

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
ONLINE VIA GOTOMEETING
REGULAR MEETING
WEDNESDAY, 14 APRIL 2021
6:30 P.M.
AGENDA**

Meeting Access (will be available 15 minutes before meeting start time):

Economic Development Commission Meeting
Wed, Apr 14, 2021 6:30 PM – 8:00 PM (EDT)

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1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Economic Impacts Presentation by Elm Tree Partners
5. Public Comment
6. New Business
 - a. Budget
 - b. Purchase of Holiday Decorations
7. Old Business
 - a. Mucket Day – Tractor Parade – Schedule Date and Delivery Date of Statues - Update
7. Chairman's Report
8. Approval of Minutes – 10 March 2021
9. Adjournment

cc: EDC, P&Z, IWC, ZBA, and Conservation Commissions; BOS; Town Clerk's Office; Land Use Dept.; and File

PLEASE NOTE MEETINGS ARE SUBJECT TO CANCELLATION.

Higganum

HES Building –

- I am reviewing the playground inspection report to see what concerns can be addressed. I also think it is time to start discussing a new modern playscape on the property. What better entry into a village center than kids playing.
- Adelbrook – Spoke with them last week. At this point no interest in tackling such a large project post pandemic. The CFO continues to promote the site. He feels it would be ideal.
- Even with a burst water line and a few other issues we will bring the operation of the building within budget for FY20/21/.

Connections between Higganum Center and the natural environment

Higganum Cove

- We have cleared the entire area and opened up the area below the parking lot which is full of historic foundations. We have opened up Cove Wharf Road all the way to the CT River. We removed most of the highly visible graffiti.
- We are in the process of acquiring a parcel of land along Cove Wharf Road.
- We will look into installing security cameras to hopefully deter vandalism.
- More and more people are using the Cove.
- I will be meeting with Gateway Commission members and staff to discuss entry sign and table top sign explaining the history of the area. The Gateway Commission has grant money available.

- Longer term, we need to establish a "Friends of Higganum Cove" organization, extend electricity on to site, construct band shell, kayak launch, picnic tables etc..
- I have funding in the upcoming budget to continue these efforts.

Scovil Hoe Property

- Completed all work to address liability issues concerning the towns acquisition and created a final Remedial Action Plan.
- Applied for \$1.8 million in State Brownfield Remediation funding
- The goal is to create an environmentally stable, liability free and occupy-able shell that the town can feel comfortable acquiring.
- Reconstruction of Candlewood Hill Road adjacent to Scovil Hoe. Design is complete fall bid schedule.

Community Septic

- In receipt of State Assistance Agreement from State Department of Health for \$128,000 to design the community system and the conveyance system.
- We will start formal design and create a Water Pollution Control Committee (WPCA).

Rossi Site

- BOS, BOF and Town Meeting authorized the First Selectman to sign a purchase and sale agreement and allocated funding for a Phase 1 environmental study.
- We completed the Phase 1 study which identified 20 Areas of Concern (AOC's).
- We negotiated an extension to the due diligence period.
- We conveyed to Rossi our concerns. Rossi is funding a Phase 2 study to further delineate the AOC's and remediate, on their dime, where necessary.
- Our Licensed Environmental professional has been on site throughout the Rossi Phase 2 investigation.

- The developer for the front parcel remains interested but we must move this forward.

Tylerville

Day Care in Tylerville

- This project is fully approved with an experienced day care provider. The day care provider has fully designed plans for the building and is ready to move forward.
- They contacted me about final approvals and are negotiating a price with the property owner. I suspect their contract expired with Covid delays.
- Project cost – approximately \$2 million, several jobs.

Sidewalks on Bridge Road/ Roundabouts –

- CTDOT announced they will be constructing a pedestrian crossing cantilevered off of the swing bridge to connect Tylerville and East Haddam.
- Completed the appraisals and I successfully negotiated the acquisition of the required easements with 10 property owners.
- Hopefully, we can bid this summer and have shovel in ground fall 2021 or Spring 2022.
- DOT conducted a contentious public meeting regarding the bridge work and roundabouts. Many concerns about doing both projects simultaneously and right after completion of the the water project and the sidewalk project.

Multi-family –

- Developer has signed purchase and sale agreement to acquire Brooks Court properties for an 80 unit multi-family development.
- Developer is committed to high quality project and has secured \$11 million in bank financing.
- Architectural Review Committee conducted initial review with minor comments.

- Project will be a very significant addition to the grand list. Other than Eversource and CT Yankee this will be largest taxpayer in town. This will also add residents to the area which is critical.

Haddam Center

Sidewalks

- This sidewalk reconstruction project is 100% funded by the State of CT and includes signage, landscape, benches etc
- The final plans have been submitted to the CTDOT for final approval.
- A grant from Eversource allowed us to hire the historical society to research key historical elements, which will be incorporated into the project.
- I am negotiating all required easements with 7 property owners.
- Once easements are secured we will bid the job late May and could be in the ground in Fall 2021.

7 Island Dock – Hope Garden Wellness Center

- The project was bid and awarded to Quest Builders Group.
- We have received the full set of plans for the building permit.
- Project was delayed with SBA financing. I got Larry McHugh at the Middlesex Chamber involved and the issues are now resolved.
- They closed on the property last week.
- It is a \$3.5 million project and should end up being the 4th or 5th largest taxpayer in town.
- The building permit fee was approximately \$60,000.
- The project will also create several new jobs and utilize local services and restaurants.

**TOWN OF HADDAM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
VIA GOTOMEETING
WEDNESDAY, 10 MARCH 2021
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Prem Aithal, Vice Chairman
X	Kate Anderson, Chairman
A	Cortney Emschwiler Swokla
X	Mike Farina
X	David Law
X	Mark Lundgren
X	Cindy MacNeil Sola
X	Robin Munster
X	John Pember
X	Doreen Staskelunas, Secretary
A	Bob McGarry, First Selectman
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

Add: Under New Business: Discuss Ending the Christmas Lighting Event.

MOTION: Doreen Staskelunas motioned to approve the 10 March 2021 agenda as amended. Mike Farina second. Motion carried unanimously.

4. Public Comment

There was no one from the public in attendance.

5. Old Business

a. Mucket Day

Mr. Lundgren reported there is serious interest in holding a tractor parade and a date would need to be picked (possibly August before school starts). Mr. Lundgren talked about having a band at the gazebo, inviting food trucks to participate, and roping off an area for antique tractors. Mr. Lundgren stated at this time he would not recommend a biathlon as it would take a lot of planning. Date for tractor parade to be secured at the April meeting.

Mrs. Sola recommended that Greg McKenna, Nutmeg Pharmacy, be included in this event especially after all his support with the project. Mr. Lundgren felt that would be great. Mrs. Sola stated Mr. McKenna would like to know when the statue will arrive and when the event will take place.

Mrs. Staskelunas asked if there was a cost associated with this event and if so, is there funding. Mr. Lundgren stated he will contact the band that was scheduled to play at last year's event and provide an update. Mr. Lundgren suggested prizes for fanciest tractor, oldest tractor, etc. Mrs. Staskelunas asked if the mini muckets were still being ordered. Ms. Anderson stated she did ask for pricing and did not hear back. Ms. Anderson will call the company.

Ms. Anderson stated costs for this event could be covered under next year's budget. Mr. Law suggested holding this event with another group in order to split the costs.

b. Merchants' Association

Ms. Anderson reported that Bob McGarry, First Selectman, has spoken to Larry Maggi who is still on board with this proposal. Ms. Anderson stated EDC would assist in collecting the data, but there is no intent to manage this long term.

Ms. Anderson reviewed a proposed application for interested merchants. Items covered: name of business, owner/contact name, address, phone, email, website, physical store front, own/rent, describe business (need to know services offered), and if interested in a leadership position. Ms. Anderson stated Mr. Law had made a suggestion at the last meeting, but could not remember the specifics. Mr. Law stated perhaps the form should be simple such as are you a business owner and would you like to see Haddam have a merchants' association; and once they do that, then offer a brief questionnaire. A brief discussion followed.

Mr. Law stated rather than asking them about the merchants' association, ask them for information for a directory of the businesses in Haddam. Mr. Law stated some may want to be in a directory but not part of an association.

Mr. Lundgren stated he has spoken to Mr. Maggi over the past couple of months in regard to how the businesses will survive during the construction over the next few years. Of particular concern is parking. A brief discussion followed in regard to possible parking locations at least for the employees. Ms. Anderson stated she would pass the information along to Mr. McGarry and Bill Warner, Town Planner.

6. New Business

a. Budget

Ms. Anderson reported there is a little less than \$6,000 remaining in this year's budget; and perhaps some of this funding could be used for the purchase of holiday decorations. Mr. Warner has indicated there are at least 16 light poles proposed for the Tylerville sidewalk project. Ms. Anderson stated the purchase of the decorations may need to be done in phases.

Ms. Anderson reviewed pricing: garland - \$155 each, snowflakes - \$321 each, and bows - \$20 each (should also replace those bows in Higganum). Discussion followed in regard to whether or not there's a time line to place an order (payable date), the cost of 8 garlands and snowflakes and 22 bows would be \$4,200 not including shipping; paying in installments; the purchase of additional storage boxes; and where everything will be stored (perhaps a business in Tylerville will store the Tylerville decorations). Ms. Anderson will get a quote for the decorations from the company.

Ms. Anderson spoke in regard to the Commission making a donation to the farmers' market noting they do not have sponsorships. With the additional funding, the market should be able to do more.

Mr. Aithal asked if the Shred It event had been paid for. Ms. Anderson stated it should cost about \$350. Mrs. Munster and Mrs. Sola stated they did not believe this event was paid for out of the EDC budget. Mrs. Munster stated Public Works has to be in compliance with the State and that would be a good argument in order to get this paid for via Public Works. Ms. Anderson found the email containing the line item the invoice was previously paid out of. Mrs. Batzner asked for the line item. After Ms. Anderson read the line item, Mrs. Batzner stated it was not Public Works. The Shred It event was paid out of EDC funds. Ms. Anderson will ask if the Shred It event could be paid out of Public Works funds. Discussion returned to the purchasing of the holiday decorations and the donation to the farmers' market.

MOTION: Prem Aithal motioned to make a donation of \$1,000 to the Higganum Farmers' Market on behalf of the EDC. Cindy Sola second. Motion carried unanimously

b. 2021 EDC Activities/Events Calendar

Shred It Event – Saturday, 8 May 2021, 9:00 a.m. to 12:00 p.m., Community Center, 7 Candlewood Hill Road, Higganum.

End Christmas Lighting Event – Mrs. Sola stated there has been no thank you placed in the paper. Ms. Anderson stated she did place a thank you to all volunteers as well as noting that Mrs. Sola would be stepping down from coordinating this event and if anyone was interested in taking over this event, to please contact her. Mrs. Sola was satisfied.

c. P&Z Public Hearing – March 18, 2021

Ms. Anderson noted as a P&Z member, Mr. Farina could not comment on this matter. Ms. Anderson reported P&Z will be holding a hearing for an application for a tattoo parlor to relocate where Fork in the Road was previously located. Ms. Anderson stated the original application was not noticed properly; therefore, it must be heard again.

Ms. Anderson asked the Commission if they were in agreement to submit a letter in support for the business. A brief discussion followed with all Commissioners voicing their support. Ms. Anderson will draft a letter and email it to the Commission for review/comments. Ms. Anderson made it clear that all comments are only to come to her and that there is to be no back and forth between Commissioners.

The hearing will be held in-person on Thursday, 18 March 2021, 7:00 p.m., in the gym at the former Haddam Elementary School (HES).

7. Chairman's Report

Ms. Anderson reported on the following: **Rossi, 300 Saybrook Road – 1) Environmental Review** - Rossi is paying for the consultant conducting the additional investigation and the town's consultant is monitoring the investigation. **2) Brick Office Building** – Mrs. Staskelunas asked if the building was vacant again. Ms. Anderson stated yes. **Scovil Hoe Buildings, 11 Candlewood Hill Road** – Mr. Warner is applying for a new round of grant funding (\$750,000) to assist in the cleanup of the site. **Board of Selectmen's (BOS) Meeting – Former Marin Environmental Building, 7 Island Dock Road** – Mr. Warner reported at the BOS meeting that the P&Z approved a women's wellness rehabilitation center to move in to the location. Project is still moving forward. **Board of Finance (BOF)** – Mark Lundgren is a new BOF alternate member. **2021-2022 Budgets – 1) Town's** - Up slightly due to salaries and benefits. **2) Board of Education's (BOE)** – Increased due to salaries and benefits. Noted that Killingworth's share is up. The student ratio did change slightly - Haddam - \$350,000 more and Killingworth \$850,000 more. **Steady Habit Brewing, 201 Saybrook Road** – Things have fallen through; however, Mr. Warner is trying to find funding and/or a developer to help finish the building. **Road Runner Pub, 12 Killingworth Road** – Mr. Law asked if there were still plans to open. Ms. Anderson stated the owners do have the ability to open; however, it is believed they have opted not to open at this time and may do so when the weather gets warmer. A brief discussion followed in regard to the governor relaxing the regulations of indoor dining.

8. Approval of Minutes

MOTION: Mark Lundgren motioned to approve the 10 February 2021 minutes as submitted. David Law second. Motion carried with Mrs. Sola and Mrs. Staskelunas abstaining.

9. Adjournment

MOTION: Doreen Staskelunas motioned to adjourn. Cindy Sola second. Motion carried unanimously.

The meeting was adjourned at 7:37 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Wednesday, 14 April 2021.