

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 13 APRIL 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Kate Anderson, Chairman
A	Cortney Emschwiller Swokla
X	Mike Farina
X	David Law
X	Mark Lundgren
A	Robin Munster
X	John Pember
X	Doreen Staskelunas, Secretary
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Ms. Anderson, chairman, called the meeting to order at 6:33 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of Agenda

MOTION: Mark Lundgren motioned to approve the 13 April 2022 agenda as submitted. Doreen Staskelunas second. Motion carried unanimously.

4. Public Comment

Those in attendance did not provided comment.

5. New Business

a. Updates

CT Communities Challenge Grant – Ms. Anderson reported Haddam did not receive a grant. The next round of grants will be available in the fall and the Town will be allowed to put in for the same project (HES – community center, senior center, and sidewalks for connectivity) if the community is still interested. The Town can receive feedback from the State as to why it was not selected and can tailor the new application around those recommendations.

Scovil Hoe Open House, Sunday, 1 May 2022 – Ms. Anderson reported an open house will be held on Sunday, 1 May 2022 (no time given) and the developer, Parker Benjamin, will be present. The structures are currently owned by the State of Connecticut, there is environmental contamination that needs to be cleaned up, the State has committed \$1.8 million to remediate the site, but the stipulations are the Town needs to have a developer ready and willing to redevelop the structures. The purchase agreement is \$325,000 (Town's investment; allocated; and available), the State would clean up the environmental concerns, and the developer would start developing simultaneously. Once the developer has invested \$650,000, the Town would initiate the process to sell to the developer. Ultimately the developer will own the building. A brief discussion followed in regard to the developer having to go before P&Z when the time comes.

Ms. Anderson stated Parker Benjamin is not only a developer but also an investment firm. Mr. Law asked if there are use restrictions. Ms. Anderson stated the Request for Qualifications (RFQ) had parameters.

Ms. Anderson reported during the month of May there will be meetings on Wednesday, 4 May 2022, budget hearing; Wednesday, 11 May 2022, public hearing on Scovil Hoe Buildings; and Wednesday, 18 May 2022, town meeting on budget and Scovil Hoe. No location/time given.

b. Discussion on Volunteer Planning for Town Sponsored Events

Grim's Haunted House, Friday-Sunday, 28-30 October 2022 – Frank Mucciariaro and Chuck Cook. Looking to expand a bit more; therefore, more volunteers will be needed. Discussion followed in regard to getting a flyer out letting people know about upcoming events and the need for volunteers. Ms. Anderson stated there is a volunteer tab on the Town's website and information can be added.

Kids' Fair – Sara Chambers, Haddam Women's Club will be taking over this event. Mr. Cook let Ms. Chambers know that he has all the games for the fair and that Ryan and Chelsea Cleveland are willing to help. High schoolers helped out last year. Suggested high school guidance counselors be contacted to let students know there's a place for community service hours. Mrs. Staskelunas will speak to the counselors.

Trunk or Treat – Ms. Anderson will be coordinating this event and Mrs. Staskelunas will be helping.

Mucket Day/Tractor Parade/Concert – Mr. Lundgren reported he was thinking Saturday, 20 August 2022, as it's before the kids start school; however, if this event could be incorporated with another event he would be receptive to it. Mr. Lundgren asked if the Lions could help out. Mr. LeFleur stated they may be able to, but the group is small (no more than eight). Mr. Lundgren stated he can get the volunteers, but needs the Lions non-profit status. Mr. LeFleur stated that's why the Lions partnered with Grim's Haunted House.

Mr. LeFleur stated one of the biggest things the Lions support other than their international foundation is the food and fuel bank and they partnered with the Liberty Bank Foundation so whatever is donated to the Lions, Liberty kicks in 25 percent. Mr. LeFleur stated although things did not go as planned last year, they were still able to donate \$2,500 to the food and fuel bank.

Mr. LeFleur talked about a Fall Harvest Fair featuring Grim's Haunted House, Trunk or Treat, the Kids' Fair, or anything else such as a hay wagon. The more age groups you can appeal to, the more people will attend. Mr. Lundgren stated he's willing to be flexible and perhaps an all-day event would work. Mr. Lundgren asked if EDC would consider sponsoring the band, Rock Landing. Mr. LeFleur asked how much it would cost to secure the band. Mr. Lundgren stated he didn't know, but will contact them again and report back.

Haddam Neck Fair – Labor Day Weekend – Friday-Monday, 2-5 September 2022.

River Days/Fireworks – Saturday, 1 October 2022. Date changed in order to not conflict with the Haddam Neck Fair, the Durham Fair, and the craft fair. A brief discussion followed in regard to the State not being flexible (not true; just need to meet the State's guidelines). Received good feedback about holding the event in October last year: darker earlier so the show could happen earlier; less bugs; and things are a little calmer (settled into routines for school, etc.).

Ms. Anderson stated the State will not allow them to have a DJ, but they can have a band. The State wants the area cleaned up and safe. A brief discussion followed regarding using the Cove, but it was determined it was best to leave the event at the Haddam Meadows (setbacks for fireworks, parking, etc.).

Town Wide Tag Sale – Saturday, 21 May 2022, 8:00 a.m. to 3:00 p.m. Sponsored by the Haddam Women's Club

Programmable Electronic Sign – Mr. Law asked about signage. Mr. LeFleur stated he has not given up on this matter. The sign would be controlled by the Lions, the Town would have access, and all events could be listed on it. Discussion followed in regard to where the sign could be installed. Mr. Law asked if it could be incorporated in the development of the Rossi property. Ms. Anderson stated she believes a vote on Rossi should be taking place this summer.

Events Calendar/Email Blasts/Private Volunteer Facebook Group – Discussion followed in regard to creating an events calendar and sending out email blasts, individual committees/churches having tabs on the Town's website. Mr. LeFleur asked Ms. Anderson if every organization will be included on the Volunteer page. Ms. Anderson stated yes, and she will look further into this matter. Noted that H-K Now has a robust events calendar with Mrs. Staskelunas suggesting some form of coordination with them. Ms. Anderson spoke in regard to a private Facebook group for people who are looking to volunteer. Those present thought it a good idea. Ms. Anderson will be reaching out to East Haddam to see what their calendar is and to see if they would like to coordinate with Haddam.

Coast Guard Band, Saturday, 25 June 2022, 2:00 p.m., Parmelee Farm, Killingworth – Mr. LeFleur stated the Haddam Lions and the Killingworth Lions will be assisting during a performance by the Coast Guard Band.

Insurance – Mr. LeFleur stated as long as the Lions are involved, there is insurance coverage.

Christmas Tree Lighting Ceremony – Ms. Anderson stated there's an opportunity for this to happen and it would be a good transition from Grim's event. Need to make sure it does not overlap with the Fire Dept.'s Christmas party. A brief discussion followed regarding the lighting of the tree – Carlson family will continue to light the tree on Thanksgiving night, but will relight it on Friday night. Mr. Law suggested a Santa's mailbox (Haddam Women's Club does it). Mr. Farina suggested using the Community Center for a tree and/or wreath decorating contest.

Higganum Cove Committee – Ms. Anderson reported that the Committee has selected Kent + Frost, a landscape architect, and will be conducting a mini-charrette on Wednesday, 20 April 2022, 6:00 p.m.

c. Farmers' Market – Endorsement and Donation Vote

Ms. Anderson reported the Market will be open on Fridays from 3 June-30 September 2022 with breaks on 26 August or 2 September (vacation and back to school). Noted that August is rather quiet due to vacations. Discussion followed in regard to conducting a craft fair and farmers market on one of the days of the Harvest Festival, but would need sufficient volunteers.

Mr. LeFleur stated he does miss the Haddam Bulletin as it was one source that came out once a month and it was a calendar that you could count on. Haddam Now is weekly and it's with East Haddam and Killingworth and it doesn't have the same message or impact. It's crucial for everyone to know where to go to get the information.

Discussion followed regarding funding music throughout the Market; the need for a new banner; and new letters for the letter boards.

