Meeting Minutes
Town of East Haddam
Redevelopment Agency
January 22, 2025

1. Call to Order
The meeting was called to order by Chair William DiCristofaro at 7:02 p.m. at the Municipal Office Complex, Meeting Room 1. The Pledge of Allegiance was recited.

Attendance
Redevelopment Agency Members Present: William DiCristofaro, Randy Dill, James Curtin, Jacquelin Nowell, Caitlin Taylor, John Cotter, Cameron Hendry, Thomas Sevigny, and Jeff Miller.
Absent Members: Andrew Lord and Harvey Thomas (BOF Liaison).
Other(s): Selectman Eric Dill, Bob Casner - Economic Development, Irene Luciano - East Haddam Assessor, Jim Damicis - Camoin, and Torey Conroy - Camoin.

2. Approval of Minutes
a. Regular Meeting of January 9, 2025
Motion: To approve the meeting minutes, with a change on page 3, under Delays in Insurance Review, changing the date to January 22nd for next scheduled meeting.
Dill/Sevigny
Passed unanimously.

3. Committee Reports
A. Executive - Nothing new to report.

B. Environmental
Mr. DiCristofaro reported on the status of environmental signage for the Brownfield Assessment project at 1 & 7 Main Street. The Public Works Director has coordinated the installation of the signs, and the project is progressing as planned.

C. Finance
Mr. Sevigny introduced Camoin Associates, represented by Jim Damicis and Torey Conroy, who presented updates on the town's Tax Increment Financing (TIF) policy. The workshop presentation is available at the Selectman's office. The TIF policy is expected to provide flexible guidelines to support both large-scale and smaller-scale development projects.

Key topics included:

- The application and approval process for Credit Enhancement Agreements (CEAs), emphasizing the importance of balancing public-private partnerships.
- The phased process for TIF district approvals, with town-wide votes for district creation and Board of Selectmen approval for CEAs.

- Proposed minimum investment thresholds for projects to qualify for TIF benefits, with ongoing discussions on whether to set the threshold at $1 million or higher to encourage strategic development.
- The need to ensure liquidity requirements for developers applying for CEAs, to prevent undercapitalized projects from seeking town assistance.
- Consideration of how the town should structure CEAs to limit financial exposure and avoid effectively serving as a lender for developers.
- Concerns regarding balancing large and small projects to ensure that the TIF district remains an effective economic development tool.
- Camoin Associates will continue to engage with town staff, the Board of Selectmen, and the Redevelopment Agency to finalize the policy by March 2025.

D. Legal - Nothing new.

4. Old Business

- Members were asked to verify their contact information and submit any changes to the Chair.

5. New Business
Work Group Assignments:

- **Master Plan Committee** - Caitlin Taylor, John Cotter, Tom Sevigny, and Cameron Hendry.
- **Environmental Committee** - John Cotter, Jacquelin Nowell, and James Curtin.
- **Finance Committee** - Thomas Sevigny, William DiCristofaro, Jeff Miller.
- **Community Engagement** - Randy Dill with support from other members as needed.
- **Executive Committee** - William DiCristofaro, Andrew Lord, and James Curtin.

Mr. Curtin provided updates on discussions with the Sons of the American Revolution regarding potential collaboration and site access for environmental testing. He is coordinating a meeting with the organization's president to discuss property use and future opportunities.

Mr. Curtin also reported that Jim Ventres conducted research on property deeds for the Sons of the American Revolution site and confirmed that there are no deed restrictions on most of the parcels, except for a 50x50-foot area designated for a school. This could present opportunities for future collaboration.

Caitlin Taylor reported that minor revisions requested by SHPO and insurance reviewers have been incorporated into the RFP draft. The RFP is expected to be finalized and posted by the following week.

The Agency is actively meeting with key stakeholders, including Goodspeed Musicals and the Sons of the American Revolution, to gather input on potential collaboration and shared goals for the redevelopment area.

6. Bills - There were none.

7. Next Scheduled Meeting
The next scheduled meeting is Thursday, February 13, 2025, at 7 p.m.

8. Public Comment
Selectman Eric Dill raised concerns about balancing large-scale and small-scale developments within the TIF district policy, emphasizing the importance of maintaining flexibility to attract diverse developers.

Additional discussion points discussed by the agency:

- The need for a **clear master plan** to prevent disorganized, piecemeal development.
- Whether the town should prioritize **one TIF district (e.g., Swing Bridge area)** rather than expanding to multiple districts.
- The risk of expanding TIF benefits too broadly and potentially diluting their impact.

9. Adjournment
Motion: To adjourn the meeting at 9:09 p.m.
Dill/Nowell
Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron
Recording Secretary