

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
COMMUNITY CENTER
7 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441
WEDNESDAY, 8 JUNE 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
A	John Pember
A	Doreen Staskelunas, Secretary
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Ms. Anderson, chairman, called the meeting to order at 6:39 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of Agenda

Add: Under Item #5 - New Business: d) HK Now.

MOTION: Mike Farina motioned to approve the 8 June 2022 agenda as amended. Mark Lundgren second. Motion carried unanimously.

4. Public Comment

There was no public in attendance.

5. New Business

a. Updates

Scovil Hoe Open House – Ms. Anderson reported this project passed unanimously (44-0 vote) at the Town Meeting and this project will be getting underway very quickly. Ms. Anderson stated during her last conversation with Bill Warner, Town Planner, he felt actual work would not begin until next spring. Once sufficient remediation has taken place, the developer can then come in to begin rehabilitation while the remaining remediation work continues. The only cost to the town is the purchase price to purchase the land (already budgeted for) and all other costs fall on the developer. There are a number of safety nets in place in the event anything should happen to stop the project from moving forward. Mr. Farina asked when the transfer will take place. Ms. Anderson stated she doesn't believe that's been outlined as yet. Phase 1 – Developer anticipates spending \$1.2 million. Mr. Farina clarified that the town would retain ownership until the developer meets the investment threshold. Ms. Anderson stated yes. Mr. Farina stated as the town will still retain ownership this fall, the buildings would make a nice place for the Haunted House, parking, or placement for food booths. Discussion followed. Ms. Anderson noted that she has spoken to the project manager from the developer to make them aware of events conducted by the town and she was happy to hear about them and willing to work with the town.

Rossi Property – Mr. Law asked for an update. Ms. Anderson stated that Bob McGarry, First Selectman, reports on the matter at the Board of Selectmen's (BOS) meetings and the final environmental investigation report should be wrapping up shortly. Ms. Anderson reported other areas requiring remediation were found, but this matter should be ready to be voted on within a few months. Ms. Anderson stated there was discussion regarding the town's all in costs – negotiations with Rossi are taking place. Mr. Farina asked about the taxes on the property and the number of tenants onsite. Discussion followed.

Blue Way Commons, Brookes Court – 32 Units Multi-Family - Ms. Anderson reported the developer received P&Z approval for an additional 32 units off of Brookes Court in Tylerville. One building will be available for lease the end of this year and the others next year.

Hope Wellness Center, 7 Island Dock Road – Mr. Lundgren stated he has heard the inability to obtain a sprinkler suppression system pump is holding this project up. A brief discussion followed.

b. Discussion on Volunteer Planning for Town Sponsored Events

Fall Festival – Ms. Anderson reported since the town's budget has been approved, the Commission can now vote on the band's contract. Mr. Lundgren reported he has been in contact with a local band, Rock Landing, and they have set aside the date (tentative). The cost will be \$1,000 for three (3) hours, noon to 3:00 p.m. (tentative), allowing for a good hour to pick up and clear out before the next event.

Mr. Lundgren stated the tractor parade will start off at the parking lot at St. Peter's Church. Mr. Lundgren stated his next steps will be to talk to the resident trooper and then to the BOS – should be done within the next month or two.

MOTION: Kate Anderson motion to approve the contract for Rock Landing in the amount of \$1,000 for Fall Festival Weekend. David Law second. Motion carried unanimously.

c. Budget

Ms. Anderson reported she did not receive an update of EDC's remaining balance for fiscal year 2021-2022, but before the next meeting will provide an update; and if Commissioners can think of anything to spend the funding on, to let her know. Mr. Farina asked about seasonal banners/flags. Ms. Anderson stated she remembers the Commission discussing the issue, but does not believe a vote was taken to purchase them. Ms. Anderson noted that a contractor has to be hired to hang the flags/banners.

Discussion followed in regard to activity in the Center and the opening of a new restaurant – Riverside Steak House (former Brookside). Ms. Anderson stated she plans to call the new owner to see when they will be opening and what they will be offering.

d. HK Now

Ms. Anderson reported she had received a call from one of the editors requesting EDC to write articles about businesses that are changing hands or newly opening. Ms. Anderson stated Kathy Brown is trying to step away from the paper. Ms. Anderson also stated she believes this is a fairly easy task. A brief discussion followed with Mr. Law suggesting each member write an article once a month and in that way the responsibility doesn't fall on any one person. Noted that HK Dairy Barn and Haddam Pizza have changed owners and the candy and ice cream shop to open in Tylerville

6. Old Business

a. Tylerville Construction Planning Updates – Continued Discussion

Ms. Anderson reported on the following: **Swing Bridge** – Have been hearing a number of concerns about loss of revenue during all of the construction that will be taking place; and has been asked to see if financial support can be found for them. Mr. Law stated he had read an article that it has already been agreed upon that the State would be subsidizing the businesses during the construction in order for them

to stay active. Mrs. Batzner stated she too had read the article. Ms. Anderson will look into it. Mr. Law also spoke in regard to the river traffic being affected by the bridge closure (if a boat does not fit under the bridge, it will be unable to navigate up or down the river). Discussion followed in regard to the closure (time frame). American Bridge has been awarded the contract (unclear if made public). Mrs. Batzner stated Michael Epright, who will be renting his property on Bridge Road for staging for the construction, mentioned American Bridge during his presentation to P&Z. Mr. Farina agreed. **Rotaries/Roundabouts** – Mr. Lundgren stated the bridge work and the construction of the roundabouts are planned about the same time. **Bridge Road Sidewalks** – Work is underway and moving quickly.

b. Farmers' Market – Opening Day Update

Ms. Anderson reported there were approximately 200 people who attended opening day. Kristy Benson, Market Master, is very thankful for EDC's sponsorship and the funds donated have been budgeted - \$1,000 for music and \$700 for new signs and postcards. The Market will be open every Friday from 3:00 p.m. to 6:00 p.m. except on 26 August and 2 September. Mr. Law asked about reaching out to the residential area of Middletown abutting Haddam. Ms. Anderson stated Ms. Benson will be placing signs in Middletown and Killingworth (no longer have a market). Discussion followed in regard to customers following specific vendors to the various markets.

7. Chairman's Report

Ms. Anderson reported on the following: **Town Budget** – The town budget has been approved. The mil rate increased .46. Mr. Lundgren spoke in regard to an assessment increase for the nuclear storage facility. **Refugee House** – Mr. Farina noted that the Congregational Church is putting together a refugee house and the government requires \$20,000 be raised. Mr. Lundgren stated he was aware the house was being rehabbed. The church is looking for donations of money and household items. **Connecticut Yankee (CY)** – Mr. Law asked who owns the property; and stated it would make a good location for a solar farm. **Haddam Elementary School (HES)** – Not much movement on this front. Mr. Warner and Mr. McGarry are working on this. There will be another round of funding for economically driven projects and perhaps a project (playground) could be submitted for funding. Mr. Law spoke in regard to the company Playground Innovations who could assist in making the playground usable and attractive. Mr. Law stated anything that will make HES more usable will make it more attractive (the need for activity). Discussion followed in regard to potential groups interested in moving into HES (office space). Ms. Anderson stated she encourages people to tell town hall what they would like to see at HES. Mr. Law spoke in regard to makerspace which is ready for someone to walk into. **Higganum Cove** – The committee is moving along with a master plan and they have \$100,000 to start working on the site. Ms. Anderson stated she's excited to see what will take place on the site. **River Days** – Tentatively scheduled for 1 October.

8. Approval of Minutes

MOTION: Mark Lundgren motioned to approve the 8 December 2021 minutes as submitted. Kate Anderson second. Motion carried unanimously.

MOTION: Mark Lundgren motioned to approve the 13 April 2022 minutes as submitted. David Law second. Motion carried unanimously.

MOTION: Kate Anderson motioned to approve the 11 May 2022 minutes as submitted. Mark Lundgren second. Motion carried with Mr. Law abstaining.

Due to an insufficient number of Commissioners present who attended the 12 January 2022 meeting, the Commission agreed to table the approval of that meeting's minutes until the July meeting.

9. Adjournment

MOTION: Mike Farina motioned to adjourn. Mark Lundgren second. Motion carried unanimously.

The meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 13 July 2022.