

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
VIA GOTOMEETING
THURSDAY, 19 NOVEMBER 2020
APPROVED MINUTES
*Approved as Submitted at the 10 February 2021 Meeting***

ATTENDANCE

X	Prem Aithal, Vice Chairman
X	Kate Anderson, Chairman
A	Cortney Emschwiller Swokla
X	Mike Farina
X	David Law
X	Mark Lundgren
X	Cindy MacNeil Sola
A	Robin Munster
A	John Pember
X	Doreen Staskelunas, Secretary
X	Bob McGarry, First Selectman (Arrived 6:40 p.m.)
X	Bunny Hall Batzner, Recording Clerk

**DUE TO VETERANS DAY, THIS MEETING WAS RESCHEDULED.
THANK YOU TO ALL OUR SERVICE MEN AND WOMEN!**

1. Call to Order

Ms. Anderson, chairman, called the meeting to order at 6:35 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Approval of Agenda

MOTION: Cindy Sola motioned to approve the 19 November 2020 agenda as submitted. Mark Lundgren second. Motion carried unanimously.

4. Public Comment

There was no one from the public in attendance.

5. Old Business

a. Holiday Decorations - Discussion – Continued – Set Up Sunday, 22 November 2020, 9:00 A.M.

Ms. Anderson reported that all the decorations are in the front closet at the Community Center; that EDC is responsible for decorating the gazebo; and that she will coordinate with Bob McGarry, First Selectman, in regard to Public Works decorating the streetscape light poles. If Public Works is not able to do the work, Ms. Anderson stated there is funding to hire someone to set up and take down the light pole decorations as she does not feel it's safe for volunteers to be up on ladders doing the work.

Ms. Anderson asked for a vote on funding for any last minute items for decorating as well as additional storage containers for the new garland.

MOTION: Mark Lundgren motioned to spend up to \$300 for any additional holiday or storage items that may be needed for decorating. Dave Law second. Motion carried unanimously.

Discussion followed at length in regard to the location of the garlands (closet or garage); the need for everyone to wear masks and physically distance as best as possible while decorating; bringing items that may be needed such as zip ties (Mr. Law has purchased them), scissors, utility knives, and ladders (Mr. Law will bring a couple with him); and meeting time.

Mrs. Sola reported she has volunteers to decorate the buildings within the Center and noted that the Red Barn does not care to participate this year. Mrs. Sola stated she would like to decorate Haddam Elementary School (HES). It can't be done as there are no outside electrical outlets at HES.

Upon Mr. McGarry's arrival, Ms. Anderson asked if Public Works will still be installing the snowflakes and garlands on the light poles. Mr. McGarry will speak to Chris Corsa, Assistant Director of Public Works.

b. Holiday Market – Update

Ms. Anderson reported that Kristy Benson and Bridget Marshall, of Oh Fudge!, are still planning on holding an outdoor only Holiday Market, HES, Saturday, 5 December 2020, 11:00 a.m. to 3:00 p.m. At present all is o.k. with outdoor limits. Ms. Anderson noted this is not an EDC event.

c. 90 Day Action Item Agenda

Ms. Anderson reported she has spoken to Bill Warner, Town Planner, about reengaging with Connecticut Main Street Center (CMSC) as this is where the Commission had left off; however, he feels the Merchants Association should be established before doing so. Ms. Anderson stated some of the next steps through CMSC would be gathering business feedback through public meetings. Ms. Anderson will put out a call through the Haddam Bulletin, Haddam News, Haddam-Killingworth Now, Facebook, etc., to try to get this association established. A brief discussion followed in regard to fees (none at this time) and obtaining email addresses to have open communication with the businesses.

Mr. McGarry stated due to upcoming construction projects in Tylerville, he has discussed the establishment of a merchants association with Larry Maggi. Mr. McGarry also stated there needs to be a decision made as to whether there should be one association with two divisions or two separate associations. Mrs. Staskelunas asked if the Tylerville group would like to be separate. Mr. McGarry stated he didn't know; however, he would prefer one Haddam association. Mr. McGarry stated Mr. Maggi is already speaking to the merchants in Tylerville and he should be aware that EDC plans to ask for a town-wide association in order to eliminate confusion. A brief discussion followed in regard to liaisons between the villages; having one association with divisions; and inviting Mr. Maggi to an EDC meeting to discuss the matter. Ms. Anderson will speak to Mr. Maggi about attending December's meeting.

d. Mucket

Ms. Anderson reported the large statues are in production and will follow up on shipping date. Ms. Anderson also reported that she needs to follow up in regard to the status of the mini statues.

e. Goals/Tasks for 2020-2021

Ms. Anderson stated the items previously discussed just need to be put to paper so the Commission is held accountable to it. Merchants Association, Farmers' Market, River Days, and Mucket Day are top priorities. Hopefully 2021 will be a better year!

6. New Business and 7. Chairman's Report

Ms. Anderson reported that Mr. Warner gave an extensive report at the Board of Selectmen's (BOS) meeting and briefly touched on some of the items: **Higganum - Road Runner Pub (former Hutch),**

12 Killingworth Road – Are ready to open and are awaiting health department approval; however, they are in no rush to open due to COVID restrictions. **Fork in the Road, 310 Saybrook Road** – Will not be able to reopen. They have been unable to locate a quality food vendor to replace their previous vendor who has gone out of business. **The Truck Bar, 66 Killingworth Road** – Although opened, they are also impacted by the COVID restrictions. **Steady Habit Brewing Company, 201 Saybrook Road** – They are currently not planning to open at this location. Mr. Warner has spoken to a developer who specializes in breweries who may be able to assist. Noted this developer is interested in the Scovil Hoe Buildings and the Jail. **Rossi Property, 300 Saybrook Road** – The Town is moving forward with the due diligence and has 90 days to complete (mid-January). **Scovil Hoe Buildings (former State Garage), 11 Candlewood Hill** – Brownfields grant is moving along quite well and there does not seem to be any contamination (minimal cleanup). Reports should be available as early as December or January. **HES, 272 Saybrook Road** – **1) Adelbrook** – Still interested in the building; however, it is not feasible at this time for them to be looking at another location. **2) Rentals** – Mr. Warner has gotten a few temporary tenants such as Pratt and Whitney union; Blue Fire Theater Group. **3) Community Septic** – Have received state grant money (\$128,000+) and there's funding within the Capital budget to move forward with this project. Mr. McGarry stated the design is approximately 98 percent complete, but critical elements are the Dept. of Public Health (DPH) and DEEP (both concurred that DPH would be the regulating agency) and DPH is on board with what the Town is planning to do. Ms. Anderson stated Mr. Warner has a very detailed presentation for this project. **Candlewood Hill Road Reconstruction** – Mr. Lundgren asked for an update. Mr. McGarry stated the project is still moving forward with no designated start time. Design is still progressing and should be available sometime in the spring. The project covers from Route 154 to Laurel Heights – smoothing the curves a bit, move a part of the road a little into the embankment behind the Crum's' house, soil retaining system installed, sidewalks along the town green, small parallel parking area between the green and Candlewood Hill Road, and a couple of other minor improvements (possibly water out to the green and a sleeve to the Scovil buildings from the Green if need for a septic on the green). **Gazebo** - Mrs. Sola asked about the maintenance of the gazebo. Mr. McGarry stated the Lions Club, who built it, have discussed the maintenance of the gazebo and an assessment of the structure will be conducted and a determination of how to go forward will be discussed (Lions will do the work; possible fundraising to pay for the repairs). **Higganum Cove** – A Request for Proposals (RFP) to clean up the site has been issued. **Shred It Event** – Kristin Battistoni, Sustainability Committee, has asked if EDC will sponsor an event in the spring. Ms. Anderson has agreed and Mrs. Battistoni will schedule a date. Mr. Farina reported St. Peter's was supposed to be holding an event in May, but due to COVID it was postponed. Mr. Farina asked Ms. Anderson to provide information as soon as possible regarding the town event as there's no need for two events taking place. Ms. Anderson will provide the information.

