



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

Approved November 13, 2008

Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, October 9, 2008, at 7:30 p.m. Madison Town Campus.

Present: Commissioners Peter Thomas, Jim Ball, David Kadamus, Peggy Lyons, and Edwin Moore; Keith Mirante, Coastal Chiropractic and Wellness

Peter Thomas called the meeting to order at 7:35 p.m.

1. **Public Comments.** There was no discussion under public comments. .
2. **Approval of Minutes** Corrections were made to the draft minutes of the regular meeting of September 11, 2008. The Clerk will make corrections and send out a final corrected copy.

On a motion made by Jim Ball, and seconded by Peggy Lyons, the Commission voted unanimously to approve the minutes of the regular meeting of September 11, 2008 as corrected.

3. **Downtown Development Plan.**
  - a. **Feedback on Presentation to Planning and Zoning.** Peggy Lyons reviewed the presentation made on the Downtown Development Plan to the Planning and Zoning Commission. She noted that a presentation was made by representatives of Milone and MacBroom and Planimetrics. The Planning and Zoning Commission gave very positive feedback on the presentation after raising some general questions and questions regarding traffic flow. Comments of David Kadamus were read at the meeting. The Commission was very excited about the project and is eager to work with the EDC and they discussed setting up a sub-Committee moving forward. The general agreement was that plan modifications should be incorporated and then action should be taken to adopt the concept without specifics.

Peter Thomas commented that discussion was fairly general with little discussion on specific details. There was substantial support for the waste water treatment plant project. There was also discussion on the 3D aspect of the next phase of the project to move from the conceptual to a more concrete product that can be used as a base that can continue to be developed.

Peter Thomas further noted that there was discussion about the importance of setting up a dialogue with the Planning and Zoning Commission. This item will be included on the agenda for the January meeting

Edwin Moore  
James Satterwhite  
Ryan Duques  
Jim Ball

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

of the PZC Planning session. Thus far he and Jim Ball have served as EDC contacts to the PZC and he believes there is a need to reenergize the liaison idea.

David Kadamus commented that he believes there is a need for development of a map before moving forward with the 3D model. The map would be a very helpful reference document. The map should be a part of the original charge of the contract so he agreed to contact Planimetrics to request that it be provided. David Kadamus noted that the EDC budget for planning items is \$7000 and he recommended that the Commission request this full amount from the pool of funds available in the Town budget for planning for the 3 D map and then an incremental request will need to be made for the map of East Gate. David Kadamus agreed to contact the Planimetrics representatives to request a change order for a 3D map and obtain a projected budget for the East Gate proposal. He will also discuss the coordination with Milone and MacBroom as a sub-contractor.

In response to a question by Edwin Moore, Peter Thomas noted that the Planimetrics report will provide the Commission with information on potential recommended zoning changes.

b. **Sub-committee Formation.** Peter Thomas noted that at the Planning and Zoning Commission there was agreement that the best way to move forward is to work with an active sub-Committee that will work to give input into the next phase of the project. There is a need to develop a view for the tone and character of the Town. The sub-Committee will first adopt the overview and then as studies provide additional information they will move forward to become more specific. There will also be a need to request funds to move forward with this aspect of the project.

He recommends that there be further discussion at the next EDC meeting on how to form and organize this sub-Committee. Jim Ball agreed to serve on the sub-Committee and David Kadamus also agreed to serve until he is replaced as a member of the EDC.

c. **Next Steps.** Peter Thomas noted receipt of an e mail from SCORE requesting to attend an EDC meeting to explain their counseling program for small businesses. The Commission members agreed to invite them to attend the December meeting since the Main Street presentation will occur at the November meeting.

Peggy Lyons noted that the Regional Growth Partnership has requested to meet with the EDC to discuss business presentations. The Commission members agreed to invite the RGP to meet with the Commission at the December meeting. Peter Thomas agreed to contact the RGP and coordinate a presentation at the EDC's December meeting.

4. Update on Downtown Development Authority Research. Mr. Moore noted that he has been in contact with Ms. Hendrickson, Director, Main Street Center, and she is willing to come to Madison to talk about the Main Street Program with Town representatives. She would be able to assist the Town through the process and with the organizational work for a consulting fee in the \$750 range. The Town would then have access to all of their resources. The Commission members agreed it would be helpful to have Ms. Hendricks attend the November meeting to explain the Main Street process.

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Peter Thomas recommended that a representative knowledgeable on special service districts attend the December meeting. Peggy Lyons noted that she should be able to obtain additional information from CCM.

Peggy Lyons commented that the Commission had discussed the idea of inviting other relevant Boards and Commissions such as the Board of Selectmen and Chamber of Commerce to sit in on any of these presentations.

David Kadamus recommended that the Commission consider including a presentation of the survey. Peter Thomas recommended that the sub-Committee address presentation of the survey results and determine an appropriate time for this presentation.

After discussion, on a motion made by Jim Ball, and seconded by Edwin Moore, the Commission voted unanimously to authorize the expenditure of \$750 for Main Street Center Membership subject to Commission agreement that this would be a worthwhile membership following a presentation on the Main Street Program in November.

5. Other Business.

a. **Regional Partnership for Growth Initiatives.** Peggy Lyons noted that she had attended a meeting with the First Selectman with the Small Business Development Center partly funded by the Small Business Association and the State. In the meeting they talked about gaining more visibility for the EDC especially with local businesses to help them understand what the Commission can do to assist them as a resource and to provide an opportunity for citizens to talk about economic development ideas and projects that would be supported in Madison.

b. **Discussion of Town Economic Development Forum.** Jim Ball noted that there was a forum in Branford that included numerous speakers on smart growth and property taxes. It was noted that there will be 11 bills introduced next legislation session related to smart growth, which involves encouragement of growth near Town Centers and regionalization of services. In this region there is more support for Council of Government rather than a county form of government. Edwin Moore commented that the Smart Growth initiatives include focusing on the village center idea. Peter Thomas discussed the EDC's role in projects commenting that the Commission's role is not to specifically support a proposal but to comment on whether a specific project would have a positive impact on the tax base. He commented that a forum would provide the Commission with an opportunity to make residents and businesses aware of all of the resources available to the Commission.

David Kadamus commented that the Commission has a history of working with businesses and he believes that a downtown development group could have an important role in supporting local business. He believes that a public presentation would be worthwhile to explore and he suggested that consideration be given to a symposium format.

Peggy Lyons commented that a forum would serve to show that the Commission is proactive with working with business issues.

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Peter Thomas recommended that the Commission include discussion on a Town Economic Development Forum on the agenda for the November meeting with the idea of working toward a forum in February to include speakers like Main Street representatives and Milone and MacBroom representatives. Once the proposal for a forum is developed a request for funding will be submitted to the Board of Selectmen.

Edwin Moore recommended that the Commission forward information on the forum to the Source to help build awareness of the Commission's activities.

c. **Tourism.** Peter Thomas noted that the Commission had approved a \$2850 budget for Tourism. He requested that the Commission take action to confirm the authorization of \$1600 from this budget for the Tourism advertisement.

On a motion made by Edwin Moore, and seconded by Jim Ball, the Commission voted unanimously to confirm the authorization of \$1600 from the \$2850 Tourism budget for the Tourism Advertisement.

6. Executive session. There was no executive session.

On a motion made by Edwin Moore, and seconded by Jim Ball, the Commission voted unanimously to adjourn the meeting at 8:50 p.m.

The next regularly scheduled Madison Economic Development Commission meeting will be held on November 13, 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