



**TOWN OF MADISON
CONNECTICUT 06443
ECONOMIC DEVELOPMENT COMMISSION**

Approved May 12, 2016

Minutes of the regular meeting of the Economic Development Commission held on April 14, 2016, 7:30 p.m. at Madison Town Campus.

Present: Commissioners Ryan Duques, Jim Ball, Anne Foley, Ed Pellegrino, Chris Weiller

Also present: Tom Banisch, First Selectman; Robert Hale, Selectman; Dave Anderson, Town Planner; Mike Ott, Public Works Director

1. Approval of minutes of regular meeting, March 10, 2016. On motion made by Mr. Duques, and seconded by Mr. Pellegrino, the Commission voted unanimously to approve the minutes of the regular meeting of March 10, 2016 as submitted.
2. Public Comment. There were no public comments.
3. Website Update. Mr. Duques noted that since Jan Nelson advised that she will not be continuing as the EDC web site facilitator, the Town IT staff has agreed to maintain the site using the same domain name. The website will basically remain with the same format. Mr. Duques noted that the web cam went down for a period but it is back up and operating now.
4. Venue Management Update. Mr. Duques noted that Mr. Banisch has agreed to contact the Beach and Recreation Commission to get their updated input on their interest in pursuing contracting with a Venue Management company to increase the rental of the Surf Club along with other possible facilities. Slainte Event, which had given a presentation at the March meeting, would be one of the companies given consideration. Anne Foley will follow-up with Mr. Banisch after his discussion with the Beach and Recreation Commission.

Mr. Weiler noted that he is aware of another local Venue Management business and he agreed to contact them to see if they are interested in submitting a proposal.

Ryan Duques, Chairman
Jim Ball – Vice Chair
Anne Foley – Secretary
Chris Weiler

Ed Pellegrino
Eric Perrelli
Lisa Miksis

5. Madison Center Project update. Mr. Duques noted that construction on Phase 2 of the Madison Center Project is moving along smoothly although the contractor was slowed down a little due to the rain. Tomorrow they will be laying the second half of the concrete and next week they will begin to lay the asphalt and brick. The south side is less complicated than the north side. He noted that the business owners in the area are pleased with the work being performed and the public has been understanding about the temporary impact of the project on parking.

Mr. Duques questioned what would be the cut off for planting the trees. Mr. Ott noted they planned to do the planting of the trees in May and this aspect of the project should move along quickly. The goal is to complete Phase 2 by July 4th.

Mr. Ott also noted that the luminaire samples will be installed by the end of May so they can be viewed and a style selected.

In response to a question by Mr. Duques on the status of the possible project grants, Mr. Banisch noted that the status of grants is uncertain due to the current State budget concerns. They will know more after May 5th when budget legislation will be finalized.

In response to a question by Mr. Duques, Mr. Ott noted that the LED lighting on the north side parking lot is installed and is proving to be a nice improvement. The lot is well lit and there is no spillage of light to the surrounding area. He would like to see some landscaping done to improve the aesthetics.

Mr. Anderson noted that a Certificate of Insurance was received from Amtrak and was sent to the DOT. The Town has done all it needs to do at this time. Mr. Duques noted that the goal is to have all of the issues resolved to be able to use the Amtrak parking lot by the summer.

6. Discussion and action on advertising proposal. Mr. Duques noted that Mr. Banisch and Mr. Pellegrino had attended the realtor meeting last Friday in an effort to engage realtors to sell Madison as a great place to live and work. There was positive discussion on ways the realtors can participate to encourage people to take a look at Madison. He noted that currently there is a need to sell some of the homes currently on the market to help raise the home values. One idea being discussed is to have a large Town picnic and invite people to come to Madison and learn about the Town to hopefully generate interest in people to move here. The plan is to set-up a Committee of members from the EDC and Chamber to brainstorm and to work on trying to get businesses to donate supplies or contribute to this event as well as work out other details.

Mr. Duques noted that they are working on identifying firms of creative marketing agencies to help market the event. There is a \$5,000 budget for this part of the project and the EDC can consider using the balance of its Tourism budget toward funding the event.

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7. Discussion on a Downtown Development District. Mr. Duques noted that Dave Ranke and Mr. Anderson met to begin to work on some of the details to move toward the creation of a Downtown Development District. Mr. Banish, Mr. Anderson and Mr. Ranke attended a CCM event regarding Downtown Development Authorities and they are working on identifying an expert at the State to help and they are also looking at reaching out to current existing successful Districts for assistance on their experience.

