



Town of Madison, CT

Economic Development Commission

Draft

Minutes of a regular meeting of the Economic Development Commission held on June 10, 2021 via Zoom Videoconferencing

Present: Commissioners Ryan Duques, Anne Foley, Lisa Miksis, Mark Steffen, Jonathan Stein

Also present: Dave Anderson, Town Planner; Bruce Wilson, Board of Selectman; Justin Murphy, Board of Finance; Dave Milano, Milano Development

Mr. Duques called the meeting to order at 7:00 p.m.

1. Approval of minutes of regular meeting May 13, 2021. On motion made by Dr. Stein and seconded by Ms. Miksis, the Commission voted unanimously to approve the minutes of the regular meeting of May 13, 2021 as submitted.
2. Public comment. There was no discussion under public comment.
3. Tax Abatement Request. Mr. Duques noted that the Tax Incentive Policy Assessment Deferral Program was adopted approximately one year ago. Dave Milano, Milano Development was present to review his application under this program

Mr. Milano reviewed the application for a four building, commercial/industrial, flex. Storage complex as part of a small business park at 175 Fort Path Road which was purchased in 2013 and is located adjacent to one of their other properties. The project is proposed in phases and Phase 1, a 12,000 sf multi-tenant building, was completed in January, 2020 and is now housing 11 different tenants. He and Dave Anderson had met this fall to review the first phase and to discuss applying under the Tax Incentive Program for the future phases. Phase 2 includes a 12,000-sf building and the next phase includes a 15,000 building and approval for these projects under the Tax Incentive Program would assist with moving them forward especially in light of the current issue of high construction costs. The total sf of the project, including Phase I which has been completed is 42,645. The full project has received Planning and Zoning approval.

In response to a question by Mr. Duques, Mr. Milano noted that they plan to apply for Phase 2 and for any future phases and the estimated value of these parts of the project is \$1.3 million. He clarified that the proposed uses for the future buildings would be eligible under the program.

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In response to a question by Mr. Steffen, Mr. Milano noted that the project will provide a total of 40 flex spaces. He explained that the first building has provided space for approximately 20 tenants. The number of jobs created varies depending on the types of uses including retail, office, storage or warehouse.

In response to a question by Dr. Stein, Mr. Milano noted that following a discussion with Mr. Anderson, he had proceeded with Phase II of the project with an understanding that this project should qualify for the program. This phase could be completed as early as next month.

Mr. Stein recommended that the Commission clarify that, since this project will continue to be completed in phases, each distinct remaining portion should be eligible for a full five-year deferral as it is completed.

Mr. Duques noted that the next step is for the Commission to take action to endorse the application of Milano Development. The application will then move forward to the Board of Selectmen for action followed by Town Meeting approval. Once the full approval process has been completed, the Town enters into a formal agreement and the Assessor determines a valuation as the project is completed so a full five-year deferral will be provided even if the projects are completed in phases.

After discussion, on motion made by Mr. Stein, and seconded by Ms. Foley, the Commission voted unanimously to endorse the application under the Town of Madison Tax Incentive Policy Assessment Deferral Program by Milano Development for Phase II of a 30,720 sf commercial/industrial/flex/storage complex as part of a small business park located at 174 Fort Path Road with an understanding that each distinct portion of the project moving forward will be eligible for the 5 year deferral as it is completed and assessed by the Town.

4. Old business. Dr. Stein noted that he had received correspondence from the Land Conservation Trust noting that they plan to discuss the issue of considering an opportunity for supervised dogs to run off leash, with specific restrictions. He will keep the Commission updated when he receives further communication.

5. New business. Mr. Duques noted that this is the last meeting to be attended by Mr. Anderson as the Town Planner since he will be moving onto a new position with a Long Island Sound agency. The members agreed that Mr. Anderson has been a great asset to the Town and the Commission and they would like to formally acknowledge his service.

On motion made by Mr. Duques, and seconded by Ms. Miksis, the Commission voted unanimously to thank Mr. Anderson for his service to the Town as Town Planner and for his assistance to the efforts of the Economic Development with acknowledgement he will be missed.

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Mr. Anderson noted that he has enjoyed working with the Commission and, since he will continue to live in Madison, he hopes to remain involved with the Town as an active resident.

6. Adjournment. On motion made by Mr. Steffen, and seconded by Dr. Stein, the Commission voted unanimously to adjourn the meeting at 7:40 p.m.

Terry Holland-Buckley
Clerk