

QUARTERLY MEETING

SEDC Offices, 25 Brook Street, Suite 203
Shelton, Connecticut

Tuesday, April 11, 2023
8:30 AM

The following directors were present:

Bob Caponi	Alberto Martins	Michelle Kawalautzki
Martin Coughlin	Bing Carbone	Laura Krauss
Pat Carey	Hank Baum	Phil White
Bill Partington	Dave Grant	Janice Sheehy
Fred Ruggio	Tom Harbinson	Don Stanziale
Charlie Wilson	Mike Duncan	

Also attending: Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office); Gary Lane, UI and Tom Burden, M & T Bank

GREETING – William Partington, Chairman

Mr. Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:31 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Annual Meeting minutes dated January 10, 2023.

APPROVAL OF MINUTES (1/10/23) -

A motion was made by Tom Harbinson and seconded by Marty Coughlin to approve the minutes of the Annual Meeting dated 1/10/23. All in favor. Motion carried.

GOVERNANCE – Pat Carey

Chairman Partington asked Pat Carey to report on Governance/Nominating. The following resignations have been submitted – Derrick Champagne, Pitney Bowes; Antonietta Cotton, UI; Justin Vescovi, Peoples Bank. The following names are up for nomination to the Board for a three-year term: Gary Lane, UI; Thomas Burden, M & T Bank. Mr. Carey asked for a motion at this time.

A motion was made by Michelle Kawalautzki and seconded by Tom Harbinson to accept the resignations and to approve the nominations as presented. All in favor. Motion carried.

Chairman Partington asked Alberto Martins to present this morning's financial report.

FINANCIAL REPORT – Alberto Martins

Mr. Martins provided an overview of the financial status of the corporation. The most current financials month-end March 31, 2023 were provided for review. A breakdown of the financials was provided. The total budget to the City of Shelton will remain at \$128,000 which was accepted and recommended by the Mayor.

PROGRAM REPORT – Paul Grimmer, President

Mr. Grimmer welcomed everyone to this morning's meeting.

Current Activities:

267 Canal Street – Star Pin Environmental Remediation

CT DECD - \$690,000; U. S. EPA - \$385,000; City of Shelton - \$100,000
Funds Available = \$1,175,000

Next Steps:

- EnviroConsultants and Recycling = \$1,169,160
- Board of Aldermen Meeting – 4/13/23
- Pre-Construction Meeting – end of April
- Start Date – tbd – May 15, 2023
- Completion – 90 -120 days

Shelton Canal Lock Park

- Address condition and potential improvements.
- Environmental Restoration/awareness – pocket park, walking trails, improvement of water quality.
- Historic Preservation of the Shelton Canal Locks.

STEAP Grant - \$120,000/city match - \$30,000

Next steps:

- BL Companies – hired to conduct work
- Waiting on the Mayor to sign the contract
- Update Access Agreement

Housatonic Riverwalk Extension – 223 Canal Street

STEAP Grant - \$120,000/city match - \$25,000

Next Steps:

- Tate & Associates – providing design and bid specification support
- DOT to review plans and specifications
- Bidding estimated – June 1, 2023
- Estimate for installation - \$135,000 (brick pavers, lighting, fencing)
- Completion – 60 to 90 days

Sinsabaugh Heights Renovation

Small Cities Grant CDBG - \$1,500,000/city match \$10,000

Next Steps:

- Sinsabaugh Heights (80 units)
- Architectural Firm – AEPMI
- Housing Rehabilitation: windows/doors/PTAC – HVAC systems/new fire and emergency alarm system, new floors, emergency generators, among other activities
- Bidding Estimated – July 1, 2023
- Construction Start – September 1, 2023
- Completion – four months (120 days)

- Residential Rehabilitation

Annual Grant

Mayor Lauretti requested the Shelton Economic Development Corporation to serve as the city's Small Cities Grant Administrator

Small Cities Grants primarily benefit low-to-moderate income populations

Sinsabaugh Heights – Senior Residential Housing – Received \$1,500,000

Housing Rehabilitation: storm doors, PTAC HVAC systems/new fire/emergency alarm System, new floors, emergency generators, among other activities

Only seven grants awarded in the state

Housing Rehabilitation Program

Program Income - \$85,000/Loan up to \$25,000/SEDC Admin - \$1,000 per home

Next Steps:

- Three projects
- One home – active rehabilitation
- Two Homes – bid preparation
- Serving low-to-moderate income families
- Housing Rehabilitation – Windows/Doors/Plumbing/Electrical Repairs/Flooring
- Lead Inspections

U. S. EDA – Naugatuck Valley Corridor/Comprehensive Economic Development Strategy

Shelton Economic Development Corporation – Lead Agency

19-town regional partnership

Sheila O'Malley, Chairperson (Ansonia)

Valley Council of Governments – provides additional support and resources

DeCarlo and Doll, Inc. – Consultant

Five-year CEDS report – completed and submitted – June 22, 2022

2022-2023 Grant awarded by U. S. EDA

Valley Community Foundation – Three-year grant award - \$45,000

Constitution Boulevard

Construction Activities

CT DECD Bond - \$5,000,000/SEDC Admin (18 months) - \$33,000

Next Steps - SEDC providing administrative support; Recordkeeping; Davis Bacon payroll
Billing/payment requisitions

Close-out

Construction Period approximately twelve months. A map was shown.

Canal Street Reconstruction/Wooster Street Rail Crossing
CT Community Challenge Grant - \$2,200,000

Grant Due: May 2023

Grant Notification: June 30, 2023

Canal and Wooster Street – Reconstruction

Wooster Street Rail Crossing

Housatonic Riverwalk

Tom Harbinson emphasized that this project should be the number one priority on Canal Street.

ADJOURNMENT:

A motion was made by Marty Coughlin and seconded by David Grant to adjourn at 9:16 AM.