



TOWN OF MADISON

CONNECTICUT

06443-2563

MEETING DATE: Thursday July 18, 2018

MEETING PLACE: Town Campus, Room D, 8 Campus Drive, Madison, CT

SUBJECT TO APPROVAL

Ad Hoc Academy Building Guidance Committee

Members Present: Sarah Barrett, Rob Card, Jerry Davis, Henry Griggs, Bob Hale, Kathryn Hunter, Tom Scarpati

The meeting was called to order at 6:32 p.m.

I. Public Comment.

Several members of the public expressed their concerns and hopes for the committees. Mr. Dick Passero requested that hard copies of committee materials be made available at the library, the First Selectmen's office, or both. Mr. Griggs said he would follow up.

II. Report on meeting with Greg Farmer of the Connecticut Trust for Historic Preservation.

Mr. Griggs reported two key findings from this meeting.

- 1) Under the Connecticut Environmental Protection Act, any citizen of the state has standing to file suit against "unreasonable demolition" of a structure listed on the National Register of Historic Places. The Academy building is part of the Madison Green National Historic District.
- 2) Adaptive reuse of the Academy building is eligible for national and state tax credits that could defray 30 to 40 percent of construction costs. The more of the building that is used, the greater the credits. Also, some kinds of renovations, for example affordable housing, are eligible for higher credits.

III. Discussion

The committee discussed general topics that will guide its work, especially in advance of a public opinion poll that will test the various developer options currently on the

table, others that have been raised in public meetings and others still that may not have been aired public but could be viable.

- 1) Members agreed that the role of the Committee is to explore developer and non-developer options equally for purposes of identifying viable options to bring to poll.
- 2) Members requested that the BOS present more than one polling company prior to selection and that the Committee have an opportunity to meet with the candidates prior to selection by the BOS.

IV. Subcommittees.

1) The committee established the following subcommittees.

- a) Proposal review and developer liaison
Tom, Kathryn, Jerry
- b) Historic issues
Henry, Rob
- c) Opinion research
Henry, Sarah, Kathryn
- d) Summary of prior studies
Kathryn, Bob, Jerry
- e) Public outreach and marketing
Rob, Henry, Sarah
- f) "Other options"
(4 people signed up. They will meet in groups of 3 or fewer)
Tom, Bob, Sarah, Rob
- g) Outside funding opportunities (foundation, government and other grants).
Henry, Bob

V. Public comment

Members of the public expressed thanks to the committee for its work and general satisfaction with the open approach that has been adopted.

VI. Adjournment

The committee adjourned at 8:24. p.m.

Respectfully submitted,
Henry Griggs, Chairman

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