East Haddam Economic Development Commission
Special Meeting Minutes
December 1, 2025

Attending: R. Casner, D. Merrick, R. Parady, M. Robidoux
Absent: W. McEnery, H. Scully, R. Scully, J. Stone

1. Call to order - Mr. Casner called the meeting to order at 7:00 p.m.

2. Attendance – Mr. Casner took the attendance at the meeting

3. Approval of Minutes – Regular Meeting of June 19, 2025

   Review and approval of the regular meeting of June 19, 2025 minutes was postponed.

4. Old Business

   A. EDC Chairman Update – Mr. Caser reported the Assessor was unable to make tonight's meeting so he will invite her to a future EDC meeting to discuss the Tax Incentive Program.

   B. Economic Development Administrator Report –Ms. Pszczolkowski was not in attendance at the meeting and, consequently, this agenda item was postponed.

   C. Sub-Committee Reports

      a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner advised that the next step in the Moodus Redevelopment Plan will be to research grant opportunities for the project. He noted that he expects any available grant funding will require a Town match of some percentage.

      b. Route 82 Bike Path/Zoning Uses in the Area – Mr. Casner advised that the feasibility study for the bike path was completed and the next step is to research grants to complete the final design and construction of the path. He stated that the proposed path's tie-in to the Swingbridge walkway and the Chester-Hadlyme Ferry is viewed favorably by the State.

         The Commissioners reviewed a drawing of the proposed path's route and Mr. Casner encouraged them to review the feasibility study and advise him of any ideas or suggestions they may have. He noted that there will be one more Public Hearing on the proposal. There was a general discussion about the plans for the bike path.

         i. Overlay Zone Regulations – There was no update on this agenda item.

D. Black Birch Golf Course – Mr. Casner recognized First Selectman Gelston who advised that he would like to put together an advisory committee to review the pros and cons of the Town purchasing and managing Black Birch Golf Course as a municipal course. Mr. McEnery raised a concern about delaying a decision on whether or not the Town should move forward and Mr. Casner stated that he did not believe delaying the decision for 3-months would be a risk. He responded to several questions from the Board.

5. New Business

A. Guest Speaker – East Haddam Assessor Rochelle Lambert (EDC Tax Incentive Program) – This agenda item was postponed. Mr. Casner noted the complexity of Jimmy's Bar & Grille TIP application. There was a brief discussion regarding whether or not approval of a TIP application should be contingent on the investments that were made ultimately resulted in an operating business being established.

B. 2026 EDC Calendar – Mr. Casner called the Commissioners' attention to EDC's 2026 meeting calendar. He noted that the date, time, and place of the meetings had not been changed.

C. Election of 2026-2027 Officers – Chairman & Vice Chairman – Mr. Casner opened the floor to nominations for the positions of EDC Chairman and Vice Chairman for 2026.

a. MOTION MADE BY MR. PARADY, SECONDED BY MR. McENERY, TO NOMINATE ROBERT CASNER FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION AND MICHAEL ROBIDOUX AS VICE CHAIRMAN. UNANIMOUS AYE.

D. Membership

a. Accept Resignation of Hayley Scully – Mr. Casner reported that Hayley Scully had submitted her written resignation from the Economic Development Commission. He noted, however, that she had advised that she would like to work on special projects with EDC whenever possible.

MOTION MADE BY MR. McENERY, SECONDED BY MR. ROBIDOUX, TO ACCEPT, WITH REGRET, THE RESIGNATION OF HAYLEY SCULLY FROM THE ECONOMIC DEVELOPMENT COMMISSION. UNANIMOUS AYE.

b. Appointment of Ryan Scully as a Regular Member – Mr. Casner advised that he had spoken with Ryan Scully about changing his membership on EDC from alternate to regular but that he had declined due to family and work commitments.

Mr. Casner encouraged the Commissioners to submit the names of any citizens that might be interested in serving on EDC.

E. Tax Incentive Program Application – Jimmy's Bar & Grille – Mr. Casner advised that Jimmy's Bar & Grille TIP application is with the Town Assessor.

F. Business(es) of the Month – Mr. Casner suggested shifting the primary focus of recognizing Business(es) of the Month to welcoming new businesses to Town. The following new businesses were identified: a new auto repair shop in Moodus, Ben Flying Flight School, and Goodspeed Sea Plane Academy.

6. Public Comment

First Selectmen Gelston noted the need for more volunteers for all of the Town's organizations and suggested that citizens will be more likely to participate if they are invited to do so. He encouraged EDC to submit monthly articles to the East Haddam News so that the public can become more aware of the projects on which they are working.

7. Open Discussion – EDC Commissioners

Mr. Casner advised that it will soon be budget season and stated that he expects FY2026-2025 will be a challenging year for budgets. He encouraged the Commissioners to begin thinking about EDC's needs for the upcoming year.

8. Adjournment

MOTION MADE BY MR. ROBIDOUX, SECONDED MR. PARADY, TO ADJOURN THE MEETING. UNANIMOUS AYE.

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,
/s/
Sharon Wheeler
Recording Secretary