

## MINUTES

**Members Present:** Chair S. Ferrigno, K. Dilaj, N. McKenney, V. Souter-Kline, L. Watson, A. Raggi

**Members Absent:** None

**Ex-Officio Members Present:** B. Coleman

**Ex-Officio Members Absent:** A. Moran

**Staff Present:** R. Aylesworth, Town Manager; C. van Zelm, Executive Director, Mansfield Downtown Partnership; J. Stern, Administrative Assistant, Mansfield Downtown Partnership

### 1. CALL TO ORDER AND ROLL CALL

Chair Ferrigno called the meeting to order at 6:02 p.m.

### 2. OPPORTUNITY FOR PUBLIC COMMENT

None.

### 3. APPROVAL OF MINUTES

McKenney MOVED, Souter-Kline SECONDED to approve the February 17, 2022 and March 17, 2022 minutes as presented. Motion PASSED unanimously.

### 4. REPORTS

#### A. MEMBER UPDATES

No report.

#### B. Staff Updates

Van Zelm said the three recipients of the Taste of Mansfield Champion Award will be presented at the Monday, May 23 Town Council meeting. She also said Aylesworth and some others were notified about the DECD Community Investment Fund program, which they will review to see if the Town qualifies for any funding.

#### C. Business Updates (Closings/Opening)

Van Zelm said Jefferson Fry Company has received its sign approvals and is in the process of moving into the former location of Husky Pizza. She expects the restaurant to open by the end of the summer.

McKenney asked whether D & D Auto Repair closed. Ferrigno said he heard that all businesses in Holiday Mall need to be out by late summer or early fall to allow for construction of the new mixed-use development The Standard. Stern and van Zelm said Brother's Deli closed and University Plaza owner Manny Haidous is trying to fill the space.

#### D. Housing Updates

Housing updates will be covered under item 5B, Subcommittee Updates.

#### E. EDC Calendar

There are no significant updates.

## 5. DISCUSSION ITEMS AT MEETING

### A. Update on American Rescue Plan Act (ARPA) Local Small Business Assistance Proposal

Aylesworth said the Town Council was presented on May 9 with a proposed policy document and application form for the local business assistance program. The Town received \$370,000 in funding for local business assistance, and the grant awards will be capped at \$10,000, allowing at least 37 recipients. Aylesworth outlined the criteria for eligibility and said priority will be given to minority-, women-, and veteran-owned enterprises, as well as businesses that have not previously received COVID-related financial assistance. The program will begin on or around June 1. Van Zelm said some small businesses have already expressed interest.

Dilaj asked if businesses will need to use the funding for any specific purpose. Aylesworth said the goal is to allow flexibility, but businesses will be expected to articulate their impact and planned use of the funds. Possible uses might include payroll costs, utilities, and rent and mortgage assistance.

### B. Subcommittee Updates

Ferrigno said the Governance Subcommittee is focusing on filling the three empty seats on the EDC.

Ferrigno said he sent a list of businesses and interview questions to the Business Outreach Subcommittee to prepare to interview businesses to evaluate their challenges and opportunities and to see how the EDC can assist.

Ferrigno said the Development Project Review Subcommittee met directly before this meeting. The Subcommittee is currently focusing on reviewing a proposed set of guidelines to establish a Mixed Use Center-Transition zoning category. These proposed regulations were drafted by an applicant hoping to develop an area near Four Corners that borders a residential neighborhood on Timber Drive. Ferrigno and Watson plan to review the guidelines and draft a response to present to the Planning and Zoning Commission.

Ferrigno said Linda Painter, Director of Planning and Development, also updated the Subcommittee on The Standard at Four Corners. The recent applications to redevelop Champagne Motor Car Company and Villa Hills have been withdrawn due to time constraints. A public hearing was recently held on a proposed wine-tasting room in Kirby Mill. Ferrigno also said the Town received a grant toward the Eagleville Green affordable housing project on South Eagleville Road.

In response to a question from McKenney, Ferrigno said the property being developed for The Standard is 398 units.

Souter-Kline asked if any traffic calming efforts are tied to the Eagleville Green project. Ferrigno said the possibility of adding a median to South Eagleville Road between Separatist Road and Route 195 has been discussed. Van Zelm said adding additional signage for the crosswalks in the area has been proposed as well.

### C. Taste of Mansfield Partners Meeting on June 9 at Noon at UConn Spring Valley Farm

Van Zelm said the staff team is looking for representation at the Taste of Mansfield Partners meeting from the EDC and other committees and commissions. The partners meet every month to discuss promotion of local agriculture and opportunities to brand events with the Taste of Mansfield label. The partners include Human Services, the Mansfield Senior Center, the Mansfield Public Library, the Mansfield Downtown Partnership, the EDC, and the Agriculture Committee, among others.

### D. Town/UConn Collaboration Update

Ferrigno said the Town/UConn Development Framework Group met earlier this week, and a small working group within the larger group is working on the framework language for collaboration on development projects. UConn's planned projects include redevelopment of the Mansfield Apartments site and a new dormitory near Mirror Lake. The Standard and other Town projects were also discussed at the meeting. The next meeting will likely be in mid-June.

Ferrigno also mentioned that Secretary of Energy Jennifer Granholm will be visiting UConn on Friday, May 20.

#### **E. Promotion of Arts in Mansfield**

Ferrigno said Coleman recently raised the idea of an event on Betsy Paterson Square to celebrate and showcase the work of local artists. Ferrigno and Coleman will likely meet next week to discuss the idea further. Coleman said adding a guest speaker to the event could help attract people. Van Zelm said it would be important to pay attention to what kind of event artists want so it meets their needs.

#### **F. Discussion of In-Person Meetings**

Van Zelm said virtual meetings are currently still allowed, with the option of setting up a hybrid process for members to phone into meetings if they are in person. The Planning and Zoning Commission has returned to virtual meetings due to the complexities of having a hybrid option.

The EDC agreed to continue with virtual meetings for the time being.

### **6. COMMUNICATIONS**

All noted.

### **7. FUTURE MEETINGS**

#### **A. Upcoming Meeting Schedule**

The next regular meeting is scheduled for June 16, 2022 at 6:00 p.m.

#### **B. Future Meeting Topics**

No future meeting topics were discussed.

### **8. ADJOURNMENT**

Coleman MOVED, McKenney SECONDED to adjourn. Motion PASSED unanimously. The meeting adjourned at 6:37 pm.

Respectfully submitted by:  
Joshua Stern  
Administrative Assistant  
Mansfield Downtown Partnership, Inc.