

# SUBJECT TO APPROVAL

**Meeting Date:** Tuesday, July 14, 2020  
6 PM

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

**Subject:** Minutes of July 14, 2020, Meeting  
**IAAC Committee Members in Attendance (via Zoom Video):**

Present	Committee Member
✓	Rich Bonnanzio
✓	Graham Curtis
✓	Jason Brown
✓	Athena Nomikos
✓	Barbara Resnick
✓	Joe Paradiso
✓	Lauren Rhines (Main Office)
✓	Alan Goldberg (Selectmen Designated)

Guest: No Public Attendees at this Meeting

IAAC Chairperson, Graham Curtis called the Meeting of Island Ave Ad-Hoc Committee to order at 6:01 PM

1. Pledge of Allegiance
2. Meeting Minutes for June 30, 2020, was Approved
  - a. All in Favor with no changes, additions nor deletions
3. Public Comment: None, no attendees from the public were in attendance

## **OLD BUSINESS**

### **4. Update from Board of Selectmen:**

- There were no IAAC updates from the Board of Selectmen for this period. This space reserved for future updates from BoS.

### **5. Deed Restriction/Resolution Update:**

- a. For continued background information from prior meetings, Law Firm hired to review Island Avenue School property deed in continually working toward completion of this task. This task is a working and ongoing investigation regarding property rights. Due diligence includes Deed and Heir review, Titles, Restrictions, and Covenants related to the original Deed on the property.
  - A reference note to all: 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. The original family owners have the right of first refusal to any redirection other than the use as a school.

**b. Status of Deed Restriction/Resolution:**

- Ongoing and moving forward.
- Lawfirm has collected heir information and is working toward completion.
  1. The current locatable heirs identified are in the United States versus foreign entities, however resolution may require additional steps up to and including Judicial approval(s).

**6. Public Outreach Process:**

- a. Results of first Public Survey: Final results received by IAAC and committee are assessing the feedback. Summary to be presented once data is reviewed in its totality.
- b. The next IAAC newsletter and update is in draft form and planned released to the public awaiting final approval.

**7. Septic Feasibility/Engineering Study:**

- a. Feasibility Contract is signed, and the Engineering company is working toward the completion of this study.
- b. Carryover note from prior minutes: The Board of Selectmen has authorized on June 24, 2020, the Ad-Hoc Island Avenue School Future Use Committee (IAAC) to oversee a septic feasibility study of the property (Letter on File).
  - The company conducting the study to be completed by Thomas A. Stevens & Associates, Inc. of Madison.

**NEW BUSINESS**

**8. RFP related to Commercial Appraisal:**

- a. The IAAC discussed an outline for Property Appraisal Request For Proposal regarding Island Avenue School.
- b. Planning and framework of such an RFP will be presented to BoS at subsequent scheduled meetings, but will work lock-step with related BoS/Heir search activity and schedule.
  - IAAC to coordinate with BoS on timing of such a proposal.
- c. **Action Item:** During this discussion, a reminder to complete an earlier action item question regarding the status of oil tank removals. **Actionee:** Al and Graham (The action is just a simple call to facilities and request oil tank removal confirmation)

**9. Adjournment:** Meeting Adjourned at 6:41 PM EST.

Respectfully submitted,

Rich Bonnanzio

## **EXHIBIT A: July 14, 2020, Meeting Agenda**

### **AGENDA Island Ave Reuse Committee (IARC) 14 July 2020 @ 6 PM, Madison ZOOM' Meeting Notice**

1. Pledge of Allegiance
2. Approval of prior minutes (June 30, 2020, Meeting Minutes)

#### **OLD BUSINESS**

3. Item - Deed Restriction update
4. Item - Public outreach process
  - a. Review Survey Questions received
    - i. Summary of Collected Data
    - ii. Next Steps
  - b. Newsletter Feedback (if any)
    - i. Next Steps
5. Item - Status of Engineering Proposal for Septic System Feasibility Study

#### **NEW BUSINESS**

7. RFP related to Commercial Appraisal
8. Other items
9. Public Comment (optional)
10. Adjournment.