

SUBJECT TO APPROVAL

Meeting Date: Tuesday, June 2, 2020
6 PM

Meeting Place: Zoom Video Conference
Island Ave Ad-Hoc Committee

Subject: Minutes of June 02, 2020, Meeting

IAAC Committee Members in Attendance (via Zoom Video):

Rich Bonnanzio
Graham Curtis
Jason Brown
Athena Nomikos
Joe Paradiso
Lauren Rhines (Main Office)
Alan Goldberg (Selectmen Designated)
Guest: None

Graham Curtis called the Meeting of Island Ave Ad-Hoc Committee (IAAC) to order at 6:06 PM

1. Pledge of Allegiance
2. Approval of prior minutes (May 26, 2020, Meeting Minutes)
3. Public Comment (none)

OLD BUSINESS

4. IAAC Approved May 26, 2020, Meeting Minutes
5. Discussion on the status of Deed Resolution: Law Firm hired to review Island Avenue School property deed. Due diligence includes Deed and Heir review, Titles, Restrictions, and Covenants related to the original Deed on the property.
 - a. This activity relates to the designated use for the property and requires adjudicated closure before any property redirection unless the property remains as a school.
 - Comment: The original family owners have the right of first refusal to any redirection of property other than the use as a school.
 - b. Status: Heirs identified, and current feedback is for a beneficial resolution and closure to this action item. At this present time, the risk is considered low of any interference with decisions regarding Island Avenue School's plans; however, the Town Attorney office must close out this action item before moving forward.
 - Once heirs resolution completed, a Level 1 Schedule based on the above will then be outlined further for review
 - c. Deed Review Status: Ongoing and moving forward.

6. Lease Update: The Board of Finance approved a lease modification agreement for one year with OLMPA. There is a second, one-year term that is optional and pends a Town Meeting approval of the voters of Madison.
7. Three (3) Engineering proposals have Submitted to IAAC for review. Review to continue pending any changes or recommendations from June 8 BoS Meeting.
 - a. G. Curtis to present on June 8 BoS a request for a \$10,000 Budget amount to support the completion of selected proposal studies.
 - b. BoS is reviewing the current request as not to change nor alter currently approved town budgets. The offer is under review for approval by BoS.

NEW BUSINESS

8. Public Outreach Plan: IAAC to prepare a survey using existing town web services that will be available to the general public for public feedback. This survey will be widespread and offer first pass recommendations from feedback received. The draft of the survey will have one question (top five desired uses for the property and why). There will be five fields for residents to fill-in. Draft of survey under consideration, included in package prepped for June 8, 2020, BoS review.
9. Other ongoing Public Outreach Program(s): (From prior Meeting) IAAC discussed and reviewed necessary items to develop excellent communication back to the community and to obtain feedback from the community as to any opinions and suggestions. Writing articles in the local newspapers was suggested, along with the survey mentioned in item 8 above.
 - a. Zoom may be used for future public meetings.
10. IAAC is to plan for the June 8, 2020 Board of Selectmen meeting review.
 - a. Suggested Bullet Topics for the review
 - Mission Statement of IAAC
 - Status to date
 - Lease Agreement Status and Provisions
 - Heirs Search and Deed Agreement Status Review
 - IAAC Outline for Decision Process Steps for Community
11. Adjournment. Moved by Graham Curtis, and seconded by Joe Paradiso to adjourn the Meeting at 6:42 PM.

Respectfully submitted,

Rich Bonnanzio

EXHIBIT A: List of TASKS (Under Review)

DRAFT

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting the Town's ADA/Human Resources Director Debra Milardo at 203.245.5603 or by email to milardod@madisonct.org at least five (5) business days prior to the meeting.

	Action Item	Date of Action	Actionee	Notes	Planned Completion Date	Completion Date	STATUS
1	Confirmations needed from Board of Selectmen:	23-Feb-20					
	a Expected date on deed restrictions to be lifted	23-Feb-20		ETA for completion date is 01Mar2021, however due to the long lead-time from Legal, status to remain open Working and Ongoing.	1-Mar-21		OPEN pending Legal review and formally Judicated
	b Status of lease renewal with OLMIPA (after March negotiation)	23-Feb-20		Under Direction of Board			
2	Context around the decision to decommission Island Avenue as a Madison Public School	23-Feb-20		invite the superintendent to the next available meeting, suggest March 10th, unless adjusted by COVID-19 changes. 7500 Gallons per day is recommended limit. Item to remain open			
3	Capacity of current septic system	23-Feb-20					
4	Actual costs to maintain the current building	23-Feb-20					
5	Spec sheets on any underground tanks (if-any)	23-Feb-20					
6	Is the current building/plot of land a viable real estate	23-Feb-20					
7	What are the town of Madison's immediate needs for additional residential housing or senior housing?	23-Feb-20					
8	Feasibility study on traffic impact	23-Feb-20					
9	Initial thoughts/recommendations with wetland	23-Feb-20					

Revision: v00 (Initial Release) : 15-Mar-20

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