Meeting Minutes

Town of East Haddam
Redevelopment Agency

Date: June 25, 2026

1. Call to Order

The meeting was called to order by Chair William DiCristofaro at 7:00 PM at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

Attendance

Redevelopment Agency Members Present: William DiCristofaro, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, and Jeff Miller.

Absent Members: Andrew Lord, Cameron Hendry, Scott Brown, and Daniel Cobleigh.

Other(s) Present: Harvey Thomas.

Absent Other(s): Thomas Sevigny and Matthew Conroy.

Additional Attendee: First Selectman Todd Gelston.

2. Approval of Minutes

a. Regular Meeting – May 28, 2026

Motion: To approve the May 28, 2026 meeting minutes with the following corrections:

- Under **Item 3.b. Environmental**, the minutes were corrected to reflect that **John Cotter**, rather than Jeff Miller, presented the Environmental Committee report.
- Under **Item 3.f. Master Planning**, Randy Dill clarified that the motion to endorse the Phase I Conceptual Redevelopment Plan included the specific condition that the Agency was **not endorsing any traffic plan, either within or outside the redevelopment area, at this time.**
- Randy Dill further corrected the record to reflect that the motion was made by **Randy Dill** and seconded by **Jeff Miller**.

Cotter/Nowell

Passed unanimously.

3. Committee Reports

a. Executive

William DiCristofaro reported that the Board of Selectmen approved the Agency's request to waive the Request for Proposals (RFP) requirement, allowing the Agency to proceed directly into Phase II of the East Haddam Village Master Plan with VHB. He expressed his enthusiasm for reaching this important milestone and noted that significant work remains as the Agency begins the implementation phase.

b. Environmental

John Cotter reported on his recent correspondence with VHB regarding environmental remediation activities. He advised the Agency that a Remedial Action Plan will be prepared once the redevelopment plan is more fully defined. He further reported that, under the State's revised environmental regulations effective March 1, 2026, a **Background/Naturally Occurring Demonstration Report** for arsenic will also be required to accompany the Remedial Action Plan.

c. Finance

Jeff Miller reported on the Community Investment Fund (CIF) program and advised the Agency that East Haddam is currently ineligible to participate. He also reported that the Board of Selectmen is scheduled to vote at its next meeting on whether the Town should opt into the Connecticut Municipal Development Authority (CMDA), providing potential redevelopment and financing opportunities for the community.

William DiCristofaro further reported that the Agency's Fiscal Year capital budget request in the amount of **$50,000** had been approved.

d. Community Engagement

William DiCristofaro offered to prepare another redevelopment progress update for publication in the *East Haddam News* to keep residents informed as the Agency transitions into Phase II of the East Haddam Village Master Plan.

e. Legal

Nothing to report.

f. Master Planning

William DiCristofaro reported that Tommy Boston of VHB will attend the Agency's next meeting to formally initiate Phase II of the East Haddam Village Master Plan. The Agency discussed assigning members as liaisons based on their individual areas of expertise and inviting representatives from other boards, commissions, and stakeholder groups to participate throughout the Phase II planning process to encourage collaboration and informed decision-making.

No motions or actions were taken.

4. Bills

Motion: To approve payment of the following invoice:

Integra Realty Resources – $3,000.00

Dill/Nowell

Passed unanimously.

Motion: To approve payment of the following invoice:

VHB – $10,200.00

Curtin/Cotter

Passed unanimously.

Motion: To approve payment of the following invoice:

Dutch & Associates – $3,500.00

Dill/Miller

Passed unanimously.

Motion: To approve payment of the following invoice:

Dutch & Associates – $3,000.00

Nowell/Dill

Passed unanimously.

5. Old Business

There was no Old Business to report.

6. New Business

There was no New Business to report.

7. Next Scheduled Meeting

The next scheduled meetings of the Agency will be held on **July 9, 2026** and **July 23, 2026**.

8. Public Comment

There was no public comment.

9. Executive Session

Motion: To enter Executive Session at **7:20 PM** to discuss **real estate matters**.

Curtin/Dill

Passed unanimously.

Invited guests: **Harvey Thomas** and **First Selectman Todd Gelston**.

The Agency returned to regular session at **8:11 PM**. **No votes or actions were taken following Executive Session.**

10. Adjournment

Motion: To adjourn the meeting at **8:11 PM**.

Curtin/Dill

Passed unanimously.

Respectfully submitted,

William DiCristofaro
Chairman