Town of East Haddam
Redevelopment Agency
August 8, 2024

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

Absent Member(s): Cameron Hendry, Thomas Sevigny, and Gary Laskowski.

Other(s): Bob Casner, Linda Zemienieski, and David Byrd-Goodspeed Managing Director.

2. Approval of Minutes
a. July 11, 2024
Motion to approve the minutes,
Cotter/Curtin Passed unanimously.

Motion to move A. Environmental after Public Comment.
Cotter/Curtin Passed unanimously.

3. Workshop on Developing Vision Statement

Mrs. Taylor led a workshop focused on developing a vision statement for the Village. This workshop aimed to set guiding principles, goals, and a collective vision while addressing evaluation criteria. The process for achieving these goals will be discussed in future meetings. Following the workshop, the executive committee will draft a 12-month work plan, establish a process for future developer proposals, and begin the RFP process for a planning consultant.

Documents reviewed included the 2019 Developer RFQ, the East Haddam Plan of Conservation and Development, and the updated zoning regulations from 2023. They highlighted aesthetics, economic development, traffic flow, parking, natural resources, and community involvement.

Further discussion emphasized the need for a balanced approach to residential and commercial development and the importance of considering the project's feasibility and the town's character. Participants highlighted the need for expert input and a structured approach to future development projects. They also touched on the potential of a Tax Increment Financing (TIF) policy, debating its applicability and potential impact. Concerns were raised about its effectiveness and the need for financial and strategic clarity.

The Agency proposed a special meeting on August 22 to review financial details, grant status, and the RFP draft.

4. Other Business

5. Public Comment
There was none.

Motion to enter into executive session @9:00p.m inviting Harvey Thomas to discuss the Environmental Consultants.
Curtin/Dill Passed unanimously

A. Environmental
i. **Report on Consultant Selection Process**
ii. **Potential Action on Consultant Selection**

Motion to exit executive session @9:20. No decisions were made in executive session.
Curtin/Dill Passed unanimously.

Motion to accept VHB as the recommended consulting firm.
Curtin/Dill Passed unanimously.

6. Adjournment at @9:22 p.m.
Curtin/Cotter Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary