Town of East Haddam
Redevelopment Agency
June 19, 2023

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:04 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, Thomas Sevigny, John Cotter, William DiCristofaro, Caitlin Taylor, and Harvey Thomas-BOF Liaison.

Absent Member(s): Gary Laskowski, and Jacquelin Nowell.

Other(s): Ruth Ziobron via YouTube.

2. Committee reports
The next regularly scheduled meeting is Thursday, July 13th at 7 p.m.

A. Environmental
Mr. Cotter reviewed the Environmental Sub-Committee update dated May 31, 2023. It is included at the end of these minutes.

B. Executive
Chair Kolek reported that she sent an email to Jim Ventres-Land Use Administrator on June 6th, stating the RA had confirmed that the Centerbridge Plan of 5/10/23 should be sent to the Planning and Zoning Commission pursuant to statute and charge. Planning and Zoning Commission review is scheduled in July.

Agency members discussed if it would be in the best interest of the town to purchase of vacant properties in the Village area. Further information will be gathered about property listings. Chair Kolek will ask Mr. Riley about his status on any sort of property negotiations. Further discussions may be held in Executive Session at future meetings.

C. Finance
Nothing new to report.

D. Community Engagement
a. Community Information Session June 29th
A Community Information Session is scheduled for Thursday, June 29th at 7 p.m. in meeting rooms 1 and 2 at the MOC. It will be advertised in the East Haddam News and on Facebook. Agency members discussed the meeting format.

D. Legal

Chair Kolek contacted the Town Council to confirm her understanding of the statute with regards to Centerbridge's proposal moving forward to the Planning and Zoning Commission.

Motion to approve the invoice for legal council in the amount of $125.00.
Lord/Curtin **Passed unanimously.**

3. New Business

4. Public comment
There was none.

5. Adjournment at 7:36 p.m.
Lord/Curtin **Passed unanimously.**

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary

REDEVELOPMENT AGENCY
Environmental Sub-Committee Update
May 31, 2023

1. On May 23rd the Town received an email from CT DECD acknowledging that their team is conducting a review of our Round 17 application. They included an attachment with 3 follow-up questions requesting our response by June 2nd. Amy believes DECD questions this early in the application process is good news. We may possibly be in the running(?).

2. On May 24th & 25th Jim Ventres and Amy compile the information in response to DECD questions and finalizes responses to the CT DECD team.

3. On May 26th Linda Z. emails our responses to the CT DECD team several days ahead of their June 2nd deadline.

Peter M. Hanes
First Selectman

Erik W. Dill
Theresa B. Gavet
Selectmen

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Board of Selectmen

TOWN OF EAST HADDAM

MUNICIPAL OFFICE COMPLEX
1 PLAINS ROAD • PO BOX 385
MOODUS, CONNECTICUT 06469

May 26, 2023

Town of East Haddam
Round 17 Brownfield Assessment Grant Application
Response to DECD OBRD Team emailed Questions from 5/23/2023

1. **Are any of the parcels within the Connecticut River flood plain? If so, is there a flood report attached to this project?**

   The steep embankment along the western boundary of the 1 Main Street property (abutting the Connecticut River) is within the floodplain. This area is outside the planned development. The only other target property within the floodplain is the 24 Lumberyard Road property. See attached target parcel map and FEMA map.

