Town of East Haddam
Redevelopment Agency
March 9, 2023
Adopted April 14, 2023

1. CALL TO ORDER
Chair Kolek called the meeting to order at 6:59 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, Gary Laskowski, John Cotter, William DiCristofaro, Thomas Sevigny, and Harvey Thomas-BOF Liaison.

Absent Member(s): Jacqueline Nowell and Caitlin Taylor.

Other(s): Gary Bogan, Amy Vaillancourt (VHB), and Neal Hulstein (VHB).

2. Approval of Minutes – Meeting of February 23, 2023
Motion to approve the meeting minutes with the following correction:
-spelling error (Curtin)
Lord/Cotter **Passed Unanimously**

3. Old Business

A. Environmental Update -VHB

- UConn may be interested in supporting a grant application for remediation for the fall round.
- Site specific information has been shared with DEEP for input on any background or alternative criteria for arsenic. They previously approved some alternative criteria given certain circumstances at other sites. Further discussions are underway.
- DECD has been contacted to discuss interest in applying for a grant and to talk to them more about a grant application (due April 14th). The draft grant application will be available for Agency review two weeks before. If the April grant is awarded, sampling work would be completed by VHB for a fall remediation grant application.
- Municipality support is necessary for data collection.
- Previous site studies, remediation, tank removals, etc. will be counted as the municipality's contribution. General values (1 and 7 Main Street) will need to be calculated to be included in the grant application.
- Research if Board of Selectman approval is necessary for grant applications.
- Municipal certification for discretionary funding will require First Selectman signature, certifying that the municipality asking for money is current with their Plan of Conservation and Development.

4. New Business

A. Worcester Polytechnical Institute project

Chair Kolek received a call from a former East Haddam student (Aiden Behilo), now a Worcester Polytechnical Institute student interested in the project. His professor Suzanna

LePage emailed expressing interest in providing a team of Civil Engineering students to work on site design options for the project for their senior Capstone design project. Students would develop the scope of work through the Agency. Their work would likely result in a preliminary sketch plan for the site. They would be available for a variety of tasks including engaging the public, assessing environmental remediation, identifying desired end uses and considering site layout access and circulation. Email is included at the end of the meeting minutes.

B. Next steps

There will be a planning meeting at the March 23rd meeting. Pat McMahon will be invited help the Agency develop a strategy to define an order of steps for the village redevelopment.

6. Public Comment

Email public comment is included at the end of the meeting minutes.

Mr. Bogan voiced concern with parts of the meetings being in executive session. Chair Kolek explained the Agency could not go into executive session without statutory reason. She stated the Agency went into executive session to protect sensitive information like proposals for negotiation reasons.

7. Presentation by Brad Senft and Denise L. Robidoux, Goman & Associates regarding TIF proposal and discussion regarding land appraisal proposals (Possible executive session per C.G.S. §§ 1-200(6)(E) & 1-210(b)(24))

Motion to go into executive session at 7:34 p.m. and invite Harvey Thomas.
Dill/Lord **Passed Unanimously**
9:02 Agency out of executive session. No motions or decisions were made.

8. Adjournment at 9:02 p.m.
Lord/DiCristofaro **Passed Unanimously**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary

1. Do you have any idea when you will ask the Board of Selectmen to expand the map within your purview to include the entire Village? Numerous people that you have asked to attend and speak at your meetings have indicated this should be done. It will increase the value of the TIFF, allow for a more cohesive design throughout the Village, and provide the ability to create more 'streetscapes'.
2. It is very unfortunate that the Board of Selectmen did not approve funding for a Project Manager, which is critical for your success. However, Mr. Curtin suggested you ask the man who attended a previous meeting, who used to work for 'Main Street', to help flesh out such a plan. This seems to be a great and potentially inexpensive way to begin to outline your plan of action. Having a project plan will help you to identify tasks that are dependent on other tasks, tasks that can be done independently, and determine potential timelines and end dates for all the tasks. Then you can make assignments, as Mr. DiCristoforo has suggested, and determine if you have enough resources to complete the project plan.

Marilyn Gleeson
Rob Smith

Hello Ms. Kolek,

I am writing to see if their would be interest from you and your committee in having a team of civil engineering students from Worcester Polytechnic Institute (WPI) work on site design options for your downtown redevelopment area. A student in my class this term, Aidan Bohilo, completed a case study of the site for a research project in my Land Use, Development, and Controls class. I believe he introduced himself to you at one of your recent meetings. I have students interested in site development, and love to be able to have real-world, current projects to work with as their senior capstone design project. We call this the Major Qualifying Project (MQP). The project would likely result in a preliminary sketch plan for the site and the students could conduct a variety of tasks: engaging the public, assessing environmental remediation, identifying desired end uses, and considering site layout, access, and circulation. But, they would develop this scope of work with you and your committee during September 2023; so their work could be tailored to best meet your needs as long as the academic requirements were being met. The schedule of the student project would run through the fall and conclude in early March 2024.

More information about WPI's MQP project program is available here:

https://www.wpi.edu/offices/external-relations/corporate-relations/employers-partners/sponsor-student-project

Typically, non-profit/government project sponsors would not incur a project fee, although a contribution towards student travel expenses would be helpful.

If this is something you would like to pursue, please let me know.

Suzanne LePage, AICP
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