Pledge of Allegiance
1. Pledge of Allegiance
2. Swearing in Ceremony
3. Approval of Minutes
4. First Selectwoman’s Updates
5. Liaison Reports/Selectmen Comments.
6. Citizen comments
7. Discuss and take action to appoint an Acting First Selectman
8. Discuss Academy School Community Center Proposal
9. Discuss and take action to approve downtown lightscape project
10. Discuss and take action to approve awarding contract for bridge projects
11. Review Draft Budget Workshop Schedule
12. Review Draft 2022 Meeting Schedule
13. Review Draft 2022 Town Holiday Schedule
14. Review 2021-2023 Board of Selectmen Liaison Assignments
15. Appointments: Seth Klaskin to Board of Education, term to expire 11/1/2023
16. Tax Abatements / Refunds
17. Citizens comments
18. Adjournment
Academy Community Center…a Transformational Opportunity for Downtown Madison!

Academy Today

Academy Tomorrow!
Academy Community Center… 17 Years of Proposals, Committees, and Delays!

- Vacated in 2004 by Board of Education, turned over to Town in 2011. Many proposals, committees & studies:
  - Multiple conditions assessment studies from 2004-2020
  - Ad Hoc Academy Investigation Committee (2012)
  - Ad Hoc Academy Architectural Services Contract Negotiation Committee regarding Shorelines Arts Alliance Proposal (2016)
  - Academy Guidance Committee (2018)
  - Academy Community Center Design Committee/ACCDC (2019)

- Origins of Current Community Center Proposal:
  - Academy Guidance Committee in 2018 tasked to examine private/public options and select feasible options to bring to public poll
  - GreatBlue Research Poll conducted November 2018. Concludes majority public support for Town’s continued ownership of Academy School, restoration of building as a community center, and strong opposition to sale/development of surrounding ballfields/parkland.

- ACCDC charged in 2019 to develop community center design proposal. Final report issued April 2019, final recommendation to BOS in July 2019
Actions Taken Since 2019

• January 2020:
  • Academy Community Center Proposal adopted into Town’s Capital Improvement Plan and targeted for bonding

• February 2020:
  • BOS adopts timeline for an October 2020 referendum for Madison School Renewal Plan and the Academy Community Center Proposal

• April 2020:
  • BOS rescinds proposed Referendum timeline for Academy and Madison School Renewal Plan due to COVID uncertainty

• August 2020:
  • BOS appoints DRA to complete Town Wide Facilities Audit and Conditions Assessment Study, including Academy School building

• February 2021:
  • DRA Final Report identifies space needs for town departments

• July 2021:
  • First Selectwoman identifies next steps to BOS to prepare Academy Community Center Proposal for referendum
What’s Changed from 2019 Proposal?

• **Working Group spearheaded by FS Office:**
  - Peggy Lyons - First Selectwoman
  - Al Goldberg - Selectmen liaison to ACCDC
  - Bill Stableford - Chair of ACCDC
  - Marc Sklenka - Colliers International, consultant to ACCDC
  - Bill McMinn - Director of Town Facilities
  - Austin Hall - Director of Beach & Recreation
  - Scott Cochran - Director of MYFS

• **Specific space for town departments identified due to DRA Report:**
  - MYFS allocated ~ 6,000 sqft for offices & dedicated programming
  - B&R allocated ~1,000 sqft of office space for staff
  - Leaves ~ 36,000 sqft of space for programming, including 5,400 sqft Gym and 2,500 sqft Theater

• **Project costs increased by $1M to reflect current construction costs and proposed municipal use**

• **Research conducted to address community questions**
Municipal Use Identified

- Municipal space needs identified in 2021 DRA Town Facilities Assessment Report:
  - Identified MYFS as primary candidate in need of improved office/programming space
  - Space needs align with 2017 consultation on MYFS facility needs and 2020 consultant study on MYFS service offerings
  - Avoids estimate $2M + in renovation costs to modify MYFS current building
  - Beach & Recreation identified as relocation candidate to free up critical space in Town Campus for other departmental needs highlighted in DRA Report
    - Assessor and Human Resources specifically identified for more/improved space needs
Municipal Use: Beach & Recreation

• The additional space will allow for increased programming and variety of activities.