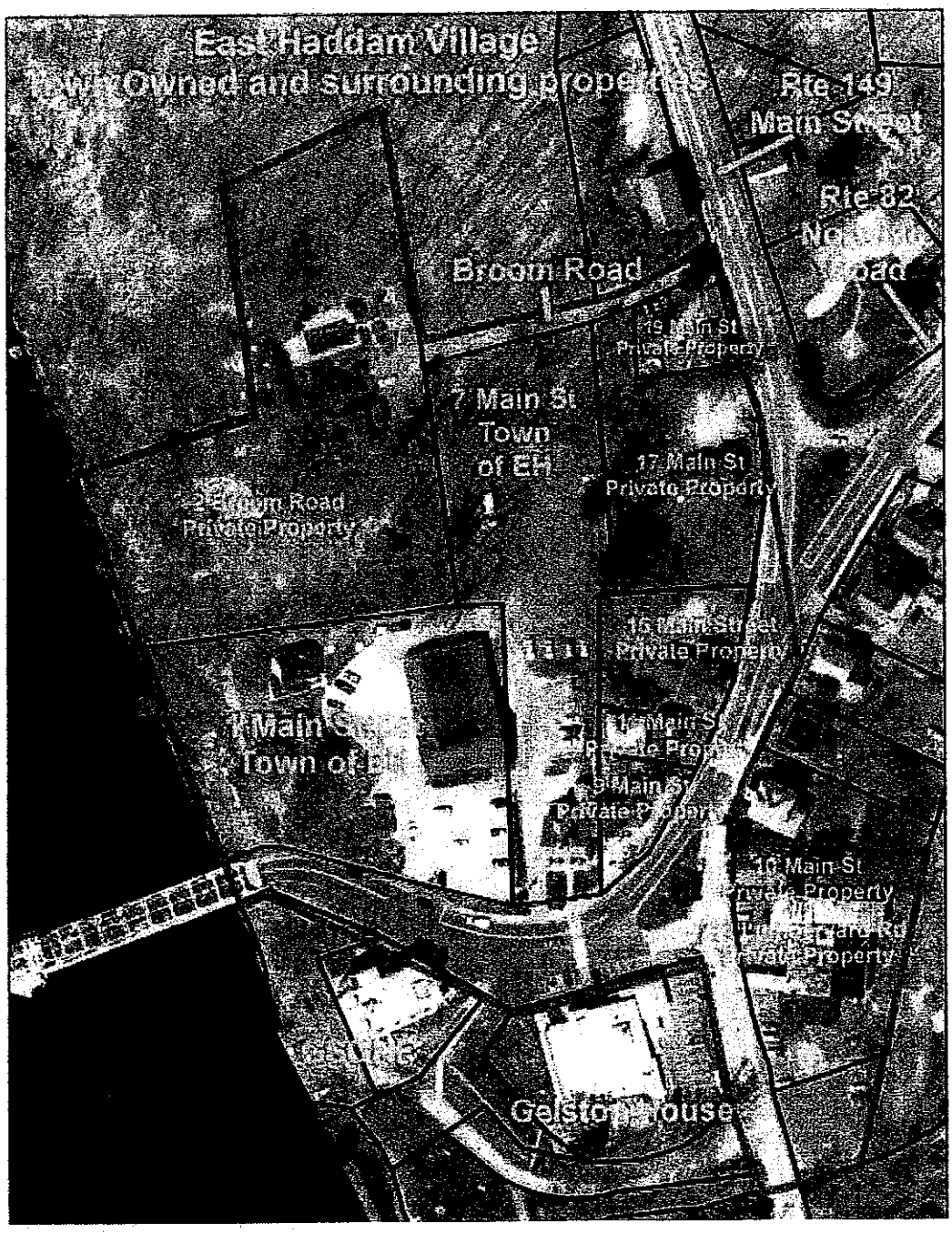
2. **On Page 9, there is $13 million in developer money allocated towards predevelopment in the project budget. What activities are covered in predevelopment?**

