

## MINUTES

**Members Present:** C. Chukwuogor, W. Okeson

**Staff Present:** C. van Zelm, Executive Director - Mansfield Downtown Partnership and M. Ollennu, Administrative Assistant - Mansfield Downtown Partnership

### 1. CALL TO ORDER AND ROLL CALL

Chukwuogor called the meeting to order at 9:09 a.m.

### 2. OPPORTUNITY FOR PUBLIC COMMENT

None.

### 3. APPROVAL OF MINUTES

Chukwuogor MOVED, Okeson SECONDED, to approve the January 16, 2020 meeting Minutes. Motion PASSED unanimously.

### 4. DISCUSSION ITEMS AT MEETING

#### A. Update of Mansfield Opportunity Zone including review of website, Site Selection ad

Van Zelm updated members on progress of Town funded marketing initiatives to promote the Opportunity Zone in publications such as the CT Site Selection magazine. Two ads have been placed so far since August 2020. Van Zelm will also update members of the EDC and the Partnership Board of Directors on the Site Selection ad. She also commented on the interest generated after the CT DECD meeting last year with an increased interest in development in the Four Corners Area and the UConn Depot Campus.

Chukwuogor inquired on why there is no disclosure from businesses who are taking advantage of tax incentives and asked if members of the Subcommittee can be provided with details of businesses interested in the Opportunity Zone. In answering the above, Van Zelm noted that businesses are not required to disclose details of business proposals if they are not already in the public domain and commented on the periodic information provided by Linda Painter of the Planning and Zoning Department to update the EDC of new or pending developments and business permit issuances. Van Zelm encouraged Chukwuogor and others to ask development teams whether they are taking advantage of the Opportunity Zone incentives when presenting to the EDC.

Okeson also reiterated the need to have the necessary documents and information to aid in his duties as a member. Van Zelm will send hard copies of the Opportunity Zone map and other relevant documents to Okeson and Chukwuogor.

## **B. Update on parcel book of Mansfield properties**

Van Zelm briefed members on the development of a digital parcel book in partnership with Linda Painter, Director of the Planning and Zoning Department, to highlight available properties for commercial and light industrial usage. The book will be marketed to developers, business owners and others. Some printed copies will be distributed and a digital copy will be uploaded on the Town's website.

## **C. Update to EDC**

The Subcommittee and van Zelm will update members of the EDC on the activities of the Subcommittee. Chukwuogor asked for clarification on the continued relevancy of the Subcommittee if the larger discussion of business sourcing and retention by the EDC is no different from the work of the Subcommittee. Van Zelm suggested that the future of subcommittees be discussed once more members are on the EDC.

Van Zelm informed members of upcoming public hearings for the J.E Shepard/ Capstone proposal and the Agbotic Smart Farm proposal and encouraged members to ask direct questions to businesses during this public hearings.

## **5. COMMUNICATIONS**

None noted

## **6. FUTURE MEETINGS**

**A. Upcoming Meeting Schedule-** Next meeting is scheduled for July 8, 2021

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

None noted

## **7. ADJOURNMENT**

Chukwuogor MOVED to have the meeting adjourned, Okeson SECONDED, the meeting was unanimously adjourned at 9:35am.

Respectfully submitted by

Mary Ahima Ollennu