



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

Approved November 10, 2016

Minutes of the regular meeting of the Economic Development Commission held on October 13, 2016, 7:30 p.m. at the Madison Town Campus.

Present: Commissioners Ryan Duques, Anne Foley, Lisa Miksis, Eric Perrelli

Also present: Dave Anderson, Town Planner

Mr. Duques called the meeting to order at 7:30 p.m.

1. Approval of minutes of regular meeting, September 8, 2016. On motion made by Ms. Foley, and seconded by Ms. Miksis, the Commission voted unanimously to approve the minutes of the regular meeting of September 8, 2016 as submitted.
2. Public Comment. There were no public comments.
3. Website Update. Mr. Anderson noted that there is a special area on the EDC website geared toward marking businesses and people looking to relocate to Madison. Individuals are also able to sign up for information and for updates. The search finder remains active.
4. Venue Management Update. Ms. Foley noted that a meeting is set up for next Wednesday for her and Mr. Anderson to meet with Scott Erskine, Director, Beach and Recreation Department, to discuss venue management.

Mr. Duques noted that he had talked to Mr. Banisch to provide an update on the Commission's discussions over the past few meetings noting that their hope is to be able to move forward on the process for utilization of a venue management firm.

Ms. Foley agreed to contact the company that had submitted a proposal to confirm their continue interest in providing this service to the Town.

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 two weeks ago, Board of Finance member Mark Casparino, inquired about what was needed financially to complete Phase I of the Madison Center project. He was advised that \$306,000 was needed for the completion of Phase I including connecting the electricity for the light poles and for servicing the buildings. At a previous date the Board of Selectmen had recommended that the Town cover the cost to hook-up the electrical to the new updated system and the funds were included in the CIP Funding to be available in the event that adequate grant funds were not received from a grant. The actual grant received was only for \$400,000 and includes work on the Tuxis walkway, so approval is now needed to use the capital fund to complete the necessary work to connect the electric service. At its meeting on September 21st the Board of Finance voted to approve the release of funds from the Capital Fund to complete Phase I of the Town Center project.

Mr. Duques noted that the lights will be powered up in time for the holidays but the old poles will not be removed until the spring.

6. Update on advertising proposal. Mr. Anderson showed the Commission members options for the pictures for the proposed informational post card for the marketing effort and to include on the website. A photographer had been hired to obtain some new pictures to consider. Since most of the pictures currently submitted are from the summer, they will also be also receiving some pictures from the fall including some school and family oriented pictures. A tentative timeline for the marketing campaign has been developed and members were provided with a copy. Mr. Duques noted that at the November meeting the Commission will be asked to review the creative proposals. He also commented that the materials developed for the advertising proposal might also prove helpful to the venue management efforts.

7. Discussion on Waste Water Disposal System options. Mr. Duques noted that a meeting was held with representatives from two waste water engineering firms. Mr. Anderson noted that at the meeting there was discussion on options for management of wastewater. Mr. Ott had recommended that targeted soil testing and additional study of downtown water usage be conducted. The study should include looking at the development potential under the present situation and then a review of the development potential with a wastewater project in place. Mr. Anderson noted that there has been some discussion regarding the option of purchasing and expanding existing community wastewater treatment systems to provide additional capacity for the downtown area.

8. Planning and Zoning Report. Mr. Duques asked Mr. Anderson to provide an update on the status of the Academy School building. Mr. Anderson noted that a series of workshops will be scheduled to educate the public on the background and to present 4 – 5 different development scenarios for the site and the impact of these various options. They will then issue an RFP Statewide for redevelopment opportunities that could receive public support. The services of a facilitator will be utilized to help with the development of the RFP and to review proposals.

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

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Lisa Miksis

Mr. Perrelli commented that he has heard some discussion regarding moving the Town Campus to Academy School and Mr. Anderson noted that this could be another option to review.

Mr. Anderson reported on the following:

- An application has been submitted for a proposed marina project with a shell building to be used for a commercial application in the future. The Corps of Engineers approved the slips after some environmental concerns were addressed. This project has now been delayed and will go the PZC in November.
- An application for a replacement tower for the Communication tower will be presented at the November PZC meeting.
- A meeting was held with Mr. Davis regarding a possible downtown project.
- The movie theatre has expressed an interest in pursuing a LED marquis sign for the theatre front to draw more attention to the theatre. The owner plans to go to the PZC for input before submitting a formal application. It has been suggested that he provide a sample of what the sign would look like to assist with the review of this request.

9. BOF Report. No Board of Finance report.

10. BOS Report. No Board of Selectmen report.

11. Old business. There were no items discussed under old business.

12. New business. There were no items discussed under new business.

13. Adjournment. On motion made by Ms. Foley, and seconded by Mr. Perrelli, the Commission voted unanimously to adjourn the meeting at 8:15 p.m.

Terry Holland-Buckley
Clerk

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

Ed Pellegrino
Eric Perrelli
Lisa Miksis