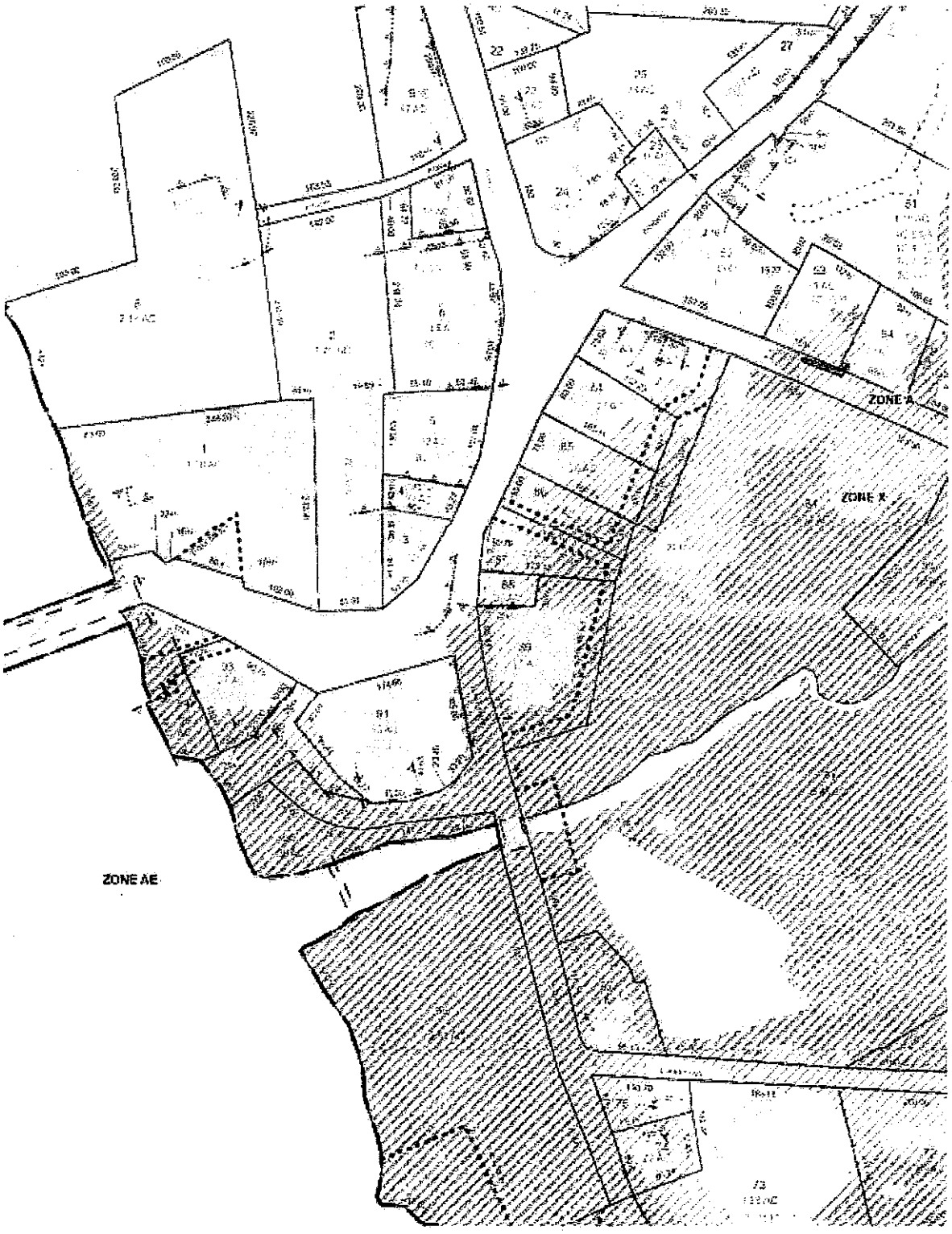
   The $13M was provided as an estimate by Centerbridge team for "up front costs" needed to facilitate the Swingbridge Landing development on the 1 & 7 Main Street properties. In addition, they estimated $3M is needed in "Off-site improvements". See attached slides from their presentation to the Town on December 8, 2022.

   The Town is taking steps to confirm/address some of these costs with this assessment grant including demo & environmental abatement, soil remediation, and monitoring costs for 1 & 7 Main Street. In addition, with regard to the off-site improvements needed, the Town recently contributed $150,000 to support off-site pedestrian improvements (i.e. walkway along the Swingbridge) and previously invested $4M to establish a sewer system in the Village Center to support redevelopment. The Town is actively pursuing other grants and funding mechanisms to address some of the up-front costs and/or off-site improvement costs needed for redevelopment initiatives.

