Redevelopment Agency
Environmental Subcommittee
Special Meeting
Municipal Office Complex
Meeting Room 4
Wednesday, May 3, 2023

1. Call to Order: John Cotter called the meeting to order at 5:01 PM.

2. In attendance: Jackie Nowell, Jim Curtin, and John Cotter.

3. We had a general discussion before telephoning Amy Vailancourt of VHB at 5:15pm for status.

4. We identified two possible areas of concern for RA discussion while in the early stages of the project. Specifically:

    a) The need to fix or redirect the road exiting the Swing Bridge. What are the limitations and hazards we face? This may require hiring a traffic engineer to identify viable options.
    b) Determine if more property is needed early on to meet the economic needs of any developer and their return on investment (ROI) requirements (20%?). Our fear with a Center Bridge type proposal is attempting to cram too many buildings into such a small space.

5. Amy Vailancourt of VHB was called at 5:15pm and joined our conversation.

6. Our focus was on the environmental grant application, DECD Brownfield Assessment Grant Round 17 for $200,000, recently submitted and next steps should we receive the grant in the next few months.

7. Amy's recommendation is to use the grant application budget summary as our environmental guide going forward. The budget summary identifies phases I, II, and III, the action and costs associated as well as other specific areas of environmental concern and monies needed to move forward. The remainder of our conversation involved going through the budget summary.

8. The Environmental Subcommittee is including a copy of the grant application budget summary on the next page of these meeting minutes for the RA members to review.

9. Adjournment: Motion made by Jim Curtin, seconded by Jackie Nowell to adjourn the meeting at 6:01PM. Unanimous aye.

Respectfully submitted,
John Cotter,
Environmental Subcommittee Chairman

Town of East Haddam Estimated Budget Summary – DECD Brownfield Assessment Grant Round 17

DECD Funding Requested $200,000

Breakdown of anticipated use of funds:

- Phase I ESA = $20,000 anticipated to cover the cost of completing Phase I Environmental Site Assessments for 10 properties
- Phase II ESA = $25,000 for completing a Phase II Environmental Site Assessment for the 24 Lumberyard Rd property if access can be obtained.
- Phase III ESA = $50,000 includes completing supplemental soil and groundwater sampling for 1 & 7 Main Street properties needed to confirm a remedial approach. It is anticipated that the remaining metals contamination in site soils can likely be capped with redevelopment and/or it may be possible to calculate an alternative direct exposure criteria for arsenic that would be acceptable to the DEEP Commissioner.
- Remedial Action Plan = $20,000 would include preparing a Remedial Action Plan for the 1 & 7 Main Street properties as well as development of potential remedial scenarios for the 24 Lumberyard Rd property (if needed).
- Hazardous Building Materials Survey = $5,000 for PCB sampling for building materials needed for the structures at 1 & 7 Main Street.
- Demolition Survey = $5,000 for evaluation of the garage building for demolition planning and cost estimating
- Remedial Design = $20,000 would include LEP and engineer working with developer to design remediation and capping in conjunction with redevelopment plans.
- Structural Analysis = $10,000 includes evaluation of the River House and former Town Hall Buildings with regard to preservation and potential for relocation elsewhere in the Village.
- Redevelopment Planning = $45,000 to be used to retain a planning firm to work on behalf of the Town to engage the community, private property owners, and developers to review existing plans and finalize a common vision that fits the scale of the Village and provides more amenities for local residents. The planner would be expected to help the Town develop a series of next steps for implementation of the vision.

Town Funding Expended = $15.1M

These costs included planning, assessment, and remediation activities the Town has completed to date for 1 & 7 Main Street. The majority of this cost came from having to move the Town Hall Offices to facilitate redevelopment of the properties. In an effort to be fiscally responsible, we elected to renovate the former Nathan Hale Middle School as opposed to constructing a new building.

Anticipated private Developer funds to be leveraged = $51M

This was the recent estimated cost for construction of the Swingbridge Landing development. The Town had an estimated purchase price of the 1 & 7 Main St property at $450K. There was also an estimated $13M in off-site improvements needed to facilitate development.