East Haddam Economic Development Commission
Special Meeting Minutes
November 14, 2024

Attending: R. Casner, D. Merrick, W. McEnery, R. Parady, M. Robidoux
Absent: J. Stone
Guests: M. Callahan, L. Pszczolkowski, H. Scully, R. Scully

1. Call to order - Mr. Casner called the meeting to order at 7:01 p.m.

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

3. Approval of Minutes

- Regular Meeting of July 18, 2024 – Mr. Casner called the Commissioners' attention to the minutes of the July 18th EDC meeting.

  MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. McENERY, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 18, 2024 AS WRITTEN. UNANIMOUS AYE.

- Special Meeting of September 25, 2024 - Mr. Casner called the Commissioners' attention to the minutes of the September 25th EDC meeting.

  MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. McENERY, TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 25, 2024 AS WRITTEN. UNANIMOUS AYE.

4. Old Business

A. EDC Chairman Update - Mr. Casner introduced Ryan and Haley Scully and stated that they are interested in serving on the Economic Development Commission. He reported the following:

- He had attended a Public Hearing regarding a proposed new firehouse to replace the existing firehouse on Wlm. F. Palmer Road in Moodus. He stated that the plan is to replace the existing firehouse with a larger new one and the projected cost of the new structure is $14M. He noted that the public expressed concern about the size of the building site and its location.

  Mr. Casner responded to questions from the Board and confirmed that the recent addition to the firehouse that will be torn down is approximately 6 years old. There was a general discussion regarding the proposal.

- The Moodus Mud Coffee Shop in Moodus is now open.

- He had attended a Public Hearing regarding a proposed new cell tower. He noted that the project has moved forward and was on the Planning & Zoning Commission's recent meeting agenda where the Commissioners discussed adding the new transmitters to the existing tower at the Transfer Station rather than building a new tower.

- He will be meeting with the new Franklin Academy Headperson on November 15th to welcome him to Town and offer any assistance EDC can provide.

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

- 300 people had attended the Halloween Windy & Wild event in the Village. She stated that 15 vendors had participated, candy was dropped at the Goodspeed Airport, and there was a hayride up to the library where additional events were planned.

- The Christmas Santa drop-in and tree lighting ceremony is scheduled for December 12th. She stated that she needs an organization with a bucket-truck to put the lights on the Christmas tree and Mr. Scully provided her with a referral. She handed out packets of fliers for the event for the Commissioners to distribute and encouraged all of them to attend.

- She displayed the EDC logo t-shirts that had been ordered and noted that she has been using them as prizes and gifts at several Town events.

- She is working on plans for a monthly market this summer.

C. Sub-Committee Reports

a. EDC/PZC – Moodus Development Plan – Parking Regulations – Mr. Casner stated that he had attended a Public Hearing where the Town's consultant on the development project for the Moodus business area provided a presentation of potential plans for the area.

b. Route 82 Bike Path / Zoning Uses in the Area – Mr. Casner reported that the Town had received, and is reviewing, six replies to its RFQ for engineering/design firms for this project. He reviewed a map of the proposed bike path and responded to questions.

i. Overlay Zoning Regulations – There was no update on this agenda item.

D. East Haddam Business Association Update – There was no update on this agenda item.

5. New Business

   A. Membership: Commissioner Recommendations to BOS – Mr. Casner invited Ryan and Hayley Scully to provide some information about their backgrounds and why they would like to participate on the EDC Board.

      Mr. Scully stated that he is a life long resident of East Haddam and owns his own landscaping business in Town. He stated that he would like to help the Town grow in the right direction.

      Ms. Scully stated that she is a mother and owns her own seamstress business that designs custom wedding dresses. She noted that she is the daughter of a former East Haddam First Selectman so she grew up hearing about many of the issues and concerns for the Town. She also stated that, as young parents, she and Mr. Scully would bring a fresh perspective to EDC.

      MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. MERRICK, TO RECOMMEND RYAN SCULLY TO THE BOARD OF SELECTMEN TO FILL AN ALTERNATE POSITION ON THE ECONOMIC DEVELOPMENT COMMISSION. UNANIMOUS AYE.

      MOTION MADE BY MR. PARADY, SECONDED BY MR. MERRICK, TO RECOMMEND HALEY SCULLY TO THE BOARD OF SELECTMEN TO FILL AN EXISTING OPEN FULL MEMBERSHIP ON THE ECONOMIC DEVELOPMENT COMMISSION. UNANIMOUS AYE.

   B. Black Birch Golf Course – Mr. Casner stated that this agenda item will be discussed in an Executive Session later in the meeting.

   C. East Haddam Village – Mr. Casner reported that the Redevelopment Agency is meeting tonight to discuss bringing public water to the East Haddam Village from the Haddam side of the river.

   D. Business Directory – Ms. Pszczolkowski confirmed that a business directory is available on the EDC page of the Town's website; however, she noted that it is constantly being updated.

   E. Business(es) of the Month – Mr. Robidoux nominated Hometown Market for the November Business of the Month. Ms. Pszczolkowski recommended Sweet & Savory as the December Business of the Month.

6. Public Comment - Mr. Callahan congratulated the Economic Development Commissioners on their efforts for the betterment of the Moodus business district and the entire community.

7. Open Discussion – EDC Commissioners – In response to an inquiry from Mr. Casner, the Commissioners agreed to cancel their December 19th meeting.

Mr. McEnery stated that he recently participated in the Land Trust's Goodwin Trail Challenge and suggested EDC include similar events, sponsored by Town Boards, clubs, and organizations, in its promotional materials. There was a general discussion about how to publish Town happenings on various media sites and Mr. Casner asked the Commissioners send him photos from the events to publish in the East Haddam News.

8. Executive Session – Banner Property

MOTION MADE BY MR. ROBIDOUX, SECONDED BY MR. McENERY, TO ENTER INTO EXECUTIVE SESSION AT 8:16 P.M. TO DISCUSS THE POTENTIAL SALE AND PURCHASE OF THE BANNER GOLF COURSE AND INVITE HAYLEY SCULLY, RYAN SCULLY, AND LAUREN PSZCZOLKOWSKI SESSION. UNANIMOUS AYE.

The Commissioners returned to regular session at 8:41 p.m. No motions or decisions were made.

9. Adjournment

MOTION MADE BY MR. ROUBIDOUX, SECONDED BY MR. MERRICK, TO ADJOURN THE MEETING. UNANIMOUS AYE.

There being no further business to discuss the meeting was adjourned at 8:46 p.m.

Respectfully Submitted,
/s/
Sharon Wheeler
Recording Secretary