Town of East Haddam
Redevelopment Agency
December 14, 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, Randy Dill, Caitlin Taylor, Thomas Sevigny, William DiCristofaro, Gary Laskowski (left @ 7:53 p.m.) and Harvey Thomas-BOF Liaison.

Absent Member(s): Jacquelin Nowell and John Cotter.

Other(s): Bob Casner-Economic Development, Kate Johnston, Dave Johnston, Charlotte Gelston, Todd Gelston, Marilyn Gleeson, Rob Smith, George Fellner-Fellner Architects, Amalia Shaltiel, John Olin, Mark Thiede, Linda Zemienieski, 3-4 Townspeople and Ruth Ziobron.

2. Approval of Minutes – meeting of November 9, 2023
Motion to approve the minutes with the following changes:
-Page 2, IV change "Camoin contract status report" to "Camoin contract status report-Tax Incremental Financing (TIF)".
-correct spelling to "TIF".
DiCristofaro/Dill Passed unanimously.

3. Changes to Agenda
Motion to move first item 6. Public Comment, Fellner Smith presentation 15-20 minutes next on the agenda.
DiCristofaro/Dill Passed unanimously.

4. Public Comment
Fellner/Smith presentation 15 – 20 minutes
Mr. Smith said they were presenting a concept for a Redevelopment Plan. He said a traffic engineer had reviewed the proposal and verified the plan would need to conform to the Connecticut DOT standards. Mr. Smith said the traffic concept was a modified traffic circle. Mr. Fellner presented the site plan.

It was noted that the Agency has endorsed no plan and has met its purely statutory requirements to send what was under the statute to the Planning and Zoning Commission to see if a plan meets the Plan of Conservation and Development (PCD). What was presented to the agency was a developer's plan, not a Redevelopment Plan. Agency members discussed developing evaluation criteria for potential project approvals at the end of the meeting.

Mr. Casner presented an Economic Development plan saying it addressed parking and traffic issues.

Mark Thiede said it was nice to hear that the DOT was engaged in helping with traffic issues and that the Agency was reviewing other plan options.

Amalia Shaltiel thanked the Agency for reviewing other plan options and allowing for more town citizen input. She suggested a more organic approach to the village redevelopment.

Responsive to a question by a citizen, Mr. Lord replied that the Agency would be developing an action plan next year. Mr. Lord encouraged citizen support for approvals and funding.

Todd Gelston urged public input and suggested consideration of the needs of the Town that the project would satisfy.

5. A. Executive

i. 2024 meeting schedule

Motion to approve the meeting schedule as presented.
Curtin/DiCristofaro Passed unanimously.

ii. Results of meeting with DOT (G. Laskowski)

First Selectman Haines, Norm Needleman and Mr. Laskowski met with the DOT twice. The DOT agrees there are problems with the road. The DOT and Council of Governments agree that a core study is appropriate. There will be a follow up meeting in January.

iii. Committee Assignments, appointment of Chairs and Committee meetings

Mr. Lord reviewed the subcommittee assignments. Subcommittee meetings require posted agendas and meeting minutes. Zoom meetings must have public access in real time.

B. Environmental

i. Status of remediation grant

The DECD has reviewed and approved the RFQ/RFQ with minor changes. Ms. Zemienieski has started the process of getting approval by the Board of Selectman, Board of Finance and Town meeting. Once approved, First Selectman Haynes will sign the DECD Assistance Agreement thereby accepting the $200,00 grant at which time the RFP/RFQ can be posted for bids. The town's attorney is reviewing the DECD Assistance agreement.

C. Finance

i. Camoin contract status report-Tax Incremental Financing (TIF) (J. Cotter)

Motion to approve a Camoin invoice for initial services for $2,112.75.
Sevigny/Curtin Passed unanimously.

Motion to approve phase 1 grant writer fee of $1,175.
Dill/Curtin Passed unanimously.

Mr. Sevigny and Mr. DiCristofaro will be meeting with Camoin twice a month. Camoin will be performing site visits on January 10th and 11th to interview key stakeholders. Outreach to invite key stakeholders will be discussed at the next subcommittee meeting.

D. **Community Engagement**

i. Comments on East Haddam News article and feedback/follow up.

An article was published in the East Haddam News reviewing the project history and next steps.

Mr. Dill suggested monthly articles in the East Haddam News reviewing meeting discussions.

Ms. Zemienieski proposed publishing quarterly articles in the Events Magazine.

ii. Evaluation criteria for potential project approvals

There was a general discussion about developing evaluation criteria. It was decided to develop an action plan with evaluation criteria at future meetings.

E. Legal-There was none.

6. New Business-There was none.

7. Adjournment at 8:49 p.m.

Dill/Curtin Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary