

**Ad-Hoc Academy Investigation Committee**  
**Academy School**  
**Meeting – January 13, 2012, 7:30 am**  
**Meeting Minutes**

February 8, 2012

**OLD BUSINESS**

1. Meeting was called to order at 7:30 am December 16, 2011. In attendance were David Kadamus, Joe Beerbower, Matt Callahan, Jon Pardo, and Kathy Rossini.
2. Minutes from December, 2011 meeting were submitted and approved.
3. Schedule of Regular Meetings for Committee were submitted and approved.

Schedule of Meetings for 2012: All meetings to begin at 7:30 am and be held in  
Lower Room Memorial Town Hall

February 10, 2012

March 9, 2012

April 13, 2012

May 11, 2012

June 8, 2012

4. Public Comment:

Emily Eisenlohr from the website Madison Patch addressed the Committee members. She stated that she would be writing a series of articles relating to the future of the Academy School building for Madison Patch. She related to the Committee some of her findings from discussions with town residents regarding the building. Many expressed interest in affordable housing, particularly for seniors. Other potential uses included a library, meeting or recital space, and commercial/retail. Many expressed concern for history of building and maintaining current exterior and/or facade.

5. Status Reports of Committees:

A. Use of Space, Benchmarking - JB, JP

Suggested that group speak with officials in Wethersfield who converted old school into cultural center. Continues to speak with other towns (Simsbury, Clinton, Glastonbury, Westport) about projects involving school conversions. Also expanding to additional towns.

B. Private Development. MC

Committee was briefed on meeting with 1st Selectman McPherson. No single priority

from Town in regards to use of building. Selectmen looking for creative ideas from Committee.

Walk through with private developers (Bridge Street Properties, Inc) reiterated many of same conclusions from prior reports (JCJ etc) about condition of building and repairs that would be needed. Major concern that cost of repair and refurbishment is above current market value for building. Also, lack of parking is a problem. Concluded that some form of subsidized senior or assisted living is probably highest and best use for building.

Methods that could be employed to sell to or involve developers include:

1. Auction Method - Building is sold to private owner at highest and best level.
2. General Request Approach - Town solicits RFP from developer community and decides winner. This method can result in outright sale or Town retaining ownership.
3. Specific Development - Town decides specific use for building and solicits bids for development.
4. Public/Private Partnership - Town solicits bids for development of private space (eg affordable housing) while retaining part of building for public use. Library project in Irvington, NY is an example of this method.

#### C. Website - JB

Met with Art Sickle and Rita Boland from Town. Website landing page will be posted at [MadisonCT.org/Academy](http://MadisonCT.org/Academy). Old reports, meeting notes and information of interest will be found here.

#### D. Integration with Town Finances - KR

Kathy Rossini obtained report detailing current expenses for maintaining Academy school for past 3 years from Bill McMinn. Costs include actual dollars spent on building for electrical, maintenance and phone. Does not include costs related to occasional cleaning, trespassing etc. Does not include price for benefit of training conducted by Police and Fire Departments.

### **NEW BUSINESS**

1. Committee would approach Board of Selectmen to present an interim report, tentatively scheduled for February meeting.
2. Committee would then conduct meeting with Town residents for input.

3. Meeting adjourned at 9:00 am.