3. **Do you have an LEP already attached to this project?**

   The Town had retained Andy Vallancourt, LEP and Director of Environmental Services for VHB to provide environmental consulting services to support the Town's Brownfield grant application. This included review of previous investigations and consultation with CTDEEP on potential remedial options for arsenic in soils at 1 & 7 Main Street. VHB also supported the development of a scope of work and cost estimates for assessment activities for target properties in the Village Center to facilitate the Town's redevelopment plans.

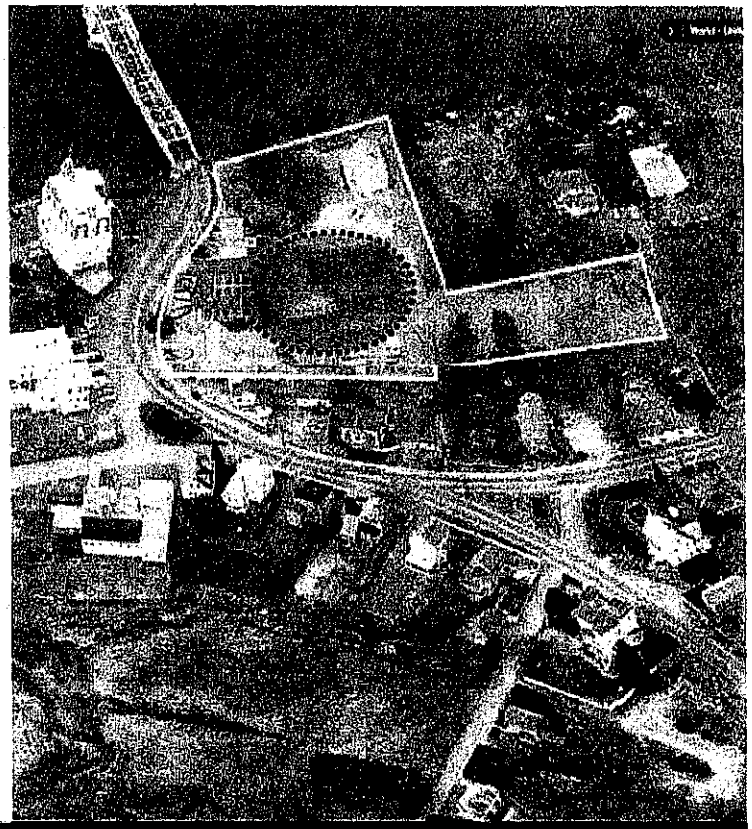

East Haddam Village
Town Owned and surrounding properties
Rte 149
Main Street
Rte 82
Broom Road
19 Main St
Private Property
7 Main St
Town
of EH
17 Main St
Private Property
2 Broom Road
Private Property
15 Main Street
Private Property
Main St
Town of EH
11 Main St
Private Property
9 Main St
Private Property
10 Main St
Private Property
Gelston House

