Meeting Minutes

Town of East Haddam
Redevelopment Agency
Regular Meeting

Date: March 12, 2026
Location: Municipal Office Complex, Meeting Room 1

1. Call to Order

The meeting was called to order by Chair William DiCristofaro at **7:03 PM** at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

2. Attendance

Redevelopment Agency Members Present:
William DiCristofaro, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, Jeff Miller

Redevelopment Agency Members Absent:
Andrew Lord

Vacancy Noted:
Caitlyn GK Taylor is no longer a member of the Agency.

Other(s) Present:
Thomas Sevigny (BOS Liaison), Harvey Thomas (BOF Liaison), Matthew Conroy (Recording Secretary)

Additional Attendees:
Tommy Boston (VHB)

3. Approval of Minutes

a. Regular Meeting of February 12, 2026

Motion to approve the minutes of the February 12, 2026 meeting.

Cotter/Dill
Passed unanimously.

4. Committee Reports

a. Executive

Chair William DiCristofaro announced the resignation of Caitlyn GK Taylor, reading her correspondence into the record and expressing appreciation for her service to the Agency. He reported that the Board of Selectmen has requested input from the Agency regarding candidates to fill the current vacancies. Members were encouraged to review applications and provide recommendations.

Chair DiCristofaro also emphasized the importance of attendance to maintain a quorum during this period of transition. He further reported that he and Tommy Boston met with representatives of the Goodspeed Opera House, noting that productive discussions are ongoing and that Goodspeed has expressed interest in cooperating with the Agency as planning efforts continue. No motions were made.

b. Environmental

John Cotter reported that environmental regulations have recently been tightened. He noted that sampling identified traces of naturally occurring arsenic and petroleum compounds. Amy Vaillancourt will proceed with the current environmental plan as previously established. No motions were made.

c. Finance

Jeff Miller reported that he presented the Agency's FY 2026–2027 budget to the Board of Selectmen, and that the Board approved a shift in funding from operations to capital improvements. He also reported outreach to several legislative offices, including Congressman Joe Courtney, and noted a planned meeting with State legislators Norm Needleman and Irene Haines.

Mr. Miller further shared information regarding the Community Investment Fund, including a recent grant award to the Town of Bloomfield as a relevant example. No motions were made.

d. Community Engagement

Randy Dill reported distributing flyers for the upcoming public workshop throughout the community. He also noted that two submissions were made to the *East Haddam News*, in addition to Chair DiCristofaro's update letter. No motions were made.

e. Legal

No report.

f. Master Planning

Tommy Boston of VHB provided a recap of the planning process to date, including prior work, current status, and next steps. He outlined the structure of the upcoming public workshop and emphasized that the Agency remains in the conceptual planning phase, with a focus on gathering input related to building placement, scale, and overall site design.

Mr. Boston also discussed elements anticipated in future phases, including consideration of form-based code, coordination with the Connecticut Department of Transportation on traffic planning, engagement with property owners, development of cost estimates, and preparation of a Request for Expressions of Interest (RFEI).

Agency members provided individual feedback on the concepts presented to date. No motions were made.

5. Bills

Motion to approve payment of the following invoices:

- VHB – Invoice in the amount of $3,600.00
- VHB – Invoice in the amount of $10,750.00

Cotter/Miller
Passed unanimously.

6. Old Business

James Curtin reported that he will continue engagement with members of the Sons of the American Revolution to advance discussions related to river access.

7. New Business

No new business.

8. Next Scheduled Meeting

The next regular meeting of the Redevelopment Agency will be held in March (date previously established).

The public workshop is confirmed for **March 26, 2026 at 6:00 PM**.

9. Public Comment

There was no public comment.

10. Executive Session

Motion to enter into executive session at **7:51 PM** to discuss personnel and real estate matters.

DiCristofaro/Nowell
Passed unanimously.

The Agency exited executive session at **8:28 PM**. No votes or decisions were made during executive session.

11. Adjournment

Motion to adjourn the meeting at **8:29 PM**.

Curtin/Miller
Passed unanimously.

Respectfully submitted,
William DiCristofaro
Chairman