Town of East Haddam
Redevelopment Agency
November 9, 2023

1. CALL TO ORDER
Mr. Lord called the meeting to order at 7:00 p.m. at the Municipal Office Complex and the Pledge of Allegiance was recited.

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

Absent Member(s): Gary Laskowski.

Other(s): First Selectman Irene Haines, Tom Dworetsky-Camoin Associates, Jim Damicis-Camoin Associates, Bob Casner-Economic Development, Linda Zemienieski, Toni Dumaine, Forest Anderson, Kate Johnston, Dave Johnston 3-4 Townspeople and Ruth Ziobron.

2. Approval of Minutes – meeting of October 12, 2023
Motion to approve the minutes as presented.
Nowell/DiCristofaro Passed unanimously.

3. Changes to Agenda
Motion to add "2024 Meeting Schedule" and "FOI Training Session" and move "Camoin contract status report under A. Executive after Nominations and Election of Officers.
Curtin/Dill Passed unanimously.

4. Committee reports
A. Executive
i. Nomination and Election of Officers
Motion to nominate Mr. Lord as Chairperson.
Dill/Nowell Passed unanimously.

Motion to nominate Mr. DiCristofaro as Vice-Chairman.
Dill/Curtin Passed unanimously.

ii. 2024 Meeting Schedule
The 2024 Meeting Schedule was completed and given to the Town Clerk. The Agency will meet on the 2nd Thursday of the month at 7 p.m. in conference room 1.

iii. FOI Training Session
There will be a FOI Educational Workshop held Wednesday, November 28th in meeting rooms 1 & 2. Please RSVP with Deb Denette-Town Clerk.

iv. Camoin contract status report

-Phase I will start soon, including site visits and interviews with stakeholders to get a better understanding of potential public/private improvements. Two days are given for interviews with Town staff and private property owners. Phase I should take approximately three months to complete and will help guide the final Tiff Master Plan. A detailed schedule and draft policies will be provided to the Agency and discussed at future meetings for refinement and Agency approval. Guidelines will meet Connecticut Tiff Law and municipal ordinances related to the Plan of Conservation and Development. Phase 1 will help figure out if a Tiff is workable for the district and help decide the best size of the District Map. A Tiff Master Plan would be developed during Phase 2. It would become the official document; the policies would guide but not bind the town. Other financing options research is available for an added fee. Camoin is available to peer-review a developer's proposed plan and decide the feasibility for the town.

v. Scheduled meeting with DOT

First Selectman Haines, Mr. Laskowski and Senator Norm Needleman will meet with the DOT on November 13th to discuss possible road improvements.

vi. WPI efforts

Mr. Lord met with the WPI students. They will supply a parking report in January.

B. Environmental

I. Status of remediation grant

Agency members reviewed the Town of East Haddam's RFP for the Municipal Brownfield Grant Program. It was noted DECD approval is needed before posting. Legal notice will be published in the paper. A sign will be posted on the property. The Town of East Haddam will need to accept the grant at a Town meeting.

C. Finance

i. Grant writing follow up.

Motion to move forward to obtain the financing of $3,500 for grant writing phase 1 investigation.

Curtin/Cotter Passed unanimously.

Other Grant writing opportunities will be investigated. Mr. Sevigny said more grant funding opportunities would be available once a development plan was approved by the Town.

D. Community Engagement

i. Review draft article and action to authorize publication.

Mr. Dill distributed Agency members the Revitalization Committee's research of Development Opportunity. It is found on the Redevelopment Agency's Town website. There will be further discussions at the next meeting.

An article will be published in the East Haddam news reviewing the project history and next steps.

Motion to complete and publish the draft article to the East Haddam News.
Curtin/DiCristofaro Passed unanimously.

ii. Zoning criteria for potential project approvals

Mr. Curtin said the Community Engagement Subcommittee was working on the criteria.

E. Legal

i. Approval of invoices for legal services

Motion to approve invoice #406667 dated October 17, 2023, to UKS for $825.00.
Curtin/Cotter Passed unanimously.

5. New Business-There was none.

6. Public Comment

Mr. Casner shared that he had been canvassing village businesses and showing the proposed EDC bypass (road change) idea and would share it with the Agency. He suggested sharing the plan during the DOT meeting. Mr. Casner will share what the EDC learns from the business community at future meetings. Mr. Lord asked Mr. Casner to invite village businesses to RA meetings.

Mr. Johnston said Jeff Riley from Centerbridge Group had sent a plan 6 months ago, the Planning and Zoning Commission agreed that it met the Plan of Conservation and Development, and should it be brought forward to a town referendum vote. Mr. Johnston said he would like to know the Agency's vision. Mr. Lord said the Agency did not want the process to take a long time and that they wanted to see progress. He said an action list for next year would be developed with goals and due dates. Mr. Sevigny added that the Tiff and environmental issues would have a major impact on any development. He said if the Agency decides to develop a Tiff it would take six to eight months to complete a Tiff Master Plan.

Mr. Thomas asked the Agency to think about what the Village would be like 10-20 years from now. He said you couldn't make any more land on the river; it is a historic district and suggested capitalizing on both.

7. Adjournment at 8:15 p.m.
Curtin/Dill Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary