

**Town of East Haddam
Redevelopment Agency
Municipal Office Complex
April 10, 2025**

1. Call to Order

Chair William DiCristofaro called the meeting to order at 7:00 p.m. in Meeting Room 1 of the Municipal Office Complex. The Pledge of Allegiance was recited.

Attendance

Redevelopment Agency Members Present: William DiCristofaro, Randy Dill, James Curtin, Jacquelin Nowell, John Cotter, Cameron Hendry, Thomas Sevigny, Andrew Lord, Jeff Miller, Caitlin Taylor, and Harvey Thomas (BOF Liaison).

Absent Members:

Other(s) Present:

2. Approval of Minutes

a. Regular Meeting of March 13, 2025

Motion: To approve the meeting minutes: Correct spelling of Jef Wolter and move Master Planning under Committee Reports.

Dill/Sevigny

Passed unanimously.

3. Committee Reports

A. Executive

The Executive committee did not meet formally, however, Mr. DiCristofaro began discussions with Mary Ellen Klinck. Mr. Curtin is continuing to establish communications with the Sons of the American Revolution.

B. Environmental

Mr. Cotter provided an environmental update, summarizing information received from VHB. A new sign has been installed out front of the old municipal office to specifications. Groundwater and soil testing conducted a few weeks ago revealed the presence of ETPH (petroleum particles) in the groundwater at levels just above protection criteria, as well as low levels of metals. VHB did not find anything significant in the soil, though some petroleum and lead may require remediation. They plan additional groundwater testing in June for comparison and will meet with DEEP in the next few weeks to discuss arsenic levels, with the goal of demonstrating that they are naturally occurring. VHB is finalizing their Phase I report, expected within one to two weeks, and will present findings and next steps to the Redevelopment Agency.

C. Finance

Camoin will present the updated policy proposal to the Board of Selectman on April 16th at 7 p.m.

D. Community Engagement

No updates.

E. Legal

No updates.

F. Master Planning

The master planning process is progressing as scheduled. The deadline for questions on the RFP was April 1st, and three questions were submitted and addressed. Proposals are due April 15th, and the committee expects to review them in time for the next meeting on April 24th. The plan is to shortlist three firms for interviews, with final selection anticipated in early June. An evaluation matrix will be developed, like the one used for the environmental RFP, and interviews and contract discussions are expected to take place in May. There was a reminder that having a completed master plan will strengthen future remediation grant applications, a point emphasized in VHB's emails. The Moodus master plan, being prepared by SLR, is slightly ahead in development and may serve as a useful reference.

The Commission's goals for the year are to complete the master plan, address environmental remediation, finalize the environmental assessment, and develop a directional checklist to guide future discussions with potential developers. One key consideration is preparing a grant application for environmental remediation; VHB is scheduled to attend the next meeting to review testing results and outline the next steps in the grant process. The anticipated timing of the completed master plan should align well with the grant application, allowing both to be submitted together later in the year.

4. Old Business

5. New Business

6. Bills

Motion: To approve the following Invoices:

- Hartford Courant invoice #114159531000 for \$343.60.
- VHB invoice #0465209 dated January 24, 2025 for \$2,566.35.
- VHB invoice #0467349 dated February 19, 2025 for \$12,035.63.
- VHB invoice #0470584 dated March 24, 2025 for \$14,790.33.
- Shagbark invoice #800654 for \$54.65.
- Camoin Associates invoice #21157 dated 3/31/2025 for \$1,770.50.

Curtin/Dill

Passed unanimously.

7. Next Scheduled Meeting

The next scheduled meeting is Thursday, April 24, 2025 at 7 p.m.

8. Public Comment-There was none.

9. Adjournment

Motion: To adjourn the meeting at 7:18 p.m.

Lord/Sevigny

Passed unanimously.

Respectfully submitted,

E. Ruth Ziobron

Recording Secretary