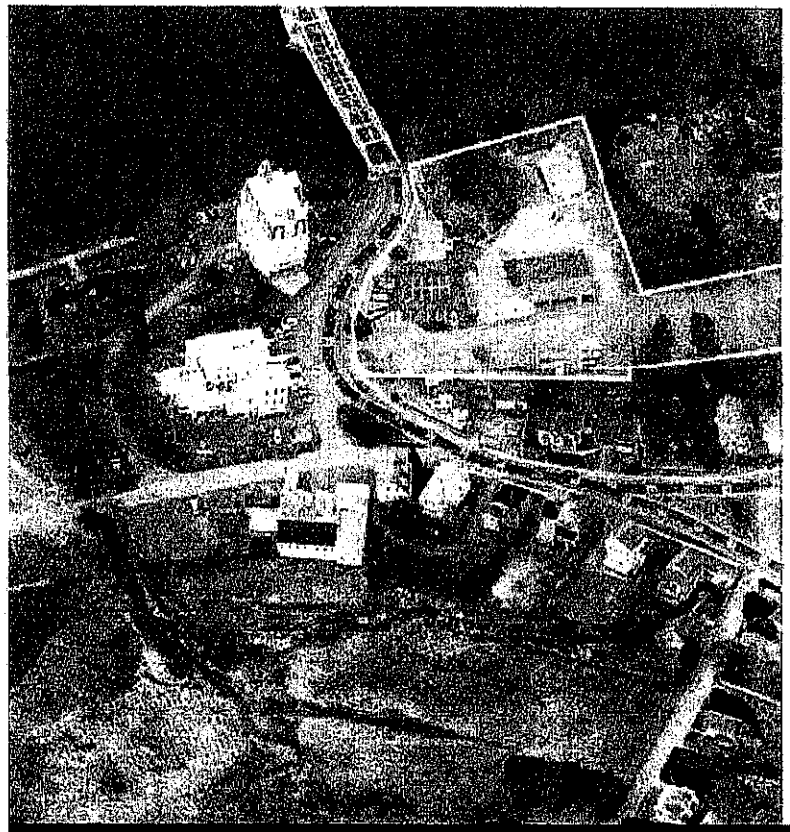

ZONE A
ZONE X
ZONE AE

Upfront Costs Of Town Property

September 2019 – escalated to 2025

Purchase of Town Property	$	450,000
Demo & Environmental abatement, soil remediation, monitoring	$	800,000
Purchase of 17 Main St for DOT approved access	$	300,000
Purchase of 15 Main St. for DOT approved sightlines	$	450,000
Site Clearing of all pavement, conc pads and walk, old earth cuts, old buried tanks, relocation of historic stone walls, etc.	$	400,000
Relocate & renovate/code compliance of River House + Old Town Hall	$	800,000
Renovation/code update of 15 Main St.	$	420,000
Renovation/code compliance of 17 Main St.	$	250,000
Creation of Public Community Water System and Sprinkler fire protection	$	500,000
Hook up to Town Wastewater System	$	100,000
New parking lot, lighting and access driveway	$	500,000
Village Green development – part of remediation effort – and ret. wall	$	600,000
Development of riverfront esplanade	$	300,000
Participation in off-site improvements (DOT)	$	900,000
Power	$	125,000
Storm drainage	$	100,000
WET CONSTRUCTION COST in 2019 dollars	$	6,795,000
Permits	2%	$ 135,900
Escalation to 2025	32%	$ 2,217,000
Soft Costs: Legal, A/E fees, Traffic studies, Appraisals, Contingencies, Insurance	30%	$ 2,744,636
Tenant Improvements Allowances for four buildings		$ 800,000
Broker's fees		$ 150,000
Developer's fee	5%	$ 648,173
TOTAL PROJECT COST		$ 13,485,596





Off-site Improvements

September 2019 ₹ escalated to 2025

Rt. 82 Realignment		$	1,300,000
Relocate State of CT easement for bridge generator		$	200,000
Traffic calming measures – planting strips, etc.		$	800,000
Remove extra headlights and install 30 historic streetlamps		$	600,000
Bury approx. 2,000 LF of overhead utility lines and remove 15 poles		$	1,300,000
Add and replace existing sidewalk – approx. 8000F or 6,800SF		$	600,000
Bicycle paths along Rt. 82 and Main St. – approx. 1,200LF		$	600,000
Install two state-of-the-art pedestrian crosswalks with strobe lights		$	600,000
SUB-TOTAL		$	7,000,000
Escalation to 2025	32%		2,240,000
Soft Costs: Legal, A/E Fees, Approvals, Permits, Contingencies			Included
TOTAL PROJECT COST		**$**	**9,240,000**