

MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Special Meeting
Thursday, December 20, 2012
Council Chamber, Audrey P. Beck Municipal Building

Members present: Beebe, Bresnahan, Fecho, Ferrigno, Hirschorn, Kazerounian, McGuire, Thompson
Staff Present: Matt Hart, Town Manager
Linda Painter, Director of Planning and Development

The meeting was called to order at 5:33 p.m. by Hart.

Approval of Minutes

- October 25, 2012: Hirschorn MOVED, Thompson SECONDED approval of the minutes as written. The motion was approved unanimously.
- November 15, 2012: Fecho MOVED, Hirschorn SECONDED approval of the minutes as written. The motion was approved unanimously.

Public Comment

- Cynthia van Zelm, Executive Director of the Mansfield Downtown Partnership, updated the Commission on recent openings at Storrs Center

Staff Reports

- **Business Activity.** Hart and Painter updated the Commission on new businesses (either open or anticipated) including the opening of 7-11, The Flower Pot and Mooyah Burgers & Fries at Storrs Center, Husky Grab and Go across from Town Hall, and anticipated openings of Michaels Arts and Crafts at Eastbrook Mall and the Cumberland Farms at Four Corners.
- **Events.** Painter provided an update on the Local First Mansfield events held during November and December.
- **Chamber of Commerce/MBPA Association.** Hart advised members that the Town is a member of both the Tolland and Windham Chambers of Commerce. He also provided information regarding the Mansfield Business and Professional Association (MBPA) which meets monthly on the fourth Tuesday at the Community Center. Painter will send calendar invitations for the MBPA meetings to the members.
- **Other.** Hart and Painter updated the Commission on a variety of initiatives, including the proposed UConn Technology Park and coordination with UConn on businesses looking to relocate out of the current incubator space. Hart noted that he would like to ask UConn to the next meeting to do a presentation on the Technology Park and incubator program. Items for future EDC meetings include inviting members from other EDCs in the region for a discussion of regional efforts and a presentation from an Economic Development Director in the greater Hartford area regarding the role of an Economic Development Commission. Hirschorn questioned what the Town was doing to address permitting/zoning issues that are coming up during the process of trying to find spaces for businesses leaving the incubation program. Hart indicated that answers to that question would be discussed under the Mansfield Tomorrow item under New Business.

Old Business

- **Water Supply EIE.** Hart and Painter provided an update on the UConn Water Supply EIE and distributed a copy of the comments submitted by the Town in response to the EIE. Bresnahan noted that a statewide water supply planning process is needed as the EIE process is more of a specific project review. Hart also noted that the University has express interest in divesting itself of off-campus water service.

New Business

- **Election of Officers.** Ronald Beebe MOVED, Ferrigno SECONDED the nomination of John McGuire as Vice Chair. The motion was approved unanimously.

The positions of Chair and Secretary remain unfilled; election of officers for these positions will be on the January meeting agenda.

- **Mansfield Tomorrow Initiative.** Painter provided an overview of the Mansfield Tomorrow Initiative, including the scope of work, timeframe, and creation of advisory groups to assist in the effort. Representatives from the EDC may be asked to serve on one or more of these advisory groups. The EDC will be able to provide feedback through staff and representatives on the advisory groups. Painter distributed a handout on the initiative and noted that community events are tentatively scheduled for January 30th and March 9th. Staff also asked members to email suggestions with regard to community stakeholders to involve in the advisory groups.
- **Storrs Center Fiscal Impact Study.** Hart provided an overview of the Storrs Center Fiscal Impact Study using the handout from the packet. The study projects that Town expenses from the project will be covered by tax revenues from the project in the next few years, and that there will be a net increase to overall tax revenues once the town's expenses are recouped and the abatement period passes.

Communications

- No communications were noted.

Adjournment

McGuire MOVED, Beebe SECONDED to adjourn the meeting at 7:15 p.m. The motion was approved unanimously.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development