Town of East Haddam
Redevelopment Agency
January 26, 2023
Adopted February 23, 2023

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:00 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, Caitlin Taylor, William DiCristofaro, Thomas Sevigny and Harvey Thomas-BOF Liaison.

Absent Member(s): Gary Laskowski, and David Byrd-Goodspeed Liaison.

Other(s): Gary Bogan, Patrick McMahon, Amy Vaillancourt (VHB), Andrew Harris (VHB) and Ruth Ziobron.

2. Approval of Minutes – Meeting of January 12, 2023
Motion to approve the meeting minutes with corrected clerical error.
Lord/Nowell **Passed Unanimously**

3. Old Business
Chair Kolek informed the Agency that the 2023-2024 budget had been submitted to the Finance Director.

Agency Members received an email correspondence from Amalia Shaltiel with draft minutes.

A. Environmental Consultant Subcommittee
Ms. Vaillancourt and Mr. Harris reviewed the following documents which are filed on the Redevelopment Agency website:

- Amy J. Vaillancourt and Andrew Harris resumes.
- VHB Environmental Consultant proposal for Brownfield Redevelopment services dated January 24, 2023.
- DEEP Connecticut Brownfields Liability Relief Programs Fact Sheet.
- Connecticut Department of Economic and Community Development Brownfield Area-Wide Revitalization Planning Grant Program -Round 3 Request for Application.
- Connecticut office of Brownfield Remediation and Development Remedial Action and Redevelopment Municipal Grant Program Notice of Funding Availability.
- Connecticut Department of Economic and Community Development Office of Brownfield Remediation and Development 2022 Municipal Brownfield Grant Program Application, Assessment and Remediation.
- UConn Civil and Environmental Engineering Technical Assistance for Brownfields Program.
- From the Office of Governor Ned Lamont announcing "Governor Lamont Announces $24.6 Million in State Funding to Remediate 41 Blighted Properties Throughout Connecticut"

- State of Connecticut Department of Economic and Community Development Office of Brownfield Remediation and Development, 2020 Municipal Brownfield Grant Program Application for Assessment and Remediation for 11 Candlewood Hill Road, Higganum.
- State of Connecticut Department of Economic and Community Development Office of Brownfield Remediation and Development, Remedial Action and Redevelopment Municipal Grant Program Application for 11 Candlewood Hill Road, Higganum.

Mr. Harris explained facilitating the redevelopment of the property would require analysis of the environmental unknowns. He said remediation would be easiest when tied to a known development outcome. He stated if there is a known area of impact, it was easier for VHB to determine a solution if a developer is involved. For example, a building or parking lot could be placed on the area of impact instead of offsite removal. The proposal includes gathering data gaps and getting money for the town in the form of Brownfield Remediation Grants to help fund the initial planning steps and assessments. Ms. Vaillancourt explained they would reach out to DEEP ahead of time to determine highest alternative criteria they've allowed in similar situations. She recommended purchasing liability protection. She reviewed VHB's successful remediation/successful grant funding and development project in Haddam, (site similarities to East Haddam). She warned that the State would not grant remediation funding without a Developer in place.

Ms. Vaillancourt reviewed State and Federal grants and showed samples VHB received for Haddam's remediation. She explained the State grant funding for Brownfields made municipalities handle projects similar to the needs of East Haddam. There are Brownfield grants available for assessments, clean up and area wide planning. The area wide planning grants allow for targeted areas i.e. the village center for vision planning, market studying, feasibilities studies, and concept planning. State grants are less competitive and should be available February/March. Ms. Vaillancourt recommended applying for a State Grant for assessment for the Village Center.

Ms. Vaillancourt recommended the State Liability protection for the municipality and reviewed benefits.

Mr. Harris reviewed the Additional Sampling line item of the VHB proposal stating it would help determine data gaps for the DEEP.

Ms. Vaillancourt reviewed the UConn Technical Assistance for Brownfields Program. Services provide free-of charge technical assistance to municipalities.

Responsive to a question by Mr. Curtin, Ms. Vaillancourt replied part of the grant application requests the property's current appraisal and what the property would be valued at a year after it is developed. She said the town would be similar the Scoville example in that it would be hard to get a developer at this stage. She said when the Town asks for the cleanup money, is when a developer will be needed. 5359

Motion to accept VHB's contract items 1 and 2.

DiCristofaro/Dill **Passed Unanimously.**

A revised contract will be provided. Additional services are available if necessary and rates are provided in the contract.

4. New Business

A. Redevelopment Consulting

Mr. Curtin stated the Environmental Consultant had quoted $5,000 for the reassessment of data already collected. Additional sampling/testing will be required for where there are data gaps. Agency Members agreed there was enough in this year's budget to have the Environmental Consultant's reassessment of the data.

Agency members agreed that a grant writer would help find funding for the project and was worth the investment.

Motion to fund an Environmental reassessment and Grant Writer from the money remaining in the 2022-2023 budget and ask the Board of Finance for overage to be funded through the Contingency Account.

Dill/Lord **Passed Unanimously**

The Agency discussed potential line items for next year's budget

-Grant writer for cafeteria writing	$50,000
-Charette	$150,000
-Tif Advisement	$60,000
-Environmental Consultant	$100,000
-Legal	$ 15,000
-Additional Random Sampling	$20,000
-Commercial Marketing/Appraisal	$7,000

Motion to approve the proposed line items for the 2023-2024 budget.

Mr. Thomas told the Agency to provide documentation for the 2023-2024 budgeting cycle.

Lord/Cotter **Passed unanimously**

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6. Public Comment

There were no emails to the RA Chair.

Mr. Bogan voiced concern with the additional traffic, drainage, traffic speed, additional parking needs and impacts on water quality which development would add to the village.

Marilyn Gleeson thanked the Agency for their work. She suggested expanding the Redevelopment Map. Chair Kolek replied the Agency was not in a position now to expand the Redevelopment Map until they had more information. This would require a Public Hearing and Board of Selectman approval. Mr. Riley stated his proposal was within the Redevelopment Map except for 2 houses which Goodspeed owned (needing negotiations). Ms. Gleeson stated she would like to see a

cohesive plan throughout the village, not just in one section with maybe more than one developer. She stated she liked Mr. Riley's plan. Ms. Gleeson stated she hoped the Agency was not abandoning the idea of doing a charrette. She said the public needed to have input to feel they were a part of the decision. Mr. Riley stated he was not dismissing public input.

Mr. Smith stated the Agency was not properly funded. He stated the Agency needed more funding for grant writing, Tif Consultant and needed studies by the town. He stated relying on an individual developer would lose credibility with townspeople. Mr. Smith suggested increasing the area of the Redevelopment Map, noting it would help with TIF funding and allow for multiple developers. Mr. Smith stated Form Based Code would help potential developers.

Responsive to a question by Mr. Bogan, Chair Kolek replied that the Agency would not know the property value until an Environmental Consultant estimates the cost of cleaning up the site. It was noted that the recent reevaluation was for private property owners. Chair Kolek added this information could be viewed on the RA website.

Amalia: Grant writing UConn Nefeli Bompoti, PHD Program Manager (UConn TAB) (technical assistance for Brownfields.

Motion to go into executive session at 8:15 p.m. and invite Harvey Thomas.
Lord/Nowell Passed Unanimously

8:46 Agency out of executive session. No motions or decisions were made.

7. Adjournment at 8:46 p.m.
Lord/Cotter **Passed Unanimously**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary