

East Haddam Village Revitalization Committee  
Meeting  
Thursday, March 24, 2011  
Minutes

DRAFT

Committee Members Present: Bill Gerrish, Melanie Kolek, Will Brady, Mary Ellen Klinck Michael Gionta (arrived 7:05), Phil Barlow, Randy Dill. Eric Sabetta (arrived 7:19). Others in attendance: George Fellner, Bob Scherrer, Ed Odell.

Mr. Gerrish called the meeting to order at 7:02 p.m.

Approval of minutes:

Minutes from the meeting of December 16, 2010: Motion made by Mr. Dill to accept minutes, seconded by Ms. Klink. Motion carried. Mr. Brady abstained.

Old Business

Mr. Gerrish invited Jef Wolter to the meeting. Mr. Wolter provided Mr. Gerrish the name of someone locally who Mr. Gerrish contacted who could provide more expertise on how to move forward with project. Mr. Gerrish also advised that he spoke with Mr. Walter about advancing the project to the next stage.

Mr. Odell then made an introduction as the new director of EDC. There was discussion regarding the Goodspeed's intentions regarding the property that will be available once the new actor housing is finished.

New Business

Mr. Sabetta presented a draft timeline of future handling of the project that he created with Mr. Barlow. The "aggressive" timeline has the project completed in less than three years. There was discussion regarding moving certain dates to reflect certain Boards in town that need to be involved in the approval.

There was also discussion regarding drafting of an RFQ, then sending an RFP/appraisal. Mr. Barlow and Mr. Sabetta offered to continue work on the timeline and also, create the RFQ via a subcommittee. Mr. Gionta is going to compile a list of potential developers to send the RFQ once created. Thereafter, a marketing subcommittee may be needed.

There was also discussion regarding the Haddam land swap issue and how that outcome may affect the Village project.

Audience of Citizens

Mr. Scherrer recommended that the committee send our list of potential developers to Mr. Wolter for review and additional information given his experience and knowledge. There was discussion about Mr. Wolter's recommended contact also performing a review.

## General Discussion

There was discussion regarding what information the RFQ should include. Mr. Fellner recommended that the committee create a list of what information we want the potential developer to provide. Ms. Klinck stated that the committee has not decided whether to lease or sell the Village property. Mr. Dill noted that through the RFQ process, developers will advise whether they would recommend sale or lease, then the town would vote on the same through referendum. Mr. Dill also recommended that the committee impress upon the developer that the plan is flexible but also that we put time and effort into putting design components in place to comport with our vision.

The next regular meeting is April 28, 2011.

Motion to adjourn made by Mr. Brady, seconded by Ms. Klinck. Meeting adjourned at 8:04 pm.