

# SUBJECT TO APPROVAL

**Meeting Date:** Tuesday, September 8, 2020  
6 PM

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

**Subject:** Minutes of September 08, 2020, Meeting  
**IAAC Committee Members in Attendance (via Zoom Video):**

Present	Committee Member
x	Rich Bonnanzio
x	Graham Curtis
x	Jason Brown
	Athena Nomikos
	Barbara Resnick
x	Joe Paradiso
x	Lauren Rhines (Main Office)
x	Alan Goldberg (Selectmen Designated)
x	Guest: One Public Attendee at this Meeting
	1. Gus Horvath

IAAC Chairperson, Graham Curtis called the Meeting of Island Ave Ad-Hoc Committee to order at 6:01 PM EST

1. Pledge of Allegiance
2. Meeting Minutes Approved for prior minutes (July 28, 2020, Meeting Minutes)
  - Approved: "Notice of August 11, 2020, Meeting Cancellation"
  - Approved: "Notice of August 25, 2020, Meeting Cancellation"
  - All in Favor of no changes, additions, nor deletions to the above
3. **Public Comment:** There was one attendee from the public in attendance; therefore, Public Comments forwarded to IAAC on September 09, 2020

## **OLD BUSINESS**

### **4. Update from Board of Selectmen:**

- There were no IAAC updates from the Board of Selectmen for this period. This space reserved for future updates from BoS.

### **5. Deed Restriction/Resolution Update:**

- General update to the committee as to the status of the hired law firm addressing heir research. This activity is primarily under the responsibility of the Board of Selectmen; therefore, the IAAC will no longer manage this activity.
- Deed Restriction update (for Information to the Committee only)

- A reference note to all: 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.
- **Status of Deed Restriction/Resolution:**
  - Ongoing and moving forward.
  - Lawfirm has collected heir information and is working toward completion.
  - There are no current direct descendants to the original owner at this time.
    - ✓ Some 100 cousins were identified.
    - ✓ The deed itself, identified descendants, would have 'First right of refusal' at best.
    - ✓ Committee to follow BoS and Law Firm guidelines to continue working concurrently with assigned Law Firm Schedule.

#### **6. Public Outreach Process:**

- The final results of the first Public Survey were tallied. (Completed)
- The next IAAC newsletter and update is in draft form; however, IAAC will communicate with BoS before any release of information.
- At this time, IAAC unanimously agreed to maintain a general summary to the community about the survey results until after presentation at the next schedule BoS meeting that includes IAAC status. The intent is to keep alignment and continuity of general communication to the public.
  - New: Discussed a 'high level' summary to the public that identifies the status and results of the survey; the date is TBD

#### **7. Septic Feasibility/Engineering Study:**

- Thomas A Stevens & Associates have completed on-site testing at Island Avenue facilities. The preliminary results are promising.
- New: The study completed with a maximum number of units possible for construction is 25/2 Bedroom units. A copy is on File and located in IAAC Main Drive.

### **NEW BUSINESS**

#### **8. RFP related to Commercial Appraisal:**

- The IAAC discussed going forward with the development of a Request for Proposal (RFP) regarding various potential paths for Island Avenue School.
- IAAC to also develop the framework for a second RFP related to any property development for other uses.
- Reviewed Business Case Summary, discussed the next steps of Risk Assessment by IAAC Committee before BoS Presentation.
- **Action Item:** Outline various paths for Island Avenue in MS Excel (Now completed)
  - IAAC to coordinate with BoS on the timing of such a proposal.

- RFP to be drafted related to any development, however, awaiting the IAAC group summary and outline. RFP to be prepared under the direction of BoS and Legal. IAAC recognizes the language of such a document requires legal input.
  - **Action Item:** During this discussion, a reminder to complete an earlier action item regarding the status of oil tank removals.
    - **Actionee:** Al and Graham
      - ✓ **Action is Complete:** Certification is on Google Drive. Tanks were removed in 1986 the 1<sup>st</sup> time and 2017 the 2<sup>nd</sup> time.
9. **Adjournment:** Meeting Adjourned at 6:52 PM EST.

