



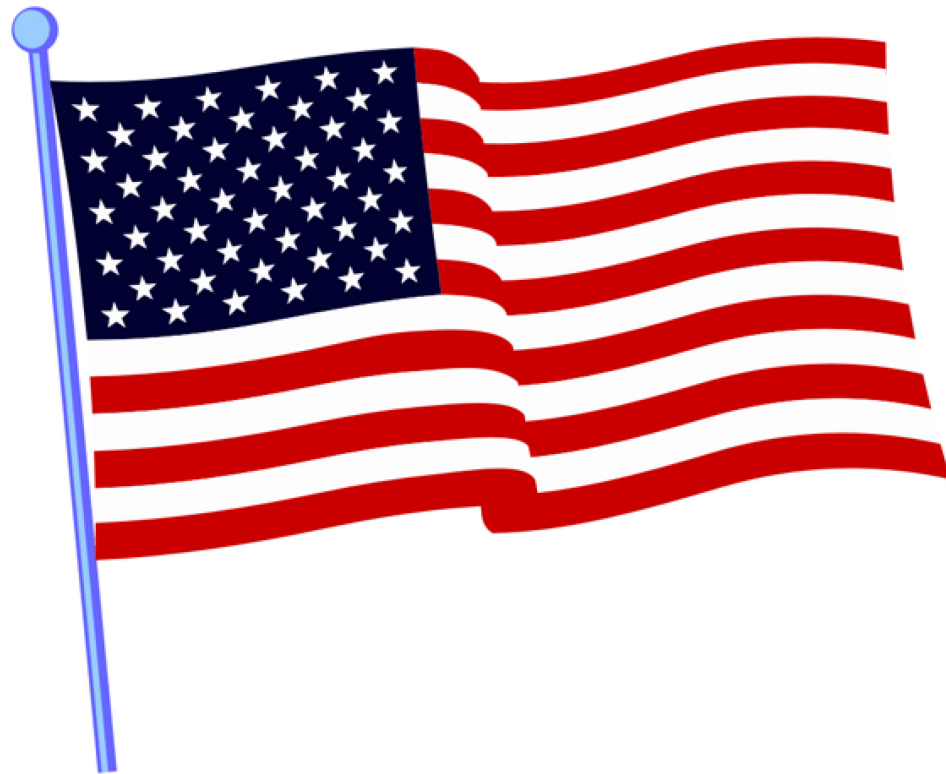
TOWN OF MADISON

CONNECTICUT

Regular Meeting – March 9, 2021

Board of Selectmen

Pledge of Allegiance



Agenda

1. Pledge of Allegiance
2. Approval of Minutes
3. First Selectwoman's Update
4. Selectmen Liaison Reports/Comments.
5. Citizen Comments.
6. Discuss and take action to approve a donation from Madison Little League of sideline fencing at Jaycee Field valued at \$6,664.00.
7. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the COVID Relief Fund.
8. Discuss and take action to approve a donation from Neighbor 2 Neighbor in the amount of \$10,000 for the MY&FS Discretionary Fund.
9. Discuss and take action to approve a Resolution to authorize the issuance of bonds to refund in whole or in part various of the Town's outstanding bond issues.
10. Discuss and take action to approve the First Selectwoman to sign a contract with Munistat for Town bond refunding services.
11. Review Facilities Assessment Study and discuss possible next steps.
12. Review the proposed timeline to referendum for future of the Island Avenue School building.

Agenda (cont.)

13. Discuss and take action to approve a contract with Colliers International for project management / owner's representation support for the developer selection for the Town of Madison's Island Ave School parcel. Discuss next steps in process to determine the future use of the Island Ave. School.
14. Appointments / Resignations:
15. Tax Abatements / Refunds.
16. Executive Session: a. Potential land purchase negotiations
17. Citizens comments.
18. Adjournment.

First Selectwoman Update

- Madison residents successful at getting vaccinated
 - First Dose administered: 27% of total population, 76% of age 65-74, and 97% of 75+ population
 - Senior Center continuing for each out to vulnerable residents
- Town holding weekly, appointment only, vaccination clinics on Thursdays at the Town Campus Gym when supplies available
 - State requiring priority for educators and childcare providers
 - Approx half of eligible public school employees already vaccinated with first dose
- Governor announced significant roll-back of restrictions starting March 19
 - Capacity restrictions lifted for restaurants, retail, libraries, gyms, etc.
 - Gathering sizes increased to 25 indoors/100 outdoors
 - Travel advisory modified from a requirement to a recommendation
 - Social distancing and mask wearing still required
- Town in process of updating policies for revisions and planning for expiration of public health emergency on April 20th

Island Avenue: Timeline Considerations

- OLM Prep Lease expires 7/22; no current renewal option
 - OLM desire for Fall 2021 lease/purchase decision to allow for long-term plan
 - OLM waiting for RFP process
- Charter requires sale of property by Town Meeting or Referendum
 - Referendum complicates decision-making timeline but most representative of community preference
- Town forecasting multiple referendum questions over next 12 months
 - School Renewal Plan, Island Avenue, Academy, Charter Revision
 - Any referendum question on November Ballot must be approved by 9/2/21
- Facilities Master Planning process will take minimum of 4 to 6 months, possibly longer
 - Town has large portfolio of ageing properties with multiple issues and options
 - Success/failure of School Renewal plan will drive different outcomes
 - Island previously earmarked/justified as funding source for School Plan
 - Building may require additional repairs/investment by Town beyond 2021
- Current real estate market creates attractive opportunities for sale
 - IAS considered one of the most “sellable” of Town properties due to its premier location and development opportunities
 - RFP informs us of potential opportunity costs associated with delay

Island Avenue: Potential Next Steps

	Option A Immediate RFP	Option B Parallel/Hybrid	Option C Master Plan
Options	<ul style="list-style-type: none"> Launch RFP Process Now 	<ul style="list-style-type: none"> Identify priority datapoints needed for decision-making Launch RFP process late Spring in parallel with Facilities Master Planning Process 	<ul style="list-style-type: none"> Incorporate building into Facilities Master Planning Process (6-12 months)
Timing	<ul style="list-style-type: none"> Target 11/2/21 Referendum, question needs to be approved by 9/02/21 	<ul style="list-style-type: none"> Target Definitive Sale Agreement by Fall 2021 Referendum question bundled with others in 2022 	<ul style="list-style-type: none"> Facilities Master Plan completed by end of 2021 Possible RFP late 2021 Possible need Lease Extension
Considerations	<ul style="list-style-type: none"> Follows IAS Committee Recommendations Delivers definitive decision for Town and OLM May align with School Renewal plan as potential offset Capitalizes on attractive real estate market Limits time for due diligence, public hearings, negotiations, other issues Does not address other potential uses 	<ul style="list-style-type: none"> Follows IAS Committee Recommendations Provides assessment of property marketability and opportunity cost of municipal use Identifies realistic options for Town and OLM by Fall 2021, well in advance of lease expiration Opportunity to explore alternative uses Allows time to resolve deed restrictions 	<ul style="list-style-type: none"> Adds another variable in Town property portfolio Risks losing existing tenant/bidder May miss attractive real estate market window Risks need for building repairs Aligns decision-making with other school properties (post-referendum) Opportunity to explore alternative uses Allows time to resolve deed restrictions