MOTION: Kate Anderson motioned to sponsor the Farmers' Market \$1,000 in 2022. Mike Farina second. **WITHDRAWN.**

MOTION: Kate Anderson motioned to endorse the 2022 Farmers' Market up to \$2,000 sponsorship for music and signage. Doreen Staskelunas second. Motion carried unanimously.

d. Holiday Decorations Replacement

Ms. Anderson reported the garlands for the gazebo need to be replaced and that she would like to purchase a commercial grade Christmas tree. Mr. Law stated perhaps the purchase of a good quality stand will help to keep a tree standing upright and place a real tree in the gazebo. Ms. Anderson stated the bows need to be replaced.

MOTION: Kate Anderson motioned to spend up to \$1,000 on the purchase of a tree stand, garland, and bows for holiday decorations. Mark Lundgren second. Motion carried unanimously.

6. Old Business

a. Tylerville Construction Planning Updates – Continued Discussion

A brief discussion followed regarding the closing of Haddam Pizza and the Cooking Co. Mr. Lundgren reported he has spoken to five (5) business owners and Mikes' Auto will be hiring people to pick up and deliver cars that are scheduled for service and the business owners are stating there's too much taking placed at one time in the area and the work either needs to be stretched out or a pause needs to be taken between projects. Mr. Lundgren suggested taking a year off between projects. Ms. Anderson thanked Mr. Lundgren for speaking with the business owners.

b, Muckets – Arrival - Update

Ms. Anderson reported a box of 40 mini Muckets arrived and displayed one of the "little guys". A brief discussion followed in regard to using the Muckets as trophies.

Mr. Lundgren stated he was in favor of Greg McKenna, Higganum Pharmacy, receiving a large Mucket, but not from EDC directly. Mr. Lundgren would rather the Mucket be given to Mr. McKenna from donations that had been received. Mr. Lundgren does not want it to appear as if town funds had paid for it. Ms. Anderson stated she understood and noted that Mr. McKenna had made a substantial donation.

7. Chairman's Report

Ms. Anderson reported on the following: **The Truck Bar** – P&Z held a public hearing on Thursday, 7 April 2022, regarding a request to amend (extend) the current hours of operation for parties. P&Z approved the amendment. **CT Main Street** – A presentation was made at the Board of Selectmen's (BOS) meeting, Monday, 11 April 2022, on how they can assist communities. **Ice Cream and Fudge Shop** – Mr. Lundgren reported a new ice cream and fudge shop will be opening in Tylerville in the former marriage counselor's location (just south of Brookes Court). Ms. Anderson stated it is Oh, Fudge! They will be located on the first floor of the building. **EDC's May Meeting** – Due to other meetings in May – budget and Scovil Hoe, the Commission discussed possibly holding their meeting on another night. In the end, the Commission decided to have their meeting on its regular night, but moved the start time to 6:00 p.m. **Board of Education (BOE) Budget Referendum** – The referendum will be held Tuesday, 3 May 2022, with voting hours from 6:00 a.m. to 8:00 p.m. **1572 Saybrook Road** – Mr. Farina reported P&Z approved the special permit for this property. **Apartments on Brookes Court** – Slated to be completed the first quarter of 2023. Pre-leasing may begin in the fall. **Bridge Road Apartments** – Have not applied for building permits. **St. Peter's Tag Sale** – Mr. Farina reported St. Peter's will be hold their tag sale beginning Friday and Saturday, 13-14 May 2022 and Friday and Saturday, 20-21 May 2022. Mr. Farina also reported that some of the furniture that does not sell will go to the refuge house, First Church in Haddam, and they are in the process of assisting a refugee family. **EDC Membership** – Mr. Pember asked how the Commission was doing in terms of membership. Ms. Anderson reported there are still two (2) vacancies and that she asks people who are interested to attend a meeting.

8. Approval of Minutes

MOTION: Mark Lundgren motioned to approve the 13 October 2021 minutes as submitted. Kate Anderson second. Motion carried unanimously.

Due to the late hour, the Commission agreed to table the approval of the balance of the minutes.

9. Adjournment

MOTION: Doreen Staskelunas motioned to adjourn. Mark Lundgren second. Motion carried unanimously.

The meeting was adjourned at 8:44 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Wednesday, 11 May 2022, at 6:00 P.M.

PLEASE NOTE CHANGE IN MEETING START TIME FOR THIS MEETING ONLY.