



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

---

DRAFT

Minutes of a regular meeting of the Madison Economic Development Commission held on Thursday, October 11, 2007, at 7:30 p.m., at the Madison Town Campus.

Present: Commissioners David Kadamus, Jim Ball, Ryan Duques, Peter Thomas, Edwin Moore and Jim Satterwhite; Selectman Bill Gladstone; Al Goldberg, Board of Finance

Absent: Roberta Willenkin

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** Jim Ball distributed copies of the minutes of the regular meeting of September 13, 2007.

Corrections were made and a final copy will be sent to the Town Clerk and Commission members.

The Clerk was asked to include a listing of Commission members absent in future minutes.

On a motion made by Ryan Duques, and seconded by Edwin Moore, the Commission voted unanimously to approve the minutes of the regular meeting of September 13, 2007 as amended.

3. **Old Business.** David Kadamus noted that all of the comments made at the September 13, 2007 meeting regarding the survey questions were incorporated into the updated survey. The final copy was sent to JoAnn Carroll at the University of Connecticut and the Commission members for one final review.

4. **New Business.**

**Progress Report: Property Owners Survey Report and supporting address data for participants.** Jim Ball followed through and provided a list of all property and business owners. The business owners were tracked through personal property tax records. David Kadamus recommended that an additional business property on Sampson Road be added to the list. David Kadamus agreed to assist in putting the list onto an excel spread sheet. Once the spread sheet is completed the next step is

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

to obtain a schedule from CSRA of the survey times and then the letter from David Kadamus and Tom Scarpati will be sent out two weeks in advance of the start of the survey process. The target date is mid-November.

Jim Ball handed out a map of the properties to be included in the survey. David Kadamus noted that there are about 96 properties on the map, however, there could be 2-3 times this number to be surveyed because there is more than one business at some of the addresses.

David Kadamus noted that Tuxis Pond is included on the map and Jim Ball is confirming that this property is owned by the Land Conservation Trust.

David Kadamus noted that the original proposal was for 80 individuals to be surveyed, however, a change order has been completed for an additional \$5000 to increase the number to be surveyed to 150.

The Commission members discussed the idea of producing a press release. David Kadamus also suggested sending the letter to the property owner association to advise them of the survey.

The Commission members reviewed a task list as follows:

- Jim Ball and David Kadamus convert the list of businesses to an excel file and forward the list to UConn.
- UConn develops a schedule
- Two weeks before the survey process begins the letter from David Kadamus and Tom Scarpati is sent to the businesses to be surveyed

**Progress Report: Train Station Construction.** David Kadamus provided members with an update report from Helen Burland on the Madison Shoreline East Train Station. She noted that the south side platform and parking area are expected to be completed in late fall. Design work on the north side platform and pedestrian bridge will begin in 2008 with construction completion expected early in 2010. Design work on the tiered parking structure is scheduled to begin in 2008 with construction completion expected late in 2011. Helen Burland also noted that periodically the Town receives updates from the Department of Transportation Office of Rail. David Kadamus noted that the existing parking lot and train station need to be left as overflow parking until the tiered parking structure is completed. They are looking at the idea of a shuttle bus once the tiered parking structure is completed. It was noted that the number of spaces that will be provided in the new garage is 199 to stay under a specific threshold.

**Other Bradley Road Development Issues.** David Kadamus noted that there has been correspondence between Planimetrics and the Planning and Zoning Commission. David Kadamus reviewed the scope of work for Planimetrics who will be providing a response in November or December.

Peter Thomas expressed concern that the Commission is paying the Planimetrics bill and setting the criteria so they need to be accessible to the Commission as the primary contact. David Kadamus will clarify the role of other Town agencies.

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

Mr. Moore requested that a monthly written report on the status of the project will be provided by Planimetrics. David Kadamus agreed to submit this request.

Peter Thomas recommended that the Commission work on creating a calendar of items that the Commission would like to accomplish next year and begin to prioritize the list for planning purposes. The Commission members agreed this should be discussed at the next meeting. Ideas to be discussed include downtown vision, East Gate, West Gate and New Road and the Green Hill Road area.

David Kadamus noted that he has not seen any new proposals submitted to the Planning and Zoning Commission.

Bill Gladstone noted that a resident has been talking about an active adult community development. These types of development can add to the tax base without adding school age children to the community. David Kadamus noted that this type of development also serves to meet the needs of older residents.

Peter Thomas noted that there has been some development on the south side of Durham that is now serving North Madison residents. Further discussion on what type of development the Commission should encourage for the benefit of the Town should also be discussed at the next meeting.

David Kadamus agreed to invite a representative liaison from the Planning and Zoning Commission to attend the next EDC meeting.

5. **Other New Business.** David Kadamus noted that a request was received from the Board of Finance for an EDC representative to attend a Board of Finance meeting on a quarterly basis to provide an update on EDC efforts and activities being pursued with the EDC budget funds. Peter Thomas commented that he believes the Town receives a good return on the budget funds spent on EDC activities.

Al Goldberg thanked the member of the Economic Development Commission for their efforts.

6. **Executive Session.** There was no executive session.

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

The next regularly scheduled Madison Economic Development Commission meeting will be November 8 , 2007, 7:30 p.m. at the Madison Town Campus.

Terry Holland-Buckley  
Clerk

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary

Edwin Moore  
James Satterwhite  
Ryan Duques  
Roberta Willenkin

David Kadamus – Chairman  
Peter Thomas – Vice Chair  
Jim Ball – Secretary