Meeting Minutes
Town of East Haddam
Redevelopment Agency
Regular Meeting

Date: April 9, 2026
Location: Municipal Office Complex, Meeting Room 1

1. Call to Order

The meeting was called to order at 7:01 PM at the Municipal Office Complex, Meeting Room 1.

2. Attendance

Redevelopment Agency Members Present:
William DiCristofaro, Andrew Lord, Randy Dill, Jacquelin Nowell, James Curtin, Jeff Miller

Redevelopment Agency Members Absent:
Cameron Hendry, John Cotter

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:
Daniel Cobleigh, Robert Casner and members of the public

3. Approval of Minutes

a. Regular Meeting of March 12, 2026

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

Curtin/Lord
Passed unanimously.

b. Special Meeting of March 26, 2026

Motion to approve the minutes of the March 26, 2026 special meeting.

Dill/Lord
Passed unanimously.

4. Committee Reports

a. Executive

The Board of Selectmen recommended Daniel Cobleigh and Scott Brown to Town Meeting scheduled for April 21, 2026.

b. Environmental

No changes were reported; status remains unchanged.

c. Finance

Jeff Miller distributed materials outlining sources of infrastructure funding for small towns in Connecticut. Discussion included various State funding programs, including STEAP.

Mr. Miller also reported that he met with State Representative Irene Haines and the Chief of Staff to Congressman Joe Courtney to discuss funding opportunities.

d. Community Engagement

No report.

e. Legal

No report.

f. Master Planning

An update was provided indicating that the project is targeting completion around the first meeting in May. Discussion included Phase 1 versus Phase 2 of the planning process, as well as the ability to modify the Master Plan in the future. Additional discussion topics included flexibility of form-based code, building heights and their relationship to economic

feasibility, and ongoing environmental review and Environmental Impact Assessment updates.

5. Bills

Motion to approve payment of the following invoice:

VHB – Invoice in the amount of $4,850.00

Lord/Dill
Passed unanimously.

6. Old Business

Discussion was raised regarding the Sons of the American Revolution. James Curtin requested that the matter be discussed in Executive Session.

7. New Business

Discussion was held regarding the Resilient East Haddam flood study following correspondence from Nicole Govert. John Cotter agreed to coordinate with the Resilience Committee on this matter.

Following Executive Session, a motion was made at 8:16 PM to add an expenditure for survey work on Broom Road to New Business.

Lord/Curtin
Passed unanimously.

A motion was then made to approve the survey work for Broom Road in an amount not to exceed $3,000, contingent upon sufficient funds remaining within the current professional services line item of the operating budget.

Lord/Dill
Passed unanimously.

8. Next Scheduled Meeting

The April 23, 2026 meeting has been cancelled.

The next regular meeting of the Redevelopment Agency will be held on May 14, 2026.

9. Public Comment

Members of the public raised several questions and comments, including the potential for extending public water service from Haddam, as well as the availability of on-site water resources. It was noted that research to date indicates sufficient on-site water capacity.

Additional discussion included hotel feasibility and scale, wastewater treatment considerations, infrastructure costs, and potential funding mechanisms, including Tax Increment Financing (TIF).

Agency members noted the importance of balancing public input with overall project feasibility.

10. Executive Session

Motion to enter into Executive Session at 8:16 PM to discuss real estate matters.

DiCristofaro/Curtin
Passed unanimously.

The Agency exited Executive Session at 8:44 PM.

No votes or decisions were made during Executive Session.

11. Adjournment

Motion to adjourn the meeting at 8:50 PM.

Lord/Dill
Passed unanimously.

Respectfully submitted,
William DiCristofaro
Chairman