Meeting Minutes
Town of East Haddam
Redevelopment Agency
August 14, 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, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Cameron Hendry, and Jeff Miller.

Absent Members:
Other(s): Caitlin Taylor, and Harvey Thomas (BOF Liaison).

2. Approval of Minutes
a. Regular Meeting of June 26, 2025
Motion: To approve the meeting minutes with the following change.
-Page 1, #B, delete"VHB received a second round of groundwater results showing slightly lower concentrations, due to rain dilution" Further clarification is needed.
Cotter/Dill
Passed unanimously.

3. Committee Reports
A. Executive
Bill DiCristofaro's and Andrew Lord's reappointments will need to be approved at a Board of Selectman's meeting.

B. Environmental
VHB received a second round of groundwater results. No update has been received from DEEP regarding bedrock sampling. VHB is scheduled to sample bedrock in front of the River House, with results expected in 1–2 weeks.

C. Finance
Nothing new.

D. Community Engagement
Nothing new.

E. Legal
The TIF policy was delayed due to issues with the redevelopment agency's attorney being unresponsive; it will now be sent to the town attorney for review, as it impacts the entire town.

F. Master Planning
The Agency will decide during the first meeting of each month whether to cancel the second

meeting of that month and hold a Master Planning subcommittee meeting instead, continuing this process until the master plan is complete, likely in about four months.

Motion: To cancel the August 28, 2025, meeting and schedule a Master Planning Subcommittee meeting. Time to be determined.
Lord/Dill
Passed unanimously.

Meeting start times may vary between 6 or 7 PM. Initial discussions included access, traffic, site grading, and incorporating riverfront and parking considerations.

4. Old Business
Nothing new.

5. New Business

A. Real Estate Matters
Initial discussions with the Sons of America went well; they're open to the walking path easement and an on-site meeting is being planned. Real estate matters will be further discussed in executive session.

6. Bills
Motion: To approve payment of the invoice(s):
- VHB: Invoice #0481757 for $2,600.
- VHB for $82.50.
- UKS Invoice #449409 for $100.00.

Lord/Cotter
Passed unanimously.

7. Next Scheduled Meeting
There will be a Master Planning Subcommittee meeting on Thursday, August 28, 2025.

The next scheduled Agency meeting is Thursday, September 11, 2025.

8. Public Comment
There was none.

9. Executive Session (If Necessary)
Motion @7:27 to enter into executive session to discuss real estate issues.
Lord/ Hendri
Passed unanimously.

Motion @7:57 to exit executive session no decisions or motions were made.
Lord/ Hendri
Passed unanimously.

10. Adjournment
Motion: To adjourn the meeting @ 8:00 p.m.
Curtin/Cotter
Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron
Recording Secretary