

SUBJECT TO APPROVAL

Meeting Date: Tuesday, June 30, 2020
6 PM

Meeting Place: Zoom Video Conference
Island Ave Ad-Hoc Committee

Subject: Minutes of June 30, 2020, Meeting
IAAC Committee Members in Attendance (via Zoom Video):

| Present | Committee Member |
|--------------------------|--------------------------------------|
| ✓ | Rich Bonnanzio |
| ✓ | Graham Curtis |
| ✓ | Jason Brown |
| ✓ | Athena Nomikos |
| | Barbara Resnick |
| | Joe Paradiso |
| ✓ | Lauren Rhines (Main Office) |
| <input type="checkbox"/> | Alan Goldberg (Selectmen Designated) |

Guest: No Public Attendees at this Meeting

IAAC Chairperson, Graham Curtis called the Meeting of Island Ave Ad-Hoc Committee to order at 6:00 PM

1. Pledge of Allegiance
2. Meeting Minutes for June 16, 2020, was Approved
 - a. Jason motioned, Graham 2nd, all in favor
3. Public Comment (none)

OLD BUSINESS

4. Review of BOS meeting discussion:

- a. During the Board of Selectman meeting held on June 8, 2020, IAAC presented progress, process, and timing, and requested funds for a septic feasibility study.
 - BOS meeting is in rotation on Town YouTube Channel for public viewing.

5. Deed Resolution:

- a. For continued background information from prior meetings, Law Firm hired to review Island Avenue School property deed. Due diligence includes Deed and Heir review, Titles, Restrictions, and Covenants related to the original Deed on the property.
 - Additional background information: This activity relates to the designated use for the property and requires adjudicated closure before any property redirection unless the property remains as a

school. The original family owners have the right of first refusal to any redirection other than the use as a school.

b. Status of Deed Resolutions discussed:

- First Selectman, Peggy Lions, and Attorneys met and agreed to hire Ancestry.com to perform heirs search to satisfy 'Right of First Refusal' in the property deed.
- Once hired, the search should take approximately three weeks.
- If heirs are not located for any reason, this matter will require escalation for a decision to be made via a Court solution.
- This matter presents a risk of obtaining a clear title for transfer.
- Deed Review Status: Ongoing and moving forward.

6. Lease Update:

- a. None at this Meeting, all actions items completed for this IAAC Committee

7. Septic Feasibility/Engineering Study:

- a. There were prior discussions on June 8, 2020, Board of Finance on the release of funds from planning reserve budget and not for the approval of additional funds. As a following on, the BOS approved funds for the feasibility study on June 17, 2020.
- b. For this Meeting, the BOS Chairperson signed the release of the \$10,000 to support the Septic Feasibility Study.
- c. The Board of Selectmen has authorized on June 24, 2020, the Ad-Hoc Island Avenue School Future Use Committee (IAAC) to oversee a septic feasibility study of the property.
- The company conducting the study (Thomas A. Stevens & Associates, Inc. of Madison) will also require access to the property and will coordinate this access through the Committee Chairman.

8. Public Outreach:

- a. Public survey number one, went live' this week ('brainstorming survey')
- b. The survey will remain open for the next two weeks, and IAAC will review the quantity and general quality of responses at the Meeting on June 30. At that time, a decision to leave the survey open for another two weeks to collect additional feedback. To date, approximately 75 responses were received and are under summary review by IAAC.
- c. IACC will publish bi-weekly to monthly newsletters depending on content and progress.
- d. IAAC Committee will be publishing additional articles in the local news media.
- e. As a point of reference, the survey is available to those Madison Citizens that subscribe to Madison Town Updates and is not to be confused with Madison Emergency Updates, which is a separate system.
- f. After the first newsletter release, there is not public feedback at this time.

NEW BUSINESS

9. The IAAC discussed the needed Property Appraisal Request For Proposal regarding Island Avenue School. Planning and outline of such an RFP tabled until the next scheduled IAAC Meeting.
 - a. The following action item added to the committee is to obtain feedback from Madison Town Assessor Office on zoning possibilities for Island Avenue School. General feedback from the Assessor office requested at this time.
10. **Adjournment:** Moved by Graham Curtis, and seconded by Joe Paradiso to adjourn the Meeting at 6:22 PM.

Respectfully submitted,

Rich Bonnanzio

DRAFT