



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

Approved August 14, 2008

Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, June 12, 2008, at 7:30 p.m., Madison Town Campus.

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

Absent: Ryan Duques, Jim Satterwhite, Jim Ball

David Kadamus called the meeting to order at 7:40 p.m.

1. Public Comments

There was no discussion under public comments.

2. **Approval of Minutes.** A corrected copy of the minutes of the regular meeting of May 8, 2008 was provided to members.

On a motion made by Peter Thomas, and seconded by Edwin Moore, the Commission voted to approve the minutes of the regular meeting of May 8, 2008 as corrected.

3. Discussion on Downtown Business Survey Results.

Feedback on meeting with Board of Selectmen. David Kadamus noted that the report on the survey of property owners was presented to the Board of Selectmen on Monday. The members of the Board of Selectmen were very supportive and engaged in the discussion and believed the survey provided some interesting insights. The Board felt that one of the more immediate follow-up items resulting from the survey should be the potential establishment of a Downtown Development Authority (DDA). Mr. Kadamus felt this was one area the EDC should prioritize to respond to the survey and the Board's high degree of interest.

The Bradley Road concept plan was not presented to the Board of Selectmen since this presentation will be made to the Planning and Zoning Commission first. David Kadamus recommended that Milone and MacBroom and Planimetrics be invited to assist with the Planning and Zoning presentation. The next step will be to release the survey results to the public.

Edwin Moore
James Satterwhite
Ryan Duques
Jim Ball

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

**4. Next Steps on Downtown Survey and Bradley Road Vision study.
Develop Work Plan and Timetable to move project forward.**

Mr. Kadamus felt that the next step should be to research establishing a DDA and develop a plan to move forward. A structure to move forward could include working with the Planning and Zoning Commission, developing regulations, developing guidelines for signage, banners and seasonal decorations, recruitment of new businesses and development of guidelines for adherence to standards. The EDC has begun initial work on the development of a DDA by gathering information on regulations and obtaining books about the creation of this district, including reviewing a State web site that provides information on regulatory issues. He suggested the formation of a sub-committee to put the plan for moving forward together. The goal would be to present to the Board of Selectman a plan for a DDA sometime in the fall. Peggy Lyons and Edwin Moore agreed to serve as this sub-Committee and develop an outline of the steps needed to move forward. The Board of Selectmen, Planning and Zoning Commission and Board of Finance will all need to be involved in this effort.

Edwin Moore noted that Bob Santy is no longer with the Regional Growth Partnership so is no longer a possible resource for discussion on these issues. Peter Thomas commented that the Commission needs to find out who on staff would be the liaison and they should be invited to attend the initial meeting.

David Kadamus noted that one of the advantages of the DDA is that it provides additional authority for working on Bradley Road development issues such as wastewater management and parking.

The Commission members discussed a timetable. There was discussion on possibly moving the date of the July EDC meeting and to look at a possible presentation to the Planning and Zoning Commission in August.

Peggy Lyons commented that other follow- up meetings need to include the Plan of Conservation and Development and the presentation on Bradley Road. The target date for the Plan of Conservation and Development is January or February.

In response to a question by Peggy Lyons, David Kadamus noted that approximately 50 – 60% of the businesses owners are in the downtown area. The Commission will also have to look at the statistics on the number of business owner who are also property owners.

Peter Thomas commented that there is a need to develop a new way to look at the downtown area especially with the development that has occurred over the past couple of years.

David Kadamus noted that funds still remain in the budget for the Bradley Road Vision Study to continue moving the project forward.

On a motion made by Edwin Moore, and seconded by Peter Thomas, the Commission voted unanimously to approve the allocation of up to \$5000 from the EDC budget for the balance of the work on the Bradley Road Vision Study project.

Edwin Moore
James Satterwhite
Ryan Duques
Jim Ball

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

Peter Thomas recommended that DEP grant options be looked at as possible funding sources for some of the work needed for this project.

3. Old business. David Kadamus noted that information regarding the train station parking deck has been forwarded to the First Selectmen. The plan is for the south side to be open for use at the end of July.

Peter Thomas noted that there has been discussion regarding improved service and noted it will be important that the Town keep advised as they move forward with any update of service. There has been some talk about putting on more trains, which could improve transportation options for people to come from neighboring towns to Madison for work.

4. New business. David Kadamus noted that there is a Chamber of Commerce dinner on Monday and the EDC was invited to put up a table with a slide show outlining EDC activities. Edwin Moore recommended that a copy of the Bradley Road Vision Study also be made available.

5. Executive Session (if needed). There was no discussion under executive session.

On a motion made by Peter Thomas, and seconded by Edwin More, the Commission voted unanimously to adjourn at 8:45 p.m.

The next regularly scheduled Madison Economic Development Commission meeting is scheduled for July 10, 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