Respectfully submitted,

Rich Bonnanzio

## EXHIBIT A: July 28, 2020, Meeting Agenda

### AGENDA

#### Island Ave Ad-Hoc Reuse Committee (IAAC) 08 September 2020 @ 6 PM, Madison ZOOM' Bi-Weekly Meeting Notice

1. Pledge of Allegiance
2. Approval of prior minutes (July 28, 2020, Meeting Minutes)
  - a. Approve "Notice of August 11, 2020, Meeting Cancellation"
  - b. Approve "Notice of August 25, 2020, Meeting Cancellation"

#### OLD BUSINESS

3. Item - Deed Restriction update (for Information to the Committee only)
4. Item - Public outreach process
  - i. Survey Summary Status
  - b. Newsletter
    - i. Follow-on Updates
5. Item - Status of Engineering Review on Septic System Feasibility Study
  - a. Final Report Status
7. RFP related to Commercial Appraisal and other

#### NEW BUSINESS

8. Preparation for the next BoS Review
  - a. Action Item Review
9. Public Comment (optional)
10. Adjournment.

The Town of Madison does not discriminate based on disability, and the meeting facilities are ADA accessible. Individuals who need assistance should make their needs known by contacting the Town's ADA/Human Resources Director Debra Milardo at (203)245-5603 or by email to [milardod@madisonct.org](mailto:milardod@madisonct.org) at least five (5) business days before the meeting.

## EXHIBIT B: COPY of PUBLIC Feedback on Meeting

To: Island Avenue future use Committee  
From: Gus R. Horvath  
Subject: Public Presentation

September 9, 2020

I was in attendance at your meeting on Tuesday. I commend the committee members for the progress you have made. The progress that you have made in the organization of the material you have gathered is impressive.

At various times I have researched and organized information for both town board presentation and for public information/hearings. Painful experience has led me to recognize that members of boards/commissions and the general public do not have the background and the knowledge to assimilate and understand the issue to the depth required to make an informed decision.

I found that when first introducing a subject, to strip the presentation down to the bare minimum. Then later to expand in to the details at following presentations. Small bites of information, spoon fed.

This is especially true with real estate issues, as the average person does not have much experience and is generally interested in one number. The final cost. This is especially the case with the disposition of the Island Ave. School property.

Some folks will check the Assessors Card for the Total Appraised value of \$5,651,200 and expect that is the potential sale price. The separate appraisal of the market value of the land, \$1,064,200 will be missed. That is important for the public understanding of the potential sale price from a willing buyer who intends to demolish the building improvements and build on the land. Then, there are the issues of the cost of demolition and the cost of environmental remediation to be considered when determining a fair price.

Clinton went through this process in the sale of the old Morgan High School property. They initially proposed a choice of purchase price based on with or with out town demolition and environmental remediation. The original sale fell through. The final sale was the for the land value with the buyer responsible for demolition costs and Town sharing of remediation costs with the buyer/developer.

I suggest that your first presentation be based on the Assumptions, Executive Summary and the Property Detail (current) spread sheet. The opportunity presents itself to educate your audience in the nuances of selling the property as is and the various alternatives. Hopefully, that will educate your audience as to the variable involved in the sale of property considering the value of the land and the separate value of the building improvement to the land. Then introduce the additional considerations of demolition and environmental remediation issues and cost.

I have experience in doing this as I chaired the town Land Acquisition Committee in the 1970s and negotiated the purchase of the Hammonasset School property in the early 1990s. I also was a member of the Town Board of Assessment appeals and received a certificate of completion of a real estate appraisal course from the University of New Haven. You should experience trying to explain to a shore front property owner that their land has more value than their house!

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