Mr. Anderson noted that they met with Jerry Davis yesterday and talked about setting up a series of meetings with property owners and other networking opportunities. They believe it would be beneficial to find a core of property owners to help drive the process forward.

Mr. Banish commented that two initial areas that could be of interest to property owners include sidewalk maintenance and snow removal, including removing snow in the downtown area from the piles that are generally created. Mr. Ott commented that having the Town take responsibility for sidewalk maintenance, irrigation and snow removal in the downtown area would be an important step toward protecting the substantial investment being made in the downtown improvements. It would also improve the quality of maintenance for the public when they use the downtown area. The Town needs to understand that there would be budget implications for taking on this additional work noting that snow removal can be especially complex in this area.

Ms. Foley commented that the idea of the Downtown Development would mean that the merchants would eventually be contributing for the services to be provided by the Town.

The Commission members agreed it would be beneficial for the Town to take action to begin to accept responsibility for sidewalk maintenance, irrigation and snow removal in the downtown area with the goal of these responsibilities becoming part of the Downtown Development Authority as it is developed.

Mr. Anderson recommended that the Board of Selectmen consider temporarily suspending the sidewalk maintenance requirements for the downtown area for the next couple of years and have the Public Works Department take over this responsibility while work continues to create a Downtown Development Authority.

In response to a question by Ms. Foley, Mr. Anderson noted that, currently, three property owners are very active in the development of the program and are very excited and another three have indicated an interest in becoming involved. He believes the interest will grow as the project moves forward.

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8. Planning and Zoning Report. Mr. Anderson reported on the following:
- Cornerstone Construction submitted an application for a subdivision at the end of Dairy Hill. A zone change is required since this will be an open space subdivision.
 - The Public Works Garage submitted an application for the facility's gas tank.
 - Mike Malone submitted an application for outdoor seating at his facility.

9. BOF Report. Mr. Banisch noted that there will be a special Board of Finance meeting with Senator Kennedy and Representative Kokoruda to provide the Board with an update on the impact of State budget decisions on local towns. There has been some discussion about specific towns, including Madison, losing their ECS grant which could have a \$1.5 million budget impact on Madison. Special Education and PILOT funding is also possibly at risk to close the State's \$900 million gap. Making this full cut all at once would be very drastic and would require immediate action by the Town since the FY 16-17 budget has already been developed. Impacted towns will need to know as soon as possible so there is time to adjust their proposed budgets as necessary.

Mr. Anderson commented that there is State land in Town that would be of interest to private developers and this might be a good opportunity to discuss selling property as an option for the State to gain some revenue.

10. BOS Report. Mr. Banisch noted that budget related issues are the primary topics that need the attention of the Board of Selectmen.

11. Old business. No items were discussed under old business.

12. New business. Mr. Duques noted that Madison had participated in a regional EDC event sponsored by the Shoreline Chamber of Commerce. They are asking participating Towns to share in the cost so are requesting \$500.00 from Madison. This was a well-attended event with good discussion.

On motion made by Mr. Duques, and seconded by Ms. Foley, the Commission voted unanimously to add to the agenda approval of an expenditure of \$500.00 to reimburse the Shoreline Chamber of Commerce for sponsorship of the South Central Economic Summit held on March 28 at 5:00 at the Stony Creek Brewery.

On motion made by Mr. Duques, and seconded by Ms. Foley, the Commission voted unanimously to approve the expenditure of \$500.00 to reimburse the Shoreline Chamber of Commerce for sponsorship of the South Central Economic Summit held on March 28 at 5:00 at the Stony Creek Brewery.

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Mr. Duques advised of a joint Chamber of Commerce and Economic Development Commission event scheduled for Friday, May 6, 8:00 – 9:30 at the Senior Center, as a part of Small Business Week. The event will feature a presentation on “Getting Your Business On-Line”. Mr. Duques will forward details on the presentation to Commission members.

13. Adjournment. On motion made by Mr. Weiler, and seconded by Mr. Duques, the Commission voted unanimously to adjourn the meeting at 8:30 p.m.

Terry Holland-Buckley
Clerk

Ryan Duques, Chairman
Jim Ball – Vice Chair
Anne Foley – Secretary
Chris Weiler

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Eric Perrelli
Lisa Miksis