EAST HADDAM REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES — October 8, 2026

Location: Municipal Office Complex, Meeting Room 1

Members Present: William DiCristofaro, Andrew Lord, Randy Dill, Jacquelin Nowell, John Cotter, James Curtin, Scott Brown
Members Absent: Cameron Hendry, Jeff Miller, Daniel Cobleigh
Others Present: Harvey Thomas, Thomas Sevigny
Additional Attendees: Todd Gelston, First Selectman; Tommy Boston, VHB; Matthew Conroy

1. Call to Order

Chairman William DiCristofaro called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

2. Approval of Minutes

Motion to approve the September 24, 2026 Regular Meeting Minutes as presented.
Lord/Cotter — Passed unanimously.

3. Committee Reports

a. Executive Committee: Nothing to report.

b. Environmental Committee: John Cotter reported that VHB had prepared a 12-page letter report addressing arsenic concentrations at the Town-owned properties located at 1 and 7 Main Street. The report evaluated whether detected arsenic concentrations may be attributable to naturally occurring background conditions and other historical sources. VHB recommended submitting the report to the Connecticut Department of Energy and Environmental Protection (DEEP) for consideration of a site-specific background arsenic concentration.

c. Finance Committee: The Agency discussed a proposed VHB contract amendment that would provide approximately $10,000 in savings during the current fiscal year. John Cotter also discussed the potential use of available grant funds for certain project-related expenses, including matters involving VHB's environmental work. Further discussion was anticipated. No formal action was taken.

d. Community Engagement Committee: Nothing to report.

e. Legal Committee: Nothing to report.

f. Master Planning Committee: Tommy Boston of VHB provided an update on Phase II of the Master Planning process, including recent outreach to prospective developers.

Boston reported that he and Jeff Miller had conducted discussions with several developers to obtain feedback on the proposed redevelopment concepts and current market conditions. The feedback indicated that developers were primarily interested in pursuing multifamily residential development as the initial phase of redevelopment, citing current economic conditions and market demand.

Developers also expressed a preference for concentrating development on Town-controlled properties, which could affect building placement, parking requirements, and the configuration of the proposed road network. Boston indicated that potential multifamily developments discussed involved approximately 50 to 75 residential units.

Developers expressed reluctance to pursue restaurant, retail, or other commercial uses during the initial phase, indicating that additional residential development would be needed to support demand for these uses.

Boston reported that the traffic study was expected to be presented at the November 12, 2026 meeting, together with updates on water supply, wastewater infrastructure, and environmental matters. No formal action was taken.

4. Bills

The Agency reviewed two invoices submitted by VHB for professional services associated with the redevelopment planning project.

First Invoice: Motion to approve payment of the VHB invoice dated September 15, 2026, in the amount of **$14,013.18**. **Nowell/Cotter — Passed unanimously.**

Second Invoice: Motion to approve payment of the VHB invoice in the amount of **$6,000.77**. **Dill/Nowell — Passed unanimously.**

5. Old Business

Nothing to report.

6. New Business

Nothing to report.

7. Next Scheduled Meetings

Chairman DiCristofaro announced that the next regularly scheduled meeting would be held on November 12, 2026, when VHB was expected to present the traffic study and provide updates on water supply, wastewater, and environmental matters. He also announced that the November 26, 2026 meeting would be cancelled due to the Thanksgiving holiday. No formal vote was taken.

8. Public Comment

First Selectman Todd Gelston inquired about the previously planned developer roundtable. Chairman DiCristofaro explained that the roundtable had not taken place because prospective developers preferred individual discussions rather than a public forum where their development concepts might be shared with competitors.

DiCristofaro noted that Tommy Boston and Jeff Miller had conducted individual outreach to approximately ten prospective developers and obtained feedback concerning redevelopment opportunities. First Selectman Gelston thanked the Agency for its continued work on the redevelopment project.

9. Executive Session

At 7:20 PM, a motion was made to enter Executive Session to discuss real estate matters. **Curtin/Lord — Passed unanimously.**

The Agency invited Harvey Thomas, Thomas Sevigny, First Selectman Todd Gelston, and Tommy Boston of VHB to participate.

At 8:25 PM, a motion was made to exit Executive Session and return to regular session. **Cotter/Lord — Passed unanimously.** No further business was conducted, and no formal action was taken following Executive Session, other than adjournment.

10. Adjournment

At 8:29 PM, a motion was made to adjourn the meeting. **Dill/Curtin — Passed unanimously.**

Respectfully submitted,
William DiCristofaro, Chairman
East Haddam Redevelopment Agency