Town of East Haddam
Redevelopment Agency
January 11, 2024

1. CALL TO ORDER
Mr. Lord 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: Andrew Lord, James Curtin, Randy Dill, Caitlin Taylor, Thomas Sevigny, William DiCristofaro, Gary Laskowski, Jacquelin Nowell, John Cotter, and Harvey Thomas-BOF Liaison.

Absent Member(s):

Other(s): Charlotte Gelston, Todd Gelston, Rob Smith, Maureen Goff, and Ruth Ziobron.

2. Approval of Minutes – meeting of December 14, 2023
Motion to approve the minutes as presented.
Curtin/Dill Passed unanimously.

3. Changes to Agenda
Motion to add under Aii. Invoices, Add "Victoria Ebright Grant Consultant."
DiCristofaro/Dill Passed unanimously.

4. Public Comment
Mr. Gelson provided a conceptual road reconfiguration map and discussed its benefits.

Maureen Goff thanked the Agency for their work to date.

5. A. Executive

i. 2024 meeting schedule
The Agency will meet on the 2nd Thursday of each month at 7 p.m.

ii. Invoices
Mr. Lord would like an updated Agency budget.

- **Ruth Ziobron**

Motion to approve Ruth Ziobron's invoice for the month of December.
Curtin/Nowell Passed unanimously.

- **Camoin Associates**

Motion to approve Camoin Associates invoice #20318 dated 12/31/2023 for $2,122.75.
Curtin/Nowell Passed unanimously.

- **Victoria Ebright Grant Consultant**

Motion to approve Victoria Ebright, Grant Consultant invoice #2402 dated January 10, 2024, for $1,750.
Curtin/Cotter Passed unanimously.

B. Environmental

i. Status of remediation grant (J. Cotter)

The Board of Selectman and Board of Finance have approved acceptance of the grant. Next approval will be at Town meeting on January 17th at 8 p.m. at the Nathan Hale Ray High School Auditorium. Agency members were encouraged to attend. 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.

C. Finance

i. Camoin contract status report-Tax Incremental Financing (TIF) (T. Sevigny)

Camoin Associates will be performing interviews with Town staff, boards and commissions, and businesses on February 7th and 8th to discuss development opportunities, collect data and get stakeholder feedback to better understand the economic potential of a Tax Increment Finance (TIF) District and recommend actionable strategies. Agency members were encouraged to send the Finance Committee potential candidates for interviews. Camoin Associates will attend the February 8th Agency meeting to discuss broad policies to include in a TIF master plan.

ii. Grant Research status report-Nothing new to report.

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. DiCristofaro stated the Agency was making great progress and efforts should be conveyed to the public. Mr. Dill added the Agency was incorporating previous work completed by the Redevelopment Committee.

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

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.

Mr. Lord stated Mr. Ventres-Landuse Administrator would be attending the next meeting to review zoning requirements.

E. Legal-There was none.

6. Old Business

a. DOT Developments-Nothing new.

b. R. Smith Conceptual proposal

c. EDC Conceptual Proposal

d. Centerbridge Proposal

Mr. Lord stated Centerbridge Architect's proposal had originally fulfilled the Town's RFP process and had not been brought forward to referendum. The revised plan was forwarded to the Planning and Zoning Commission, and they voted that it had met the Plan of Conservation and Development. Mr. Lord will contact Mr. Riley from Centerbridge Architects to see if he is still interested in moving forward to Public Hearing. He will be made aware that the Agency intends on developing a Master Plan, TIF and gather additional information, so he can decide when he would want to have a Public Hearing.

7. New Business

a. Current Zoning parameters and organic growth

b. Round table discussion on visions and process

- Rob Smith, EDC, and Todd Gelston presented conceptual roadway improvements verses development plans. Conceptual roadway improvements have unknown costs and zoning requirements. These plans will be shared with Mr. Ventres to help determine zoning requirements. There was concern that the roadway improvements covered up a lot of valuable land and required expensive infrastructure.
- A Master Plan will be developed including environmental, financial commitments, grant opportunities and streetscape/road improvements.
- Design decisions by the Agency should be included in a Master Plan so developers know the Agency/Town's vision for the Village.
- If Centerbridge Architect's plan goes to Public Hearing, it could provide the Agency with valuable public input.
- Possibly enlarging the Development Map District was discussed.
- Should the Agency recommend to the Board of Selectman to purchase vacant buildings in the village for development?
- Promoting organic growth, like the Society Hall project, was discussed as an option.

8. Adjournment at 8:49 p.m.

Dill/Curtin Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary