared by Environmental Partners, our water supply consultant for the project. The water source study looks at various options to supply as much as an additional one million gallons per day (GPD) to address future water supply needs.
- *Police Study* - The Police Study Steering Committee met last week with the consultant team of Management Partners and the Police Executive Research Forum (PERF) and we reviewed the results of the focus groups and website survey. The consultants are working on their draft report and would like to provide the Council with an update at your February 14, 2011 meeting.
- *Storrs Center Development Agreement* - At the Council's special meeting on January 4, 2011, the Council authorized me to execute the development agreement for Phases 1A/1B of the project. This is a major milestone for the project and I would like to thank the many people and organizations involved in this effort, including the Council, Town staff and representatives of the Mansfield Downtown Partnership. We were also ably assisted by our legal and consulting team, including our Town Attorney, Day Pitney, ERA/AECOM (financial advisors) and Walker Parking. In addition, I would acknowledge our two developer parties, Storrs Center Alliance and Education Realty Trust, for engaging in a fair and constructive negotiation process. Moving forward, we need to execute agreements that are ancillary to the development agreement, such as the parking lease between the Town and EDR and the parking management agreement between the Town and SCA. I will bring proposed drafts of these agreements to you for your review and approval when ready. I also suggest that at a future meeting we discuss the construction oversight process and how we can best keep the Council apprised of the project's status as we move forward to the ground-breaking phase.

Member Organizations

- Windham Chamber of Commerce – The Chamber is planning the following Legislative Breakfast events:
 - Senator Don Williams and State Representative Gregg Haddad, January 12, 2011, 8:00AM, Nathan Hale Inn and Conference Center, 855 Bolton Rd., Storrs Mansfield. Cost is \$15 for members. Register online at www.WindhamChamber.com, or call 860.423.6389 for information and to register for the program.
 - Congressman Joe Courtney, February 1, 2011, 8:00AM, ECSU J. Eugene Smith Library Room 201, Willimantic. Cost is \$25 for members, \$35 for non-members. Register online at www.WindhamChamber.com, or call 860.423.6389 for information and to register for the program.

Upcoming Meetings*

- Youth Service Bureau Advisory Board, January 11, 2011, 11:45AM, Conference Room B, Audrey P. Beck Municipal Building
- Parking Steering Committee, January 11, 2011, 5:00PM, Mansfield Downtown Partnership Office
- Four Corners Sewer and Water Advisory Committee, January 11, 2011, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Historic District Commission, January 11, 2011, 8:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, January 12, 2011, 1:15PM, Conference Room B, Audrey P. Beck Municipal Building
- Regulatory Review Committee, January 12, 2011, 1:15PM, Conference Room C, Audrey P. Beck Municipal Building
- Public Safety Committee, January 12, 2011, 3:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, January 12, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Community Campus Partnership, January 13, 2011, 4:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Solid Waste Advisory Committee, January 13, 2011, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, January 18, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Committee on Committees, January 18, 2011, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Conservation Commission, January 19, 2011, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Town Council, January 24, 2011, 7:30PM, Council Chambers, 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 429-3302 for a complete and up-to-date listing of committee meetings.*



Contact:

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Education Realty Trust Provides Update on Storrs Center Development Project

MEMPHIS, Tenn., *Jan. 10, 2011* -- Education Realty Trust, Inc. (*NYSE:EDR*), a leader in the ownership, development and management of collegiate housing, today announced that the Mansfield Town Council authorized its Town Manager last week to sign a development agreement between the Town, Storrs Center Alliance, and Education Realty Trust for Phases 1A and 1B of Storrs Center adjacent to the University of Connecticut.

Storrs Center will be a mixed-use town center and main street development project located in Storrs, Connecticut, at the crossroads of the town of Mansfield and the University of Connecticut. It will create a true college town atmosphere with a vibrant, sustainable Town Center including new retail, restaurant, office and residential development within a planned community of pedestrian walkways, green spaces and conservation areas.

Education Realty Trust was selected to create unique collegiate housing within Storrs Center and close to the university to appeal to young professionals, retirees, empty nesters, and graduate students as well as university faculty and staff – anyone who desires to live a quality lifestyle in a walkable, small-town environment with the social and cultural opportunities found near one of the nation's top universities.

Scheduled to be completed in 2012 and 2013, respectively, the two phases will provide approximately 290 apartments with a variety of one-, two-, and three-bedroom floor plans. Each apartment will include a private laundry, hardwood floors, stainless steel appliances, granite countertops, and the latest internet technology among other amenities.

EDR will own, develop and manage the residential portion of these two phases.

Education Realty Trust is honored to be a part of this unique project and to create a beautiful residential solution for the University of Connecticut that works in harmony with the goals of the Storrs Center, the town of Mansfield and its citizens.

