



Town of East Haddam
Redevelopment Agency
July 11, 2024

1. CALL TO ORDER

Mr. Lord called the meeting to order at 7:00 p.m. at the Municipal Office Complex and the pledge of allegiance was recited.

ATTENDANCE

Redevelopment Agency Members: Randy Dill, Andrew Lord, William DiCristofaro, James Curtin, Caitlin Taylor, Thomas Sevigny, John Cotter, Cameron Hendry, and Harvey Thomas-BOF Liaison.

Absent Member(s): Jacquelin Nowell and Gary Laskowski.

Other(s): Bob Casner and Linda Zemienieski.

2. Approval of Minutes

a. June 13, 2024

Motion to approve the minutes, adding Mr. Dill absent.

Curtin/Hendry Passed unanimously.

3. Committee Reports

A. Executive

No report.

B. Environmental

i. RFQ Status

Three meetings are scheduled for next Wednesday with consulting firms. Each firm will have a 20-minute presentation and 10-15 minutes for questions and answers. The discussions will center on fee proposals, project timelines, and how they plan to utilize the budgeted grant funding. The outcomes of these meetings will be reviewed at the next meeting.

C. Finance

i. Discussion of TIF policy

The Subcommittee received an initial TIF Policy draft outlining a comprehensive scope of work involving creation, review, revision, and engagement with town officials. The development of this policy is budgeted at \$17,7000 and aims to establish a consistent framework for TIF district development throughout the town where needed. The subcommittee will review the draft policy for further discussion at the next meeting.

ii. Grant Research status report

The Agency recently secured a \$15,000 SHIPO Grant aimed at funding a consultant for the development of a redevelopment plan. During discussions, there was a focus on immediate return on investment and the necessity of drafting RFQs to select a suitable consultant. The Agency must secure matching funds from the Board of Finance.

iii. Budget/ARPA Funds

There will be a detailed review of funding sources and allocation, encompassing remaining funds from the 2023-2024 budget. There was discussion on reallocating unspent ARPA funds and exploring options to utilize these funds for consultant fees.

D. Community Engagement

i. Comments on East Haddam News/Meeting Minutes

Summaries for the May and June meetings were submitted to the East Haddam News and should be published next week. Discussions on the importance of consistent community engagement and learning from other redevelopment activities, such as Haddam, to understand public expectations was discussed.

E. Legal-No Report

4. Old Business

a. After Action Review

The Agency will schedule a workshop to establish a unified vision for the redevelopment project, drawing on key existing documents such as the Plan of Conservation and Development, Village Zoning Regulations, and documents on the RA website. They will prioritize identifying and involving the Goodspeed Opera House and adjoining property owners to gather their input and help ensure consensus on the redevelopment vision.

5. New Business

a. RFQ for developers

Discussions focused on revitalizing interest and expanding outreach to attract developers. Key points included the establishment of clear criteria and processes for evaluating developer proposals to ensure transparency and fairness. There was also an emphasis on leveraging existing contacts and resources to broaden outreach efforts and stimulate interest in available development opportunities.

6. Public Comment

Bob Casner provided an EDC update, noting key points from a recent meeting with the Middlesex Chamber of Commerce. Market trends, specifically in restaurants and personal care services, were highlighted. There was a strong emphasis on infrastructure requirements, particularly regarding water and sprinkler systems, to support successful development initiatives.

7. Adjournment at 8:22 p.m.

Curtin/Cotter

Passed Unanimously

Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary