



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

Approved September 11, 2008

Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, August 14, 2008, at 7:30 p.m. Madison Town Campus.

Present: Commissioners David Kadamus, Peter Thomas, Peggy Lyons, and Edwin Moore

David Kadamus called the meeting to order at 7:35 p.m.

1. **Public Comments.** There was no discussion under public comments.
2. **Approval of Minutes** After review of the minutes of the regular meeting of June 12 the following corrections were made:

Page 1, item 3, second paragraph, second sentence, insert “and Planimetrics” after “MacBroom”

Page 1, item 3, second paragraph, third sentence, should read “The next step will be to release the survey results to the public.

Page 2, item 4, first sentence should read “Mr. Kadamus felt that the next step should be to research establishing a DDA and develop a plan to move forward.

Page 2, item 4, third sentence, replace “Mr Kadamus began” with “The EDC has begun”

Page 2, item 4, last sentence should read “The Board of Selectmen, planning and Zoning Commission and Board of finance will all need to be involved in this effort.”

On a motion made by Edwin Moore, and seconded by Peggy Lyons, the Commission voted unanimously to approve the minutes of the regular meeting of June 12, 2008 as corrected.

3. **Leadership Transition**

David Kadamus noted that he has submitted his resignation from the Commission due to increased business commitments. He has advised the Selectmen that he would remain a member for a couple of months to assist with the transition of leadership. He thanked the members for their kind comments about his service and he hopes to be able to become involved in volunteer service for the Town again in the future.

In response to a question by Peggy Lyons, David Kadamus noted that the EDC has the authority to call for an election at any time. He will be recommending that the Commission vote on an interim Chairman

who can serve during the transition time while he is still serving as a member. The election of officers will be included as an agenda item for the September meeting.

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Peggy Lyons – Secretary

4. Discussion of Downtown Development Authority. David Kadamus noted that the Commission sub-Committee had met to begin to put together ideas regarding a Downtown Development Authority.

Edwin Moore provided hand-out information on Downtown Development Associations which are established to enhance and promote the downtown and its merchants to increase the value of the downtown area. He noted that research shows that there are both formal and informal authorities that are generally set up as public/private partnerships run by an executive committee with general membership, and adjunct membership. They utilize sub-committees for specific areas or projects such as fundraising, promotion, economic enhancement, redevelopment, design and social networking. Edwin Moore noted that there are Downtown Main Street Associations in Darien, New London, Niantic, Norwich, Rockville, Hartford, Simsbury, Waterbury, and Winstead. The Westport group is not affiliated with the Connecticut Main Street Center.

Edwin Moore reviewed the 8 step approach in traditional business districts noting that the approach should be comprehensive, incremental, requires local commitment, needs a public/private partnership, focuses on existing assets, relies on quality, involves changing attitudes and is implementation oriented.

David Kadamus noted that under a formal option, 75% of the businesses in the district would have to vote in favor of the district. He asked if the sub-committee has worked on developing a on whether a formal or informal option would be more appropriate for Madison. Peggy Lyons noted that the sub committee will be making a presentation of options to the full Commission at a future meeting.

Edwin Moore noted that one option is to set up an advisory committee to the Board of Selectmen to provide recommendations on business issues. Peggy Lyons commented that an informal association

5. OLD BUSINESS. David Kadamus noted that the EDC budget will be submitted at \$7500 for next year, however, the funds will be pooled into a new central fund, Reserve for Planning.

Ryan Duques noted that he will send out to the Commission members, information on the web site.

6. EXECUTIVE SESSION. There was discussion under executive session.

On a motion made by Peter Thomas, and seconded by Jim Ball, the Commission voted unanimously to adjourn at 9:00 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be May 8, 2008, 7:30 p.m. at the Madison Town Campus.

Terry Holland-Buckley  
Clerk

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Peggy Lyons – Secretary

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