

Meeting Minutes

Town of East Haddam

Redevelopment Agency

Date: November 13, 2025

1. Call to Order

The meeting was called to order by Chairman William DiCristofaro at 8:16 PM in the Municipal Office Complex, Meeting Room 1.

2. Attendance

Redevelopment Agency Members Present: William DiCristofaro, Andrew Lord, James Curtin, Randy Dill, Jacqueline Nowell, John Cotter, Jeffrey Miller, Caitlin Taylor, Thomas Sevigny.

Absent Members: Cameron Hendry.

Other(s): Tommy Boston, Amy Vaillancourt, Tom Dworetsky, Bob Casner (EDC).

Not Present: Harvey Thomas (BOF Liaison).

3. Approval of Minutes

a. June 10, 2024 – Finance Committee

Motion: To approve the meeting minutes as presented.

Sevigny/DiCristofaro

Passed unanimously.

b. August 1, 2024 – Executive Committee

Motion: To approve the meeting minutes as presented.

Curtin/Lord

Passed unanimously.

c. August 14, 2025 – Regular Meeting

Motion: To approve the meeting minutes as presented.

Cotter/Nowell

Passed unanimously.

d. August 28, 2025 – Planning Committee

Motion: To approve the meeting minutes as presented.

Cotter/Nowell

Passed unanimously.

e. August 29, 2025 – Executive Committee

Motion: To approve the meeting minutes as presented.

Curtin/Lord

Passed unanimously.

f. September 11, 2025 – Regular Meeting

Motion: To approve the meeting minutes as presented.

Cotter/Curtin

Passed unanimously.

g. October 9, 2025 – Regular Meeting

Motion: To approve the meeting minutes as presented.

Dill/Lord

Passed unanimously.

4. Committee Reports

a. Executive

Thomas Sevigny announced his resignation following election to the Board of Selectmen and will continue attending meetings without voting privileges. Slate of Officers (Two-Year Term): Chairman – William DiCristofaro; Vice Chairman – Andrew Lord; Secretary – James Curtin; Finance – Jeffrey Miller; Planning – Caitlin Taylor; Environmental – John Cotter; Legal – Andrew Lord; Community Engagement – Randy Dill.

FOI Workshop scheduled for December 22, 2025 at 7:00 PM; members encouraged to attend.

b. Environmental

John Cotter reported that VHB's final groundwater sampling is expected to conclude by late November or early December.

c. Finance

Thomas Sevigny reported that the TIF Policy has been approved and will be posted on the town website.

d. Community Engagement

Randy Dill reported on the recent East Haddam News article. Chairman DiCristofaro expressed appreciation for the newspaper's cooperation.

e. Legal

No report.

f. Master Planning

VHB presented its update including:

- Request for Goodspeed Opera House attendance/demographic data.
- Workshop and stakeholder feedback update; online survey remains open.
- Concept planning approaches reviewed; Agency consensus favored one unified plan for the entire site.

5. Bills

Motion: To approve VHB Invoice in the amount of \$4,665.00.

Sevigny/Miller

Passed unanimously.

6. Old Business

No report.

7. New Business

Chairman DiCristofaro reported communication with Jack Lovejoy regarding his East Haddam Village Greenway concept. Jeffrey Miller asked about Community Investment Fund opportunities; Chairman DiCristofaro suggested contacting Victoria Ebright. Chairman DiCristofaro stressed transparency, speaking with one voice, and indicated executive session is required for real estate negotiations.

8. Meeting Schedule

Motion: To cancel the December 11, 2025 meeting.

Dill/Sevigny

Passed unanimously.

The November 20, 2025 meeting was cancelled due to lack of posting.

The next regular meeting will be December 18, 2025.

9. Public Comment

Bob Casner encouraged the Agency to begin master planning with major roadway and circulation considerations and emphasized working with Goodspeed Opera House.

10. Executive Session

The Agency entered Executive Session at 8:25 PM to discuss real estate matters and returned at 8:50 PM. No votes or actions were taken.

11. Adjournment

Motion: To adjourn at 8:52 PM.

Curtin/Seigny

Passed unanimously.

**Respectfully submitted,
William DiCristofaro
Chairman**