



REGULAR MEETING MINUTES  
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION  
MANSFIELD TOWN HALL, 4 S. EAGLEVILLE ROAD, CONFERENCE ROOM B

THURSDAY, MARCH 28, 2019 ■ 6:30 PM

MEMBERS PRESENT: C. Chukwuogor, D. Fecho, S. Ferrigno, M. Hirschorn, L. Watson,  
EX-OFFICIO MEMBERS PRESENT: P. Shapiro (in at 6:52 p.m.)  
MEMBERS ABSENT: R. Beebe, J. McGuire, G. Thompson, B. Wiles  
STAFF PRESENT: D. Kennedy, L. Painter, J. Woodmansee, C. van Zelm

### CALL TO ORDER AND ROLL CALL

S. Ferrigno called the meeting to order at 6:38 p.m.

### OPPORTUNITY FOR PUBLIC TO COMMENT

There were no comments from the public.

### MINUTES

M. Hirschorn MOVED, S. Ferrigno seconded to approve the February 28, 2019, meeting Minutes as presented.  
MOTION PASSED (C. Chukwuogor abstained).

### DISCUSSION ITEMS

- **Review Work Plan Priorities**

S. Ferrigno reviewed the Work Plan Priorities and reported that business visits are on-going and future efforts will focus on new businesses and businesses that have recently left town.

- **Update on 2019-2020 Town Manager Proposed Budget**

D. Kennedy reviewed his proposed budget. He reported the following;

- Budget includes a 3.2% increase in the tax rate,
- Budget results in a .99 mill rate increase (\$13/month increase on house appraised at \$225,000), and
- As compared to similar towns, Mansfield is an average of 5 mills lower;

Members discussed the effect of the Region 19 budget, a potential reduction in State funds, the requirement for an increased contribution to the teachers' retirement, loss in ESC funding, and effects of crumbling foundations.

- **Discuss Update to Town Council on EDC Work Plan**

S. Ferrigno reported that he and J. McGuire will present their update to the Town Council on Monday, April 8, 2019. All EDC members are encouraged to attend.

- **Review of draft meeting calendar**

Members reviewed the draft calendar of meeting topics which L. Painter prepared.

### OTHER BUSINESS FOR MEETING

- **Member Updates**

D. Fecho reported that he is now the Program Director for the Windham Arts and hosts a radio show on WILL.

- **Staff Updates**

C. van Zelm reported on updates with regard to the work surrounding the Opportunity Zone and that two events are being planned on April 23<sup>rd</sup> and May 1<sup>st</sup>.

L. Painter reported that the PZC unanimously approved the amended text application of The J.E. Shepard Company and the next step will be for the applicant to submit a Special Permit application.

D. Kennedy provided an update as to the Town's work with CREC regarding the Opportunity Zones and that the market analysis should be completed soon. Members discussed whether Congress might extend the capital gains benefit into 2020. D. Kennedy also noted that the Town Council will discuss incentives in the near future.

D. Kennedy discussed virtual advertisement space and how this could benefit the Town.

D. Kennedy discussed the recent developments in addressing the parking situation in Downtown Storrs and that the Town is investigating a pay by app option that would allow parkers to add time if they needed it.

Members discussed the pros and cons of the pay by app option.

D. Kennedy will be making appointments to the Commission to replace R. Beebe and G. Thompson.

- **Openings/Closings of Businesses/Housing Changes**

It was reported that Francesca's will not be occupying the space in the Spring Hill Inn and that the owner of the Spring Hill Inn is exploring options with regard to the property. It was also reported that there has been progress with Daddy's Noodles, and a reconstituted business going into the former Tang space. In addition, it was reported that Select Physical Therapy is looking to expand their current space.

## **FUTURE MEETINGS**

The next regular meeting is scheduled for Thursday, April 25, 2019, in Conference Room B at 6:30pm.

## **ADJOURNMENT**

D. Fecho MOVED, M. Hirschorn seconded, to adjourn at 8:03 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted:

Jillene B, Woodmansee  
Planning and Development Assistant