Meeting Minutes
Town of East Haddam
Redevelopment Agency

Special Meeting – Site Tour of EH Village with CMDA

Date: May 20, 2026

Attendance

Redevelopment Agency Members Present: Jeff Miller, Chair of Finance Committee; Tom Sevigny, Liason to Board of Selectmen.
Guest: David Kooris, Executive Director, Connecticut Municipal Development Authority.

Tour of East Haddam Village District

Sevigny and Miller met David Kooris in the Town parking lot at 5:30 pm for a "walk and talk" through the Village Master Plan area. David said the CMDA's mission is to provide technical assistance and funding to support: 1) transit-oriented development; 2) housing development opportunities (market and affordable rents); and 3) to revitalize downtown commercial/residential mixed-use districts. Said the EH Village Master Plan qualifies via #3 and #3 of their mission statement. David liked the unique character of the Village and its location at the CT River and is interested in working with the Town in its redevelopment efforts.

Infrastructure Funding

We discussed with David the infrastructure needs of the Village District for water, sewer, road, and pedestrian connections and improvements. Mentioned the end of the Connecticut Water trunk line just across the river. David said the CMDA can help with technical support for the infrastructure and potential grant funding via its $90 million in bonding authority.

Mixed-Use Development

We reviewed the VHB concept plans with David and he thought it an appropriate scale, but believed a height of at least 3-stories would improve feasibility. David said the CMDA can help evaluate the development proposals and actually fund multifamily or mixed-use projects in the form of secondary gap financing. CMDA can offer grants to municipalities, but must structure secondary financing as a loan to a private entity.

CMDA can also help fund non-residential uses like lodging and commercial uses as part of a concerted development plan. It can fund market-rate rental housing with no requirements for affordable units.

Leveraging State Funding Programs

Miller mentioned that he spoke with Vin Bergin of the Connecticut Housing Finance Authority (CHFA) and they are ready to participate in the Master Plan rental housing component. David explained they have an agreement with CHFA where they cannot both provide funding to the same private housing development. However, CMDA can fund infrastructure that serves a CHFA-financed project, including the necessary water and sewer connections, streetscape and pedestrian improvements. We also discussed coordination with any infrastructure applications to the DECD for the STEAP program.

Community Engagement

Sevigny and Miller discussed the two public workshops, which were well-attended, to review the master planning work. Public comments were very positive and supportive of the EHRA and VHB's proposals. The CMDA is looking for a high level of community support, in addition to a resolution by the Board of Selectmen.

Master Planning

Tommy Boston of VHB and David have connected and VHB is a CMDA approved planning consultant. CMDA can help VHB and the EHRA in the upcoming implementation phase II of the East Haddam Village Redevelopment Plan. If the Board of Selectmen agree to join the CMDA, East Haddam would be part of the 14-town list that has designated a development district and adopted a plan. Such towns will have first priority for CMDA funding. They can also help in the implementation of form-based zoning code for the Village district.

Board of Selectmen Meeting

The discussion continued at Gelston House until we proceeded to Town Hall for the 7:00 pm Board of Selectmen meeting. A presentation by CMDA was on the meeting agenda.

Adjournment

The Special Meeting was adjourned at 6:40 pm when the participants proceeded to Town Hall for the BOS meeting. The meeting went very well. See the minutes of the May 20th Board of Selectmen meeting for more details on the CMDA discussion.

Respectfully submitted

Jeffrey Miller
Chair, Finance Committee
East Haddam Redevelopment Agency