

**Meeting Minutes
Town of East Haddam
Redevelopment Agency
June 26, 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, Andrew Lord, James Curtin, Randy Dill, Jacquelin Nowell, Caitlin Taylor, John Cotter, Cameron Hendry, Thomas Sevigny, Jeff Miller, and Harvey Thomas (BOF Liaison).

Absent Members:

Other(s):

2. Approval of Minutes

a. Regular Meeting of June 12, 2025

Motion: To approve the meeting minutes as presented.

Cotter/Dill

Passed unanimously.

3. Committee Reports

A. Executive

Mr. DiCristofaro reported he had intended to meet with Kathleen Klinck but missed the meeting due to a scheduling conflict.

B. Environmental

VHB received a second round of groundwater results showing slightly lower concentrations, due to rain dilution. No update has been received from DEEP regarding bedrock sampling, which VHB believes to be a natural occurrence. VHB is scheduled to sample bedrock in front of the River House, with results expected in 1–2 weeks.

C. Finance

No significant changes to the budget since the last meeting. It was noted that \$26,000 in this fiscal year must be invoiced by June 30.

D. Community Engagement

Mr. Dill noted that a summary of the May meeting had been published in the East Haddam News, inviting residents to become involved in the redevelopment planning process.

E. Legal

The TIF plan and consultant contract had been sent to the town attorney on June 3 for review, but no response was received despite multiple follow-ups via email and voicemail.

F. Master Planning

The Master Planning contract with VHB is ready. The kickoff meeting is scheduled for Monday, July 28, from 3:00 to 5:00 p.m., with a site walk planned afterward. VHB will outline the full planning process, present their approach, and solicit input. The session will be held as a committee meeting rather than a full agency meeting. It was recommended to cancel the July 24th regular meeting to allow the subcommittee to meet instead.

4. Old Business

Nothing new.

5. New Business

A. Real Estate Matters

There was interest in doing a site walk of adjacent properties for better planning perspective. The agency discussed coordinating a visit after the July 28th Master Planning subcommittee meeting.

6. Bills

Motion: To approve payment of the invoice(s):

- VHB: \$26,000.

Curtin/Dill

Passed unanimously.

7. Next Scheduled Meeting

The next scheduled Agency meeting is Thursday, August 14, 2025.

Motion: To cancel the July 24, 2025, meeting.

Sevigny/Dill

Passed unanimously.

8. Public Comment

There was none.

9. Executive Session (If Necessary)

Executive session will be left on the agenda for future use. Mr. DiCristofaro emphasized that while not currently needed, an executive session may be required for private discussions related to real estate and negotiations.

10. Adjournment

Motion: To adjourn the meeting at 7:20 p.m.

Curtin/Cotter

Passed unanimously.

Respectfully submitted,

E. Ruth Ziobron

Recording Secretary