• An additional full size basketball court will allow access for a multitude of programming, rentals.

• Having use of a 130 seat theater with a stage will bring benefits to the greater Madison theater and music community.

• Additional meeting space options will benefit local Artists, Civic Groups, HOA’s and other organizations.

• A Commercial kitchen will allow access to local vendors and cooking classes for adults and children.

• A place for youth of all ages to create, socialize, learn, and be themselves in a safe environment.
Municipal Use: MYFS

- **MYFS is a vital town service to the community:**
  - Provides critical mental health services, social services, youth development and prevention programming to youth and families in Madison

- **MYFS has long outgrown its present main location at on School St:**
  - Needs double the amount of space currently allotted between 10 School St and three offices in Memorial Town Hall.

- **Decade long struggle to determine a plan to address MYFS space issues that was both practical and cost-effective**
  - Need for more space was supported by independent study in 2017 and reinforced again in a study that validated the critical role of MYFS services in 2021.
  - MYFS long term goal has been to have approximately 6,200 square feet of space, ideally downtown, designed to accommodate the programs and services provided under one roof.
Municipal Use: MYFS

• **Town Benefits:**
  
  • The Town saves substantial time, energy and money by including MYFS in this project vs renovating or building a separate structure for MYFS alone.
  
  • Awareness and access to MYFS programs and services improves through the public traffic through the building and creates more opportunities for collaborative programming with Beach and Rec and others in the building.
  
  • Frees up 10 School St and space in MTH for Town/community needs

• **MYFS Benefits:**
  
  • Identified space in Academy on the second floor and in the lower floor provides enough square footage and allows for all MYFS core operations to be centralized in same building while maintaining our presence downtown.
  
  • MYFS space can be renovated to suit the needs we serve, and benefits everyone who utilizes our programs and services.
  
  • Provides a “home” for MYFS for future generations.
Community Use: Current Available Space

• Colliers surveyed publicly available community space:
  • Extracted all public and private (town use only) meeting rooms listed in DRA Facilities Study
  • Created spreadsheet with key data, 2019 room use when available, and subjective criteria based on interviews with staff

• Assessed quality and usage of space. Preliminary conclusions:
  • 17 Community Use Rooms. Of those, 12 are considered high use (75%) and 4 are medium use.
  • Of the 12 High Usage Rooms, 8 of the 12 (67%) are considered high quality, with 2 being medium quality and 2 being low (Surf Club Main and Bauer Farm Classroom)
  • Of the 4 medium usage rooms, 3 are considered high quality (75%) and the fourth being medium quality.
  • In summary, most of Community Use spaces are used highly and are generally of good quality. 50% are high quality and high usage. About 17% medium use and high quality.
Community Use: Next Steps

- ACCDC conducted extensive interviews with community organizations to identify programming space needs
  - Working Group to update space needs/wants
- B&R and MYFS identifying municipal space/programming needs:
  - B&R Commission town wide survey of community programming assessment to be completed mid-November
  - Survey will assist in identifying gaps in town offerings and potential new opportunities for adults/seniors and youth
- Develop room usage policies/pricing:
  - Maintain affordability v. cover operating costs
  - Town programming v. outside organizations
  - Non-profit use v. commercial use
- Determine future use of vacated MYFS building:
  - Reviewing potential options
  - Need permanent Facilities Committee to make recommendation
Revenue & Operating Costs

- Revenue driven by room usage policies/pricing strategy:
  - Balance revenue generation with operating costs:
    - Pricing v. affordability
    - Town programming v. outside organizations
    - Non-profit & Civic groups v. commercial use

- Additional Staffing Costs:
  - 1 FT Recreation Superintendent: ~ $57K with benefits
  - 2 FT Custodians: ~ $152K with benefits
  - Further analysis needed on overlap with other buildings

- Estimated Building Operating Costs (based on Senior Center):
  - Utilities: ~ $105K
  - Maintenance: ~$30K
  - Potential for significant reductions if use more energy efficient mechanicals (photovoltaic, Geothermal, solar, etc.)
Bonding Costs

- **Updated Project Cost Estimates:**
  - Renovation Cost increased from $14M (2019) to $15M (2022)
  - Primarily driven by construction cost escalations
  - Reflects changes to space utilization, conversion to office use

- **Impact of bonding on Madison Taxpayer:**
  - Assumes $15 million in short and long-term bonds
  - Not adjusted for other funding sources which could significantly reduce bonding needs
  - Eligible state grants include STEAP, CDBG, DECD, SHPO. Others being researched by consultant.

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<tr>
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<td>$26</td>
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<tr>
<td>21-22</td>
<td>$15</td>
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</tbody>
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**Average Over 22 years** $27

Peak in FY 25/26 $44
**Feb. 15, 2022 Referendum Timeline**

**November 8, 2021** – BOS to review updated project proposal from Academy Working Group

**November 17, 2021** - Board of Finance to review project proposal from Academy Working Group

**November 22, 2021** - BOS
i. Recommend Appropriation & Bonding
ii. Refer to P&Z for 8-24 report

**Week of November 29** – Public Information Session on Academy

**December 2, 2021** – P&Z CGS 8-24 approval

**Week of December 13** – 2nd Public Information Session on Academy

**December 15, 2021** – BOF to:
  i. Recommend Appropriation and Bonding

**Week of January 3, 2022** – 3rd Public Information Session on Academy

**January 11, 2022** - BOS
i. Approve Bond Resolution for Special Town Meeting
ii. Set date of Special Town Meeting and date of referendum
iii. Authorize explanatory text

*Silent Period begins for advocacy related to referendum question.*

**January 14, 2022** - publish notice of Special Town Meeting and Referendum

**February 1, 2022** - Special Town Meeting

**February 15, 2022** - Referendum held

**March 2022** – Academy Building Committee established by BOS
Why a Community Center?

- **Preserves** a treasured, landmark facility and surrounding green space
- **Repurposes** a vacant, derelict building in the heart of our town, while securing it for public use
- **Provides** needed space for high quality arts, education, recreation, and cultural events
- **Offers** public access to 125-seat theater and large gymnasium for indoor concerts, meetings, events
- **Solves** space needs for some town departments while also avoiding future costs
- **Establishes** a cultural corridor along our Main Street - bookended by Scranton Memorial Library and Academy Community Center
- **Generates** economic benefits due to increased downtown vibrancy
- **Develops** a downtown hub for community programs, physically and symbolically connecting the Town green to downtown
- **Creates** a cornerstone for an historic campus linking Academy, Deacon John Graves House, Lee Academy, and Memorial Town Hall
- **Supported** by majority of residents in November 2018 professional poll
Who Benefits from a Community Center?

- **Madison Adults/Seniors**
  - Arts, education, and cultural opportunities in the heart of town
  - Expanded recreation activities for “active” seniors
  - Commercial kitchen for classes and events
  - Event space for celebrations, gatherings, civic organizations

- **Madison Youth**
  - Art, theater, music, crafts, STEM classes, all in the heart of town
  - Dedicated year-round Youth Center that dovetails with MYFS mission
  - More gym space for recreation leagues
  - Local theater for children’s theater groups
  - After school activities with bus service from Greenhill Campus to downtown

- **Madison Businesses**
  - Increased visitor traffic year-round due to classes, events, cultural activity
  - Access to indoor event space for expos, conventions, chamber activities
Academy Community Center…Let the People of Madison Decide on Its Future!

Academy Today

Academy Tomorrow!