Meeting Minutes
Town of East Haddam
Redevelopment Agency
September 11, 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, John Cotter, James Curtin, Cameron Hendry, and Jeff Miller.

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

2. Approval of Minutes
a. Regular Meeting of August 14, 2025
Motion to accept the minutes as submitted.
Cotter/Dill
Passed unanimously.

3. Committee Reports
A. Executive
Discussions will be held under Executive Session at the end of the meeting.

B. Environmental
VHB conducted additional environmental testing on the town-owned property near the gazebo on Lumberyard Road. The results showed elevated levels of arsenic, like those previously found at 24 Lumberyard, which supports the narrative of pre-existing contamination.

C. Finance
The TIF policy is being finalized as a non-ordinance measure, allowing it to be posted without requiring a town meeting. Wording is still under review with Camoin and the town attorney. Financials remain on track.

D. Community Engagement
The Redevelopment Agency reviewed a letter to the East Haddam News inviting the public to the October 9, 2025, workshop and announcing an online survey available October 10–31.

E. Legal
Nothing new to report.

F. Master Planning
The stakeholder list was reviewed and updated, with missing contacts to be filled in and invitations planned to go out two to three weeks ahead of the public workshop on October 9th.

VHB's setup and agenda for the workshop were shared, and efforts are being made to promote the event through flyers, news articles, and an online survey.

4. Old Business
Nothing new.

5. New Business
Meetings were held with the Sons of the American Revolution to discuss easements, access, and background environmental testing, with positive responses and a final vote expected from their board on September 26th. A separate conversation took place with Kathleen Klinck regarding potential ideas for her family's property, and she expressed openness to continued discussions. Attempts to connect with Goodspeed representatives are ongoing, with a meeting planned before the October workshop.

A. Real Estate Matters
Was discussed under Executive Session.

6. Bills
Motion: To approve payment of the invoice(s):

- VHB: Invoice #0485785 for $3,512.50.

Lord/Cotter
Passed unanimously.

7. Next Scheduled Meeting
There will be a Master Planning Subcommittee meeting on Thursday, September 25, 2025, it will not be a regular meeting.

Motion to cancel the regular meeting scheduled for September 25, 2025.
Cotter/Lord
Passed unanimously.

The next scheduled Agency meeting is Thursday, October 9, 2025.

8. Public Comment
Mike Callahan attended to better understand the Agency's efforts, highlighting the need for more commercial development to reduce the residential tax burden. He suggested ideas like a small hotel to capture more revenue from Goodspeed patrons and asked about the expected timeline for redevelopment.

Mr. Gelston expressed appreciation for the Agency's work and supported the upcoming October 9th public workshop. He stressed the importance of public engagement and suggested using large maps for clearer communication. Mr. Gelston endorsed the idea of a boutique hotel to attract Goodspeed patrons, hikers, and visitors, highlighting its potential benefits for local businesses and the airport. He acknowledged the Agency's careful, long-term planning and praised the use of grant funding to help cover environmental remediation costs.

First Selectman Haines asked if the Brownfield testing was complete and was told a report is ready for submission. She shared that East Haddam is in talks with the Connecticut River COG, which is setting up a grant program for remediation, planning, and testing. Although the town has not applied yet, she has put East Haddam on the list to access these funds and will share details with the planning consultants. She emphasized the importance of pursuing available grants to reduce taxpayer costs and keep the project moving forward.

In response to a question, First Selectman Haines explained that the town hopes to secure a STEAP grant for the demolition of the former garage, as there is no town capital funding available. She also said that someone interested in using the old town hall for pop-up events has been directed to speak with the Agency.

9. Executive Session (If Necessary)
Motion @7:48 to enter into executive session to discuss real estate issues.
Lord/ Dill
Passed unanimously.

Motion @8:15 to exit executive session no decisions or motions were made.
Lord/ Hendri
Passed unanimously.

10. Adjournment
Motion: To adjourn the meeting @ 8:15 p.m.
Curtin/Cotter
Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron
Recording Secretary