Town of East Haddam
Redevelopment Agency
September 22, 2022
Adopted October 13, 2022

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:02 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, William DiCristofaro, Jacqueline Nowell, John Cotter, and Thomas Sevigny.

Absent Member(s): Gary Laskowski and Caitlin Taylor.

Other(s): First Selectman Irene Haines and Ruth Ziobron.

2. Approval of Minutes – Meeting of September 8, 2022

Motion to approve the September 8, 2022 minutes.
Curtin/Dill Passed Unanimously

3. Audience of Citizens
Chair Kolek read an email correspondence from Adam Sousa in support of speeding up the Village Redevelopment Project.

4. Old Business

A. Review of TIFs, charrettes – Tom Sevigny

Mr. Sevigny reviewed TIF's (Tax Incremental Financing) and charettes. Agency Member's had received information prior to the meeting. This information may be referenced at: https://www.easthaddam.org/RedevelopmentAgency

Mr. Sevigny estimated it would cost $50,000 to $150,000 for a specialist to perform the charette workshops and $10,000 to $20,000 to develop TIF documentation. The TIF document would only include the properties within the Redevelopment Map. A TIF is a legal contract requiring approval at Town Meeting, by the Board of Selectman and the Board of Finance. Mr. Sevigny explained that TIFs and charrettes promote Developer interest.

Mr. Curtin noted the town was responsible for repairing the sidewalks. He reminded Agency Members that Centerbridge Group's proposal had met all zoning regulations.

Mr. DiCristofaro stated having the TIF analysis would be useful for anticipating Town expenditures for the project.

B. Review of Brownfield abatement/remediation grants research-Andrew Lord

Mr. Lord reviewed the 2018 Contamination Report. Remediation grants will be available Spring 2023. Applications may be disqualified if the property owner (Town) caused the contamination.

Mr. Lord suggested closer analysis from a 3rd party consultant and anticipated the cost to be $5,000-$10,000. Mr. DiCristofaro stated this was a low-risk investment and would add value to the project.

5. New Business

A. Goals/next steps

Chair Kolek suggested asking Centerbridge Group to prepare a pared down proposal for review. She stated the original proposal never went to referendum. Centerbridge Group's original proposal was based on years of work/public outreach by the Revitalization Committee. Mr. Dill stated Mr. Riley's proposal was not entirely about profits, but also for sentimental reasons for the area. Mr. DiCristofaro asked how many years the Revitalization Committee worked to develop a plan. Chair Kolek replied planning started in 2009 and they had performed extensive research which had resulted in a proposal that never went to referendum. Chair Kolek reminded Agency Members that the Revitalization Committee's detailed meeting minutes are on the Town website for review.

Mr. DiCristofaro stated the Revitalization Committee's work should not be discarded and agreed Centerbridge Group's proposal should be reviewed by the Agency. He added that researching TIFs as well as remediation research would remove any unknowns and add value to potential developers and the town. First Selectman Haines agreed, stating when she tried to advance the Centerbridge Group's proposal to referendum, part of the questioning was how much it was going to cost the town and that those figures were not available. Mr. DiCristofaro stated the Agency would need to determine potential revenue to the town including infrastructure improvements and tax incremental financing.

6. General Discussion

Chair Kolek will ask Mr. Riley to submit an amended proposal for review.

Motion to request the Board of Selectman to prepare an RFP for a TIF Consultant together with funding.
Dill/DiCristofaro Unanimously passed

Motion to request an Environmental Consultant to review the site for an amount not to exceed $7,500.
Curtin/Cotter Unanimously passed

7. Adjournment at 8:31 p.m.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary