Meeting Minutes
Town of East Haddam
Redevelopment Agency

Date: May 14, 2026

1. Call to Order
   The meeting was called to order by Chair William DiCristofaro at 7:00PM at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

Attendance
Redevelopment Agency Members Present: William DiCristofaro, Andrew Lord, Randy Dill, Jacquelin Nowell, James Curtin, Jeff Miller, Scott Brown, Daniel Cobleigh.

Absent Members: John Cotter, Scott Brown and Cameron Hendry.

Other(s) Present: Thomas Sevigny, Harvey Thomas, Matthew Conroy, Tommy Boston (VHB), and First Selectman Todd Gelston.

2. Approval of Minutes
   a. April 9, 2026

Motion: To approve the April 9, 2026 meeting minutes.
Dill/Nowell

Passed unanimously.

3. Committee Reports

a. Executive
Chair William DiCristofaro discussed the Agency membership list and reminded members of Freedom of Information requirements, noting that if two or more members assemble to discuss Agency business, proper notice, agendas, and minutes are required. DiCristofaro also discussed inviting liaisons from other boards and commissions as Phase II planning progresses, including representatives from Planning & Zoning, Wetlands, Sewer, the Historical Commission, and the Goodspeed. Members noted existing representation through James Curtin (Planning & Zoning), Randy Dill (Wetlands), and Andrew Lord (Sewer). It was also noted that the Gateway Commission may have input regarding the project.

b. Environmental
Jacquelin Nowell presented an environmental update provided by VHB regarding revised state regulations associated with naturally occurring arsenic levels. VHB indicated that new state forms and procedures may support the Agency's position regarding naturally occurring conditions, requiring the claim to be refiled under updated state guidance. The revised process may extend the overall environmental review timeline.

c. Finance
Jeff Miller presented a report regarding discussions with the Connecticut Municipal Development Authority (CMDA) concerning potential infrastructure and redevelopment funding opportunities available to municipalities. Miller summarized CMDA programs related to housing, infrastructure improvements, development districts, planning assistance, and low-interest financing opportunities that may support future redevelopment efforts within East Haddam Village. Miller also discussed upcoming meetings with CMDA representatives and potential next steps should the Town elect to participate in the program.

William DiCristofaro reviewed the Agency's year-to-date budget reports and discussed current expenditures. Following discussion, it was agreed that the remaining Agency expenses for the current fiscal year would be paid first through operating income, followed by available grant funds, and then capital funding if necessary.

d. Community Engagement
The Agency discussed preparing a redevelopment progress update for publication in the East Haddam News.

e. Legal
Nothing to report.

f. Master Planning
Tommy Boston of VHB presented the Executive Summary of the Phase I conceptual redevelopment plan and reviewed the proposed implementation framework for Phase II of the East Haddam Village Redevelopment Plan. Discussion focused on the scope of Phase II activities, including form-based code development, environmental due diligence, infrastructure and utility assessments, traffic and mobility analysis, coordination with CTDOT, market testing, and preparation of a Request for Expressions of Interest (RFEI). Agency members asked several questions regarding implementation steps, timelines, and coordination with other agencies and stakeholders. William DiCristofaro stated that copies of the Phase I conceptual report would be distributed to Agency members for

further review. The Agency emphasized that the conceptual redevelopment plan remains subject to refinement, modification, and continued public and Agency input as the planning process advances.

4. Bills

Motion: To approve payment of the following invoice:

VHB Invoice - $660.00

Curtin/Lord

Passed unanimously.

5. Old Business

a. Sons of the American Revolution Update

James Curtin discussed survey work and appraisal services associated with adjoining properties related to ongoing discussions with the Sons of the American Revolution.

Motion: To approve survey work in the amount of $3,000.00.
Curtin/Nowell

Passed unanimously.

Motion: To approve appraisal services in the amount of $3,500.00.
Dill/Lord

Passed unanimously.

6. New Business

a. Resilient East Haddam

It was reported that John Cotter met with the Resilience Committee regarding its plan. The Agency was informed that the committee was unsuccessful in receiving the grant funding that had been sought.

7. Next Scheduled Meeting

The next scheduled meetings of the Agency will be held on May 28, 2026 and June 11, 2026.

William DiCristofaro noted that he would be unable to attend the May 28, 2026 meeting and that either Andrew Lord or James Curtin would lead the meeting in his absence.

8. Public Comment

There was no public comment.

9. Executive Session (If Necessary)

Motion @8:31PM to enter Executive Session to discuss real estate matters.
Curtin/Miller

Passed unanimously.

The Agency returned from Executive Session at 9:08PM. No votes or actions were taken upon returning to regular session.

10. Adjournment

Motion: To adjourn the meeting @9:09PM.
Lord/Dill

Passed unanimously.

Respectfully submitted,

William DiCristofaro
Chairman