Tylerville – Sidewalk Project – Is moving along. **Daycare Center Project, Brookes Court** – Is still progressing; however, no one is in a huge rush at this time. **105 Bridge Road Parcel (former Eco-Tourism Center)** – Bob Landino, owner of Centerplan, has been advised by legal counsel to sell the property. Noted that he had plans to build 48 apartments on the lot. **Roundabouts** – DOT has begun discussion in regard to the installation of two rotaries at the intersections of Route 154/Saybrook Road and Route 82/Bridge Road and Route 154/Saybrook Road and Route 82 Connector/Exit 7. Mr. McGarry reported it was thought that perhaps the project had gone away, but it has not and DOT is really pushing roundabouts. Mr. McGarry stated construction will probably start right after the Swing Bridge project in a couple of years. Some of the advantages to the town will be the state will be extending sidewalks from where the Saybrook at Haddam down to Bridge Road and put some sidewalk footage in at the beginning of Bridge Road as well past the Route 9 connector. In conjunction with this, the bridge for the creek at the connector will be replaced. The designs of the roundabouts look viable and hopefully final plans will be available for public disclosure in the spring. Mr. Law asked if this will affect the footprint (taking of land) where these roundabouts are being proposed. Mr. McGarry stated the taking is already State owned and the roundabout at Bridge Road/Saybrook Road will be built mostly into the hill rather than taking parking from the businesses.

Haddam - Women's' Wellness Center (former Marin Environmental building), 7 Island Dock Road – There may have been a change of in who will be running the facility, but the intent is still the same. Additional luxury features have been added which will generate additional tax revenue for the Town. **Plains Road/Saybrook Road Development Site, Jeff Rummel, Builder** – Mrs. Sola asked what is

going on with this site. Ms. Anderson stated it's a three house development. Mrs. Sola stated there's a lot of soil being moved for three houses.

Town business: Budget – Fiscal Year 2021-2022 – Mrs. Staskelunas asked about the town budget and EDC's budget. Ms. Anderson stated departments will be getting information in December; and in late winter/early spring the BOS and Board of Finance (BOF) will begin their process. **Tax Collection** – Ms. Anderson stated the BOF reported the town's tax collection is one percent higher than we have been at this point in the last few years. Supplemental bills will be due in January. So long as the town continues at this rate, we will be in a good position. **Board of Education (BOE) – 1) Budget** - Ms. Anderson stated the BOE reported that the Special Education line item is a little over budget, but other than that everything is on track. The BOE is trying to keep kids in school as much as possible. **2) Gym Floor Replacement, High School** – There's an issue with the project. There was mercury in the floor and they have run into some issues which have severely delayed the project schedule. This is the reason why the high school cannot be in session full time as they need the gym for social distancing. This should be completed within the next month. Ms. Anderson reported Haddam has the biggest field house in the district and have been losing out on revenue to house championships, etc., due to the floor issue. Mrs. Staskelunas asked Mr. Aithal if there was an estimate as to when the gym floor will be finished as the last she had heard was mid-December. Mr. Aithal stated that's the latest he's heard as well. **3) Admission Numbers** - Mr. McGarry stated Haddam's enrollment is such that the percentage went down .81 percent. Mr. Aithal stated there are a number of people who have pulled out of the district (going to other schools or home schooled) and are not part of the numbers and he's trying to get a gauge of what that is in order to get a number to assist the Haddam and Killingworth BOFs in planning two years down the road. Mr. Aithal also stated due to COVID, the state has a grant where expenses due to the pandemic can be itemized and each town gets an allocation. **Finance Director** – Ms. Anderson reported that Barbara Bertrand, Finance Director, resigned in September and the position has been posted. A few applications have been received, but not quite the right fit for the experience the town needs. So the town is still looking. **Nutmeg Pharmacy** – There is no vaccine yet, but are taking pre-registration. All information is online.

8. Approval of Minutes

14 October 2020 Minutes – The Commission agreed to table the approval of the minutes.

9. Adjournment

MOTION: Prem Aithal motioned to adjourn. David Law second. Motion carried unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 9 December 2020.