



Town of East Haddam
Redevelopment Agency
October 10, 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: Andrew Lord, Randy Dill, William DiCristofaro, James Curtin, Caitlin Taylor, Jacquelin Nowell, John Cotter, Cameron Hendry, Thomas Sevigny, and Harvey Thomas - BOF Liaison.

Absent Member(s):

Other(s): Bob Casner

2. Approval of Minutes

a. Minutes of Regular Meeting on September 12, 2024

Motion: To approve the minutes of the Regular Meeting on September 12, 2024.

DiCristofaro/Curtin

Passed unanimously.

3. Membership Terms

Motion: To recommend Caitlin Taylor and John Cotter for reappointment on the Redevelopment Agency to the Board of Selectmen.

Curtin/Dill

Passed unanimously.

4. SHIPO Grant Status

An update was provided on the SHIPO grant. It will be presented to the Board of Selectmen on October 16th, the Board of Finance on October 21st, and at a town meeting on November 6th. During this period, the RFP will be reviewed and finalized. A draft based on the SHIPO template was reviewed, and it was noted that the RFP could be submitted to SHIPO for review while waiting for approvals from the various boards.

Further details for the RFP were discussed, including the proposal submission process, review period, interviews, and recommendations. A question was raised regarding the town's financial match requirement for the grant, and Mr. DiCristofaro confirmed that the \$15,000 match would need to be approved through the Board of Finance process.

A Redevelopment Master Plan subcommittee was formed.

Mr. DiCristofaro stated that the Agency could seek approval to submit an additional request for \$10,000 for the Community Heart and Soul grant, which would require a matching contribution pending Board of Finance approval. This grant aims to provide valuable information for developing the master plan. He suggested integrating both grants into a single budget for the overall project, led by one planning firm.

Mrs. Taylor will email an updated RFP for agency review.

Motion: To vote in favor of having Victoria Ebright, Grant Consultant, move forward with the \$10,000 Community Heart and Soul Grant Application.

DiCristofaro/Sevigny
Passed unanimously.

5. Workshop on Developing Vision Statement

a. Follow-Up Discussion and Direction

During the follow-up discussion on the Vision Statement, Mrs. Taylor reported that she had synthesized previous conversations into specific values. She proposed that these values be incorporated into the Request for Proposals (RFP) and highlighted their potential for broader future applications.

6. Environmental

a. Report on Grants

Mr. Cotter reported that the DECD returned with additional questions and requested background information supporting the decision to go with VHB. He and Linda Zemienieski compiled the necessary documentation, which they submitted. Within an hour, DECD approved the package, allowing them to move forward with VHB. They have now received a contract from DECD, which Linda is passing on to the town attorneys for review.

b. Status of Consultant Engagement

5. Other Business

Attorneys from Updike, Kelly & Spellacy provided guidance on the nuances of FOIA and meeting requirements, particularly regarding meetings without a quorum where members may engage with the public. They clarified that such meetings are not subject to FOIA, meaning they do not require public notice or formalities, which allows for confidential discussions with stakeholders about properties or potential uses.

Motion: To approve UKS invoice #429047 dated September 16, 2024, in the amount of \$1,525.00 for Professional Services.

Dill/Curtin
Passed unanimously.

Mr. Curtin emphasized the importance of meeting with the Sons of the American Revolution regarding their significant vacant land. He suggested arranging a meeting to clarify any limitations and mentioned that he would reach out for further connections.

The finance subcommittee met to discuss the next steps regarding the TIF policy. A meeting is scheduled for October 29th with Camoin Associates to outline the overall policy. Updates will be provided at the November meeting, with the process expected to take three to four months, aiming for completion by February. There was a request to ensure the consultant offers clarity on the appropriate size of the TIF area. Agency members were invited to join the call, provided it does not create a quorum, and they were reminded that anyone could observe as public members.

The Agency discussed the process for filling a vacancy, noting that a procedure is already in place and in progress. Information about the process was shared via email, and advertisements for the position have been published. While the Agency has not had much input on the process, they were encouraged to suggest potential candidates by sharing a volunteer form included in the packet. The appointment of a new member must be approved by town meeting and is evaluated by the Board of Selectmen. There was discussion about whether to seek a candidate with financial expertise, as this skill set is seen as important for the Agency's needs.

The Agency will further discuss meeting twice a month starting in January.

The Agency discussed water capacity issues affecting potential developments in the village, particularly concerning a recent proposal for a tavern at Society Hall, which was unable to proceed due to insufficient water supply. Concerns were raised about attracting developers without adequate water availability. It was noted that the proposed tavern would require more water than the current apartments. A suggestion was made to invite Jim Ventres to attend an Agency meeting to address these water capacity concerns and explore potential solutions.

There will be a public workshop on Thursday, October 24th, at 6:30 PM, focusing on a resilient East Haddam. A representative from the Connecticut Institute for Resilience and Climate Adaptation will discuss their ongoing flood remediation study of Succor Brook. They aim to present initial findings and gather community feedback to ensure that their flood remediation plan aligns with the Agency's master plan and fosters a collaborative approach.

6. Public Comment

Mr. Casner discussed efforts to address flooding issues in the village. He noted that there would be a public hearing for community input on flood remediation plans. Additionally, he highlighted the importance of having access to municipal water for fire protection, which is critical for new developments. He mentioned that while there is existing water infrastructure nearby, costs and logistics need to be assessed to connect it to local properties. Mr. Casner emphasized that without adequate water and sewer systems, attracting development in the area would be challenging. He encouraged further discussions with Connecticut Water to explore possibilities for expanding public water access.

7. Adjournment

At 7:58 p.m.

**Respectfully Submitted,
E. Ruth Ziobron
Recording Secretary**