The next steps for the Storrs Center development team include applying for a zoning permit for Phases 1A and 1B, pursuant to the Storrs Center Design District regulations, and applying for all pertinent building permits. Tenanting of the first two phases continues to progress with ongoing discussions between Storrs Center Alliance and potential businesses. The Town has had preliminary meetings with the design firm for the intermodal transportation hub and transit pathway and with the design firm for the parking garage. All of the combined efforts of the partners in the Storrs Center project are focused on readying for a groundbreaking in 2011.

About Education Realty Trust

Education Realty Trust, Inc. (NYSE:EDR) is one of America's largest owners, developers and managers of collegiate housing. EDR is a self-administered and self-managed real estate investment trust that owns or manages 59 communities in 23 states with more than 35,600 beds in more than 11,000 units. For more information please visit the company's website at www.educationrealty.com.

Safe Harbor Statement under the Private Securities Litigation Reform Act of 1995

Statements about the Company's business that are not historical facts are "forward-looking statements." Forward-looking statements are based on current expectations. You should not rely on our forward-looking statements because the matters they describe are subject to known and unknown risks and uncertainties that could cause the Company's future results, performance, or achievements to differ significantly from the results, performance, or achievements expressed or implied by such statements. Such risks are set forth under the captions "Item 1A. Risk Factors" and "Forward-Looking Statements" in our annual report on Form 10-K and under the caption "Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations" (or similar captions) in our quarterly reports on Form 10-Q, and as described in our other filings with the Securities and Exchange Commission. Forward-looking statements speak only as of the date on which they are made, and the Company undertakes no obligation to update publicly or revise any guidance or other forward-looking statement, whether as a result of new information, future developments, or otherwise.

BASS

BERRY • SIMS_{nc}

The Tower at Peabody Place
100 Peabody Place, Suite 900
Memphis, TN 38103-3672
(901) 543-5900

January 7, 2011

Education Realty Trust, Inc.
Attn: Messrs. Brown and Trubiana
530 Oak Court Drive, Suite 300
Memphis, TN 38117

RE: Storrs Center

Messrs. Brown and Trubiana:

It is our understanding that the use of the term "student housing" in the preliminary and final prospectus supplements (collectively, the "Prospectus Supplement") relating to the public offering of 13,225,000 shares of common stock of Education Realty Trust, Inc. (the "Company") to refer to the mixed-use development project located in Storrs, Connecticut ("Storrs Center") has become a source of concern to certain citizens and political bodies of the greater Mansfield-Storrs community. Specifically, we understand the concern to be that the term "student housing" may not fully encompass all of the respective constituencies who may elect to live in "collegiate housing," such as young professionals, empty nesters, faculty, upperclassmen, graduate students and other individuals.

The initial and certain subsequent drafts of the Prospectus Supplement used the term "collegiate housing" when referring to Storrs Center. Through the collective review and comment process involving, among others, legal counsel, investment bankers and accountants, the term "collegiate housing" was changed to "student housing" solely in an effort to refer throughout the Prospectus Supplement to the general business activities of the Company in a consistent manner.

Our belief and understanding is that the Company and its representatives were not the source of this alteration and that the Company did not intentionally alter the term as evidence of its business plans or objectives generally or as they may relate to Storrs Center specifically.

Sincerely,

Bass, Berry & Sims PLC

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January 10, 2011

To the Editor:

A defining quality of American democracy is the fact that conflict the central principle of government. We have a two party system, in which one wins and one loses. We have adversarial court systems where there is no middle ground: You either win or you lose. Good politicians try their best to accommodate differences by attempting to meet the most important needs of the most people, some are always left disappointed, if not enraged.

On the other hand, learning to lose with grace, to accept that there will always be another day, that sometimes the other side has majority support, or heaven forbid, is right, is also central to our system.

This central principle, that you don't always win and may often lose in the battle over policy, is sometimes lost in our uncivil politics. The worst outcome is what has happened in Arizona, that a person already on the edge of madness appears to have taken the outrage into violence. But in our own towns, we are facing similar anger. Recently, after lengthy and difficult hearings, discussions and a vote regarding the Storrs Center project, members of Mansfield's government received a bitter letter calling us "liars and incompetents".

At this level of government, people serve voluntarily. We desperately need good people to step forward to accept the responsibility of public service. It's difficult to do that when people are subjected to insults and slanders, some with veiled threats. Reasonable people become afraid, just when we need them most. The same is true of the people who choose to work in government.

It's my belief that the anger becomes dangerous when people fail to accept the rules of a democracy: the majority rules, that sometimes you lose, there's always another election, persuasion works best. Everyone needs to just calm down.

Antonia C. Moran