Town of East Haddam
Redevelopment Agency
September 14, 2023

1. CALL TO ORDER
Chair Kolek called the meeting to order at 7:01 p.m. at the Municipal Office Complex and the Pledge of Allegiance was recited.

ATTENDANCE
Redevelopment Agency Members: Melanie Kolek, Andrew Lord, James Curtin, Jacquelin Nowell, Randy Dill, Gary Laskowski, Thomas Sevigny, John Cotter, William DiCristofaro, Jacqueline Nowell, John Cotter, Caitlin Taylor, and Harvey Thomas-BOF Liaison.

Absent Member(s):

Other(s): First Selectman Irene Haines, Jeff Riley-Centerbridge, Bob Casner-Economic Development, David Byrd-Liaison Goodspeed Managing Director, and Ruth Ziobron-Recording Secretary.

2. Approval of Minutes
a. Meeting of July 13th

Motion to approve all minutes as presented.
Lord/DiCristofaro Passed unanimously.

3. Committee reports
A. Executive
Mr. Laskowski and Ms. Nowell were reinstated for another 5-year term on the Redevelopment Agency at the last Board of Selectman's meeting.

A letter was written to the Agency dated August 28, 2023, by Chairman Crary Brownell stating that as per statute, the Planning and Zoning Commission reviewed the Centerbridge Group plan dated May 10, 2023 and agreed that the conceptual plans presented conformed with the 2019 Plan of Conservation and Development.
Agency Discussion:

- The 8-127 of the Connecticut General statute was reviewed.
- Public hearings will take place at the High School at 7 p.m., date to be determined.
- The Community Engagement Committee will meet to develop the public hearing presentation.
- If after the public hearings, the Agency determines Centerbridge's plan meets the statutory 6 criteria, it would be brought to the Board of Selectman to then go forward to a town meeting. It was Chair Kolek's understanding that any developer could go through the same process.
- There was concern that the Agency needed more time to develop a TIF, take advantage of grant funding, etc., which could provide more developer interest.

- Chair Kolek will consult with the Town Council for clarifications to 8-127.

On September 14th, Chair Kolek, Mr. Dill, Mr. Sevigny and Ms. Nowell went on a site walk of the Village area with three WPI students and their professor. The students will be working with the Agency as a part of their Senior Capstone Project. They have until March to complete their project.

Chair Kolek will invite Dr. Stofko to a meeting to present the history of the village buildings that he presented at the Historical Society. Mr. Lord commented that the history of the buildings would be a valuable tourist attraction for the redevelopment area.

B. Environmental

Mr. Cotter reviewed the following documents:

- Connecticut Round 17 Kickoff Webinar held July 12, 2023
- State of Connecticut Department of Economic and Community Development Financial Assistance Proposal to the Town of East Haddam for East Haddam Village Assessment Project Round 17, 10 Parcels (Main Street, Lumberyard Road and Broom Street) dated August 2023.

C. Finance-Finance did not meet.

- The Finance Committee will research CCM grant writers. Chair Kolek stated there was a grant writer in town interested in helping the Agency. First Selectman Haines advised the development of plans in place to give a grant writer.
- Camoin Associates will be asked to start phase 1 for the TIF.
- Chair Kolek shared an Email from Governor Lamont regarding state grants for eight projects that boost community vibrancy, liability, and equity; based on the Connecticut Communities Challenge Grant Program.

D. Community Engagement

- An article will be published in the East Haddam news reviewing the project history.
- An informational meeting will be scheduled before the Public Hearing.
- The Community Engagement Committee will discuss the redevelopment project with the First Selectman's of Haddam, East Hampton, Department of Transportation, and potential stakeholders.

E. Legal-nothing new.

4. New Business

Mr. Curtin informed the Agency that the Planning and Zoning letter regarding Centerbridge's proposal was not a unanimous vote and that he abstained from voting.

The next scheduled meeting is October 12th at 7 p.m.

5. Public Comment

Mr. Casner offered to have the Economic Development Commission present their Village plans at a future meeting. He briefly reviewed them. Mr. Casner stated high volume traffic was an issue and encouraged a walkable village. He suggested publishing a new RFP.

Mr. Riley reviewed Centerbridge's discussions with the Department of Transportation regarding rerouting traffic over the bridge, stating it was not feasible for a developer. Mr. Riley stated the Agency's work would be more efficient if they worked with a design team.

6. **Adjournment** at 8.26 p.m.
Lord/Laskowski Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary