Meeting Minutes

Town of East Haddam
Redevelopment Agency

Date: May 28, 2026

1. Call to Order

The meeting was called to order by Vice Chair James Curtin at 7:00PM at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

Attendance

Redevelopment Agency Members Present: James Curtin, Randy Dill, Daniel Cobleigh, Cameron Hendry, Scott Brown, Jeff Miller, and John Cotter.

Absent Members: William DiCristofaro, Andrew Lord, and Jacquelin Nowell.

Other(s) Present: Thomas Sevigny and Matthew Conroy.

Absent Other(s): Harvey Thomas.

2. Approval of Minutes

a. Finance Committee – Site Tour of East Haddam Village with David Kooris, Executive Director of the Connecticut Municipal Development Authority (CMDA), held May 20, 2026.

Motion: To approve the minutes.

Cotter/Dill

Passed unanimously.

b. Regular Meeting – May 14, 2026.

Motion: To approve the minutes.

Miller/Cotter

Passed unanimously.

3. Committee Reports

a. Executive

Nothing to report.

b. Environmental

Jeff Miller reported that he had spoken with VHB regarding environmental matters and that there was no new information to report at this time.

c. Finance

Jeff Miller reported on recent discussions with the Connecticut Municipal Development Authority (CMDA), including a site visit and meetings with Executive Director David Kooris. Miller noted CMDA's interest in the East Haddam Village redevelopment effort and the potential for future collaboration as the project advances. Discussion included general observations regarding infrastructure, housing, water and sewer capacity, and other redevelopment considerations. It was noted that these matters will be further evaluated and addressed as part of Phase II of the Master Plan.

d. Community Engagement

The Committee discussed the importance of providing regular updates to the public regarding redevelopment activities. Members expressed support for preparing a progress update for publication in the East Haddam News to keep residents informed of the Agency's ongoing work and planning efforts.

e. Legal

Nothing to report.

f. Master Planning

The Agency continued its discussion of the East Haddam Village Redevelopment Plan. Members reviewed the Phase I conceptual plan prepared by VHB and discussed its role in guiding future redevelopment efforts. The Agency emphasized that the plan is conceptual in nature and remains subject to modification and refinement as additional public input, technical analysis, environmental review, and Phase II planning activities are completed.

Motion: To endorse the Phase I Conceptual Redevelopment Plan as a planning framework, recognizing that it is conceptual in nature and subject to future revision and refinement.

Brown/Cotter

Passed unanimously.

4. Bills

Motion: To approve payment of VHB Invoice in the amount of $5,965.19.

Miller/Cotter

Passed unanimously.

Motion: To approve payment of VHB Invoice in the amount of $255.00.

Cotter/Miller

Passed unanimously.

5. Old Business

a. Sons of the American Revolution Update

James Curtin provided an update regarding ongoing discussions with the Sons of the American Revolution and related property matters. Curtin reported on progress associated with previously authorized survey and appraisal work and discussed anticipated next steps as additional information becomes available. No action was taken.

6. New Business

Members discussed water and sewer infrastructure capacity within the redevelopment area and the importance of understanding existing and future utility constraints as redevelopment planning advances. The discussion was informational in nature and no action was taken.

7. Next Scheduled Meeting

The next scheduled meetings of the Agency will be held on June 11, 2026 and June 25, 2026.

8. Public Comment

There was no public comment.

9. Executive Session (If Necessary)

No Executive Session was held.

10. Adjournment

Motion: To adjourn the meeting @ 7:51PM.

Cotter/Dill

Passed unanimously.

Respectfully submitted,

William DiCristofaro
Chairman