Town of East Haddam
Redevelopment Agency
November 10, 2022
Adopted December 8, 2022

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:01 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, Thomas Sevigny, Gary Laskowski and Caitlin Taylor.

Absent Member(s):

Other(s): Gary Bogan, Todd Gelston, Charlotte Gelston, Janet Mascolo, Bill Mascolo, John Olin, Ken Simon, 1 citizen, and Ruth Ziobron.

2. Approval of Minutes – Meeting of October 27, 2022
Motion to approve the October 27, 2022, minutes.
Curtin/Dill **Passed Unanimously**

3. Audience of Citizens/Correspondence
Chair Kolek explained moving forward, per requests, the Audience of Citizens would be the last agenda item. She read an email from Amalia Shaltiel suggesting agency members review the website sustanabilityct.org. Ms. Shaltiel also questioned why the Agency was considering enlarging the Redevelopment Map. Chair Kolek stated there was not enough information to make such suggestions at this time and changes would require Board of Selectman approval.

4. Old Business
A. Review of second draft of RFP for TIF consultant
Motion to approve the 2nd draft RFP for TIF consultant as presented.
Lord/DiCristofaro **Passed Unanimously**

B. Status of RFP for hiring of environmental consultant
Mr. Lord had 3 price proposals for an environmental consultant. Mr. Lord stated what he learned from them was that it was not easy to get the alternative criteria approved and it may be best to keep the arsenic on site and work around it. He suggested the formation of a subcommittee to review the consultant proposals for an on-call consulting service. Mr. Lord stated because of his field of work, it would be best if he were not on the subcommittee; he will provide introductions, copies of the proposals and sample questions. Mr. Cotter, Ms. Nowell and Mr. Curtin volunteered to be on the subcommittee.

C. Goodspeed reach out
Mr. Cotter sent an email to Donna Hilton and David Bird and anticipates an in-person meeting after Thanksgiving. He will suggest a liaison to attend meetings. Chair Kolek had the opportunity to talk to Jeff Walter from the Goodspeed Board.

D. Status of discussions with Centerbridge Group

Chair Kolek shared conversations with Mr. Riley. Mr. Riley's presentation covers financials and will be helpful for project development from an investor's perspective. He asked for the financials to be shared in executive session. Centerbridge Group has disbanded. Agency members discussed the pros and cons of going into executive session. Agency consensus was to try to avoid executive sessions, and to extend Mr. Riley an invitation to present in a public session. If executive session is required, the final decision would be made by a motion. Chair Kolek will invite Mr. Riley to present at the December 8th meeting.

5. New Business

A. Next steps pending additional information

Mr. Lord reviewed a draft of agency authorities and charges.

Mr. DiCristofaro asked if a charrette would address the outlined concerns. Mr. Sevigny answered the charrette process would allow many stakeholders to attend and develop a vision/consensus. This would take about 5 days. He stated the key would be the codification of the input into a form-based code which is a type of zoning regulation (approved by Zoning Commissions). Codifying into a form-based code would take a few months. He explained having a form-based code in place would be attractive to developers. Chair Kolek will provide an example of a Redevelopment Plan at the next meeting.

6. General Discussion

There were no emails to the RA Chair.

John Olin stated developers would come once the site was cleaned up and suggested researching EPA Grants. He stated there were available grants through the DEEP Resiliency Fund including planning and project development grants in the $250,000 to $500,000 range. He stated federal and state grants required community engagement and participation. Mr. Olin stated the assets in the village were much greater than the area of the Redevelopment Map

Todd Gelston stated first impressions were important. He advised focusing on what people see when they come over the bridge and protecting the assets of the East Haddam Village area. He suggested not limiting the project area to 2.75 acres.

The next scheduled meeting is December 8, 2022, at 7 p.m.

Agency members agreed to meet on the 2nd and 4th Thursday for the 2023-2024 meeting schedule excluding Thanksgiving Day in November.

7. Adjournment at 8:20 p.m.
Lord/DiCristofaro **Passed Unanimously**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary