Town of East Haddam
Redevelopment Agency
August 22, 2024

1. CALL TO ORDER
The meeting was called to order at 7:03 p.m. at the Municipal Office Complex and the pledge of allegiance was recited.

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

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

Other(s): Linda Zemienieski and Valerie Belles-Finance Director.

2. Review Financial Status
The Agency reviewed the budget and the challenge of effectively using ARPA funds before the deadline. They discussed the slow process of receiving and managing a grant, noting that after receiving the grant award letter and assistance agreement, the grant must undergo several approval stages, including the Board of Selectmen, the Board of Finance, and the town meeting before funds can be utilized. They also mentioned that using ARPA money for matching funds might be difficult due to these lengthy procedures. It was recommended that any unused funds be returned to the town for reallocation. The Agency also discussed specifics on how much money would be returned and the best approach for managing the remaining funds.

3. Review Grant Status and RFP/RFQ requirements
The discussion focused on the Environmental Grant funds, noting that some of the money might remain unspent by year-end. They considered immediate projects, like asbestos remediation or demolition, but recognized the tight timeline. It was suggested to collaborate with the facilities director to explore whether state bids could help expedite the process.

4. Discuss Status of TIF Policy
The Agency addressed the TIF (Tax Increment Financing) policy. Mr. DiCristofaro supported the TIF, highlighting its potential benefits and financial impact for larger projects. He suggested that the TIF could attract developers by providing financial incentives, thereby increasing the town's tax revenue over time. However, there was some opposition due to concerns about the TIF's effectiveness and the administrative burden it might impose on a small town. The Agency decided to postpone final decisions on both the ARPA funds and the TIF policy until the next meeting, where they plan to have more members present for a vote.

5. Discuss Stakeholder Outreach Plan

There was a discussion about stakeholder outreach, starting with Goodspeed. A work plan was introduced to organize tasks and deadlines, and it was suggested to use project management software to ensure everything stays on track.

6. **Adjournment** at 8:25 p.m.
   Dill/Cotter Passed Unanimously

   Respectfully Submitted,
   E. Ruth Ziobron
   Recording Secretary