

East Haddam Village Revitalization Committee
January 23, 2019
Meeting
Minutes

Members Present: Bill Gerrish (chair), Melanie Kolek (secretary), J.T. Smith, Jim Curtin, Randy Dill, and Bob Casner. Will Brady and Mark Walter were absent. Mr. Smith was seated as a voting member in place of Mr. Gionta.

Call to order 7:30 pm

Agenda Approval Motion made by Mr. Casner; Seconded by Mr. Curtin.

Motion carried.

Approval of Minutes (December 12, 2018) Motion made by Mr. Dill; second by Mr. Smith.

Motion carried.

First Selectman Update

Mr. Gerrish reported that Mr. Dill and Mr. Casner had a meeting with Mr. Lyman and Tim Myjak. Mr. Myjak is a senior project manager for an environmental firm and resident of East Haddam, and was asked to sit on the selection committee for the environmental work on the town property. There was discussion about the work that went into the Eagle Phase III summary and remedial action plan.

Mrs. Kolek asked about whether the state submitted an explanation about why the grant for remediation was not approved. Mr. Myjak stated that the town may request a follow up meeting with the state for these responses and also submit again with the state next year. He explained some projects place a request for grants for several years before approval is given.

Mr. Casner asked about the phases of the environmental cleanup process. Mr. Myjak explained the town is pretty close to being in Phase 3. Phase 1 is determine on paper where could spills occur. At Phase 2, one looks at the actual property and conducts an investigation. At Phase 3, there is a clear understanding of the issues, both on paper and in person, and a report is generated identifying those issues. After Phase 3, active remediation begins. Mr. Casner said it would be beneficial to attract a developer now to see how much the cost would be based on their conceptual design, to get a sense of the cost. Mr. Myjak stated that with respect to the project, the investigation phase is over and the final remedial design is dependent on the end use. For example, if a grade change is going to change the remediation, then the cost may change of moving the contaminated earth off site versus moving it around on the property.

There was discussion regarding the timelines and process of requesting qualifications. It is expected that once qualified developers are selected, part of the proposal process will be to include solutions for site remediation. The State will require, per the Transfer Act, confirmation of which party is responsible for the site remediation. Mr. Dill advised, based on Mr. Myjak's statements, the town needs to move forward now with the process including getting the RFQ finalized and publicized.

Status of RFQ

First Selectman's office has been working on the draft. Next step is to have the town attorney and committee review for any final changes. March 1st is the estimated date for the RFQ to be finalized and publicized, with a twelve (12) week time frame for developers to respond. The expectation is that CT Main Street will help the town disseminate the RFQ. There was discussion about the overall timeframe in that this process could take a few years before development actually commences. In the meantime, the grant application can be put out again next year and any other applicable grants.

There was also discussion about doing a familiarization event before the RFQ and walk through a few weeks after RFQ is submitted as a requirement to submit the RFQ. CT Main Street should be contacted to determine what can be done for this event. The committee's working group will discuss organizing the event.

Other Business

There was discussion about committee composition. Motion to recommend to the Board of Selectman that J.T. Smith replace Mr. Gionta as a full committee member.

Made by Mr. Curtin; second by Mr. Dill.

Motion carried.

Audience of Citizens

Mr. Zirlis asked regarding the end use of the property and how that is determined. Mr. Gerrish said that the Town is looking presently for qualified developers and we have not reached that phase of the project yet. Mr. Lyman further discussed the project phases including what town approval would look like once the proposals are reviewed and narrowed down.

Next regular meeting: February 27, 2019 at 7:30 p.m. at the EH Municipal Office Building.

Adjournment 8:20 p.m.

Mr. Casner made a motion to adjourn. Seconded by Mrs. Kolek.

Motion carried.