Town of East Haddam
Redevelopment Agency
August 31, 2022
Adopted September 8, 2022

1. CALL TO ORDER
First Selectman Haines called the meeting to order at 7:08 p.m. at the Municipal Office Complex and the Pledge of Allegiance was recited.

ATTENDANCE
Redevelopment Agency Members: Melanie Kolek, Andrew Lord, James Curtin, Randy Dill, Jacqueline Nowell, John Cotter, Gary Laskowski, Caitlin Taylor, William DiCristofaro, Thomas Sevigny.

Absent Member(s): None.

Other(s): First Selectman Irene Haines, Linda Zemienieski, Rich Carella-Town Attorney, and Ruth Ziobron-Recording Secretary.

2. Introduction of Members
Redevelopment Agency Members briefly introduced themselves.

3. Explanation of Process-First Selectman Irene Haines/Attorney Richard Carella
First Selectman Haines reviewed the Redevelopment Map including Town owned and surrounding properties. She stated property owners are aware through discussions from the East Haddam Village Revitalization Committee's work, that their property may be subject to development. First Selectman Haines encouraged the Agency to review the Centerbridge Group's plan, noting they had heard the public's sentiment and may be willing to make adjustments to their plan; however ultimately, it was the Agency's decision.

Attorney Carella reviewed the Redevelopment Agency Ordinance.
-Meeting quorum will be 6 members.
-All motions and votes must be approved by 6 members including the Chairman.
-The Redevelopment Agency budget is $27,500. Additional funding would require Board of Finance approval.
-The Ordinance excludes Eminent Domaine of privately owned properties within the Redevelopment Map. Changes to the Ordinance would require Town Meeting approval.
-Responsive to a question, Attorney Carella explained the Agency could purchase properties, but did not have to. The Agency is required to prepare a Redevelopment Plan or adopt a Developer's plan whereas the developer could be responsible for negotiating the purchase of additional properties. Acquiring properties before a master plan is adopted would require Town Meeting approval. Acquisition of properties outside of the Redevelopment Map will require a change to the Ordinance through Town Meeting approval.

4. New Business

A. Appointment of Chairman

MOTION to appoint Melanie Kolek as Chairman.
Dill/Curtin **Passed Unanimously**

B. Appointment of Vice Chairman
MOTION to appoint Andrew Lord as Vice Chairman.
Curtin/Dill **Passed Unanimously**

C. Appointment of Secretary
MOTION to appoint James Curtin as Secretary.
Laskowski/Dill **Passed Unanimously**

D. Discuss Meeting Schedule and Location
The Redevelopment Agency will meet the 2nd and 4th Thursdays each month at 7p.m. in Meeting Room 1. The next scheduled meeting is Thursday, September 8th at 7 p.m. in Meeting Room 1.

5. General Discussion

A. Review of Handout Material
Chairman Kolek suggested the Agency review the links Ms. Zemienieski provided via email:
-Grant information through DECD.
-Town website with background information regarding the environmental site assessments.
-RFQ & RFP documents and Swing Bridge Landing proposal.
-Centerbridge Group RFP proposal.

B. Other
Mr. Riley will attend the next scheduled meeting. Mr. DiCristofaro questioned what type of road improvements would be needed and who would be paying for them, noting of the importance of having the information soon into the project and coordinating with the Town's expenditures for road improvements. Chairman Kolek noted Centerbridge Group had included this in their plan but the Agency should independently research it.

Responsive to a question, Chairman Kolek replied the properties in the Redevelopment Map, were included to make the project attractive and viable to a developer.

Responsive to a question, Attorney Carella replied once a redevelopment plan is adopted, it is good for 10 years and would need to be reapproved every 10 years. Adopted plans can be amended, but would require Town approval.

6. Audience of Citizens
Chairman Kolek expressed the importance of hearing public input during the Audience of Citizens; stating it was not an opportunity of the audience to engage with the Agency, but an opportunity to be heard.

7. Adjournment
Curtin/Dill at 8:13 p.m.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary