Town of East Haddam
Redevelopment Agency
Municipal Office Complex
February 13, 2025

1. **Call to Order**
   Chair William DiCristofaro called the meeting to order at 7:01 p.m. in Meeting Room 1 of the Municipal Office Complex. The Pledge of Allegiance was recited.

Attendance
Redevelopment Agency Members Present: William DiCristofaro, Randy Dill, James Curtin, Jacquelin Nowell, John Cotter, Cameron Hendry, Thomas Sevigny, Andrew Lord, Jeff Miller, and Harvey Thomas (BOF Liaison).
Absent Members: Caitlin Taylor
Other(s) Present:

2. **Approval of Minutes**
   a. Regular Meeting of January 22, 2025
   Motion: To approve the meeting minutes, correcting the spelling of Erik Dill's name on pages one and three.
   Dill/Cotter
   Passed unanimously.
3. **Committee Reports**

A. Executive
Chair DiCristofaro reported that the stakeholder engagement process has begun, and a list of property owners in the redevelopment area has been compiled. A meeting with Jeff Walter, President of the Board of Trustees for Goodspeed Musicals, is scheduled for early March to discuss potential collaboration.
A shared drive is being created for members to access the stakeholder list, and assistance is needed in gathering additional contact information. The agency intends to send an introductory letter to all stakeholders before VHB's outreach.

B. Environmental
John Cotter reported on a site visit by VHB engineers at 1 & 7 Main Street and 10 & 24 Lumberyard Road:

- 10 Lumberyard Road is inaccessible due to severe structural issues.
- 24 Lumberyard Road is partially accessible but has six inches of standing water in the basement.
- Soil and groundwater testing will be conducted at 1 & 7 Main Street and possibly at 24 Lumberyard Road.
  The Brownfield Assessment sign (8 ft x 4 ft) will be installed in front of the former town office in the shrub area.
  The Agency is re-evaluating water availability in the redevelopment area and will consult

with VHB to determine if additional testing is needed. The WPCA may already have yield test data from existing wells.

C. Finance
Thomas Sevigny provided an update on the Tax Increment Financing (TIF) Policy:

- Camoin Associates has begun stakeholder meetings with town staff and the Board of Selectmen to finalize policy details.
- Key Discussion Points:
  - The minimum private investment threshold was raised to $5 million.
  - The application fee is proposed at $5,000.
- The agency unanimously supports the policy and will provide input before the final draft is presented for a town-wide vote.

Mr. DiCristofaro reviewed year-to-date financials:

- The agency has $29,000 remaining in its operating budget.
- The ARPA/TIF funding balance is $70,000, which will be allocated for additional testing, master planning, and stakeholder engagement efforts.
- Legal expenditures remain minimal at $1,775.

D. Community Engagement

- A newspaper article on agency progress was published in the East Haddam News on February 23, 2025.
- Future updates will focus on stakeholder outreach and master planning.

E. Legal
No updates.

4. **Old Business**

5. **New Business**

Sons of the American Revolution Update

- Jim Curtin continues to seek a meeting with the president of the Sons of the American Revolution to discuss potential easements and property usage.
- Easement discussions for a pedestrian walkway from Broom Road to the schoolhouse will begin once stakeholders are engaged.

6. **Bills**

Motion: To approve the UKS invoice dated February 6, 2025 in the amount of $150.00 for legal services to review and revise the draft contract with Camoin Associates.

Lord/Cotter
Passed unanimously.

7. **Next Scheduled Meeting**

- The February 26, 2025 meeting was canceled.
- The next meeting is scheduled for March 13, 2025, at 7:00 p.m.

8. **Adjournment**
   Motion: To adjourn the meeting at 8:17 p.m.
   Dill/Miller

   Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron
Recording Secretary