East Haddam Economic Development Commission
Regular Meeting Minutes
July 18, 2024

Attending: R. Casner; W. McEnery; R. Parady; M. Robidoux; D. Merrick
Absent: J. Stone
Guests: L. Pszczolkowski

1. Call to Order - Mr. Casner called the meeting to order at 7:03 p.m.

2. Attendance – All Commissioners in attendance were regular Board members.

3. Approval of Minutes

   - Regular Meeting of June 20, 2024 – Mr. Casner called the Commissioners' attention to the minutes of the June 20th EDC meeting. He noted that the following correction should be made to the minutes:

     Page 1, Agenda item 4A, Old Business – EDC Chairman Update, paragraph 1: "He proposed re-routing all vehicular traffic via Route 82 and closing a section of Route 149 from ~~the Village center to the intersection of~~ Landing Hill Road to the boat launch."

   MOTION MADE BY MR. PARADY, SECONDED BY MR. MERRICK, TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JUNE 20, 2024 AS AMENDED. UNANIMOUS AYE.

4. Old Business

   A. EDC Chairman Update - Mr. Casner reported that the Redevelopment Agency is working with a consultant to draft the framework of and policies for a TIF program for the Town. He noted that the Agency members plan to include TIF applicable boundaries in the program which he is hopeful will include all three of the Town's commercial districts.

   B. Economic Development Administrator Report – Ms. Pszczolkowski reported on the following:

   - She is working on the EDC support local business t-shirts.
   - All of the fall and winter events are on the calendar.
   - The owner of the Village Ice Cream Shop feels there has been a lack of support from the other businesses in the Village; Ms. Pszczolkowski suggested EDC members drop in and talk with the owner to see how EDC can encourage more community support for her business. There was a general discussion regarding the need for the proper licenses to sell ice cream off site.
   - The Gelson's beer garden is doing well; however, business is slower at the inside bar and restaurant.

   Ms. Pszczolkowski encouraged the Commissioners to take pictures when they are out to eat at local restaurants and text them to her so she can put them out on social media.

Mr. Casner reported that he and Ms. Pszczolkowski have been working on putting together a merchants' group to meet with and discuss plans for the Moodus business district, redevelopment of the Village, and the bike path. He stated that he would like to schedule quarterly sessions with the group.

C. Sub-Committee Reports

a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner advised that a consultant is developing an on-line survey to solicit input from businesses and citizens about what kind of improvements they'd like to see in the Moodus business district. He noted that increasing traffic flow in the district would be a big help to the retail businesses there.

b. Route 82 Bike Path / Zoning Uses in the Area – Mr. Casner reported that the legal notice soliciting engineering proposals for the bike path on south Town Street has not yet been posted. In response to a question from a Board member, he stated that he believes there have been some internal delays that prevented the notice from being posted.

i. Overlay Zoning Regulations – Mr. Casner advised that he has been working with Land Use Administrator Ventres to develop overlay zoning regulations for the south Town Street area.

D. East Haddam Business Association (EHBA) – There was no update on this agenda item.

E. East Haddam Village

a. Discussion of Road Design – This agenda item was discussed earlier in the meeting and is covered in these minutes under Old Business – EDC Chairman Update.

5. New Business

A. Black Birch Golf Course – Mr. Casner stated that this agenda item would be discussed in an Executive Session following the regular meeting.

B. East Haddam Village – Mr. Casner discussed the Redevelopment Agency's work on a TIF plan for the Town earlier in the meeting and that discussion is covered in the above minutes under EDC Chairman Update.

C. Business Directory – Ms. Pszczolkowski confirmed that she and a representative of the Sustainability Committee had compiled a list of local businesses and their contact info, and that the list had been uploaded to the Town's website. She agreed to provide the EDC Commissioners with a copy of the directory so that they can let her know if there are any additional businesses that should be included.

D. Business of the Month

Ms. Pszczolkowski stated that she has not yet been able to connect with the owner of the Moodus Ice Cream Parlor to schedule a Business of the Month photo session.

6. Public Comment

   There was no public comment discussed at the meeting.

7. Open Discussion – EDC Commissioners

   Mr. Casner queried the Commissioners regarding whether or not to hold the August meeting and it was agreed to cancel the meeting unless an issue comes up that needs to be addressed.

8. Adjournment

   A MOTION WAS MADE BY MR. MERRICK, SECONDED BY MR. MC ENERY, TO ADJOURN TO AN EXECUTIVE SESSION AND INVITE MS. PSZCZOLKOWSKI TO ATTEND. UNANIMOUS AYE.

   The regular business meeting adjourned to an Executive Session at 7:27 p.m.

   Mr. Casner noted that no motions were made during the Executive Session and no action was taken.

   THERE BEING NO ADDITIONAL BUSINESS TO DISCUSS, A MOTION WAS MADE BY MR. MC ENERY, SECONDED BY MR. MERRICK, TO ADJOURN THE ECONOMIC DEVELOPMENT MEETING. UNANIMOUS AYE.

   The meeting adjourned at 8:17 pm.

Recorded

Respectfully Submitted,
Sharon Wheeler