Town of East Haddam
Redevelopment Agency
February 23, 2023
Adopted March 9, 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, Harvey Thomas-BOF Liaison, David Byrd-Goodspeed Liaison and Ruth Ziobron-Recording Secretary.

Absent Member(s): Gary Laskowski

Other(s): Gary Bogan and Jim Damicis-Camoin Associates.

2. Approval of Minutes – Meeting of January 26, 2023
Motion to approve the meeting minutes as presented.
Lord/Cotter **Passed Unanimously**

3. Old Business

A. Environmental Consultant Subcommittee

- First Selectman's office signed the VHB contract for tasks 1 &2. These items fall within the current RA budget.
- VHB is working on grants due in April as discussed at the last meeting.
- Chair Kolek noted point of contacts for VHB are the Environmental Consultant Subcommittee, Mr. Ventres-Land Use Office and Selectman's Office.
- A landowner in the area where testing may occur has concerns about the environmental study including all run off locations.

4. New Business

A. Next steps/Budget Update

- Chair Kolek reviewed her budget meeting with the Board of Selectman.
- Ms. Nowell reviewed the Town Vision Appraisals for the Garage Annex and Town Hall. Agency members agreed that a new appraisal was necessary.
- Agency members discussed forming subcommittees and reducing the monthly regularly scheduled meetings to once a month.
- Mr. Thomas stated the village redevelopment was complex to manage as volunteers and suggested finding a person with expertise to manage the project. He said the consultant could advise which committees were needed and how they should proceed. Chair Kolek stated she had explored hiring a project manager with the Selectman's Office and they were not inclined to budget one at this time. She suggested forming a subcommittee to explore hiring hourly/per diem help to propose to the Selectman's Office.

- Chair Kolek asked the Agency to make a list of tasks which could be delegated to a subcommittee for the March 9th meeting.

6. Public Comment
There were no emails to the RA Chair.

Mr. Bogan agreed there is a need for a project manager. He suggested putting a for sale sign on the town property. Responsive to Mr. Bogan's comments, Chair Kolek clarified grants were easier to get with a developer, but that the Agency was optimistic that receiving grants were achievable without a developer on board, VHB offered their services with this knowledge. VHB had very similar projects in Haddam. It is not a requirement to have a developer to receive grant money.

7. Presentation by Jim Damicis, Camoin Associates regarding TIF proposal (Possible executive session per C.G.S. §§ 1-200(6)(E) & 1-210(b)(24))

Motion to go into executive session at 7:50 p.m. and invite Harvey Thomas and Ruth Ziobron.
Lord/Curtin **Passed Unanimously**

8:59 Agency out of executive session. No motions or decisions were made.

8. Adjournment at 8:59 p.m.
Lord/Curtin **Passed Unanimously**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary