

**SHELTON ECONOMIC DEVELOPMENT CORPORATION  
EXECUTIVE BOARD**

**REGULAR MEETING MINUTES  
Tuesday, May 10, 2022**

**SEDC Office, 25 Brook Street, Shelton, Connecticut**

The following members of the Executive Board were present:

Robert Caponi	Bing Carbone	Patrick Carey
Martin Coughlin	Virginia Harger	Alberto Martins
William Partington	Fred Ruggio	

Also Present: Paul Grimmer, SEDC President. The meeting was called at 8:00 AM with a quorum.

**ACTION ITEMS**

**APPROVAL OF MINUTES**

A review of the minutes was conducted.

***A motion was made to approve the March 8, 2022 monthly meeting minutes. No further discussion. Approved as submitted. (MC/PC)***

**FINANCIAL REPORT**

The Financial Report for the period ending April 30, 2022 was reviewed. Financial activities and updates were provided including;

1. An accounting of the SEDC's various financial accounts:
  - a. Cash Assets                      \$168,712.14
  - b. Receivables                      \$117,041.78
2. Total Assets of \$285,753.92 as of April 30, 2022.
3. Income for the month of April was \$47,953.40 vs. Expenses of \$43,662.25.
4. Excess Revenue (Expenses) - YTD - \$9,227.93.

***Motion to accept the Financial Report was presented; No Discussion. Approved as submitted. (MC/FR)***

**ACTIVE PROJECT / PROGRAM UPDATE**

**Star Pin (267 Canal Street)** – Paul reported that the Tighe & Bond Proposal has been signed and they are actively working on the remedial design work. Based on their schedule, we expect bid specifications to be prepared by the end of June. Updating of the project Opinion of Probable Cost and Brownfields Program Liability Protection application are also anticipated for June.

Finally, EPA funding requires the preparation of a community relations plan (CAP) and Analysis of Brownfields Cleanup Alternatives (ABCA). Paul said that he would begin preparing these for the record. SEDC – Project Oversight \$28,000 – On Aldermen’s Agenda – Thursday, May 12<sup>th</sup>

**US EPA Community Wide Assessment** – Paul Grimmer reported that he met with officials from the US EPA (Jim Byrne & William Laviere) as well as officials from the CT DEEP (Mark Lewis & colleague) to discuss the various on-going US EPA Community Wide Assessment Program projects. Representatives from Tighe & Bond participated in the Star Pin property visit and Neil Thurber participated in the Ascom Hasler visit.

**Ascom Hasler** – Paul Grimmer stated that the Site Investigation for the Ascom Hasler Property has been completed and submitted by AECOM. Paul introduced Don Stanziele to Jim Byrne during the Ascom Hasler site visit. During the conversation Mr. Byrne spoke about potential opportunities to apply for an EPA Grant in the upcoming grant cycle (November 2022).

Mr. Byrne stated that grants of up to \$5,000,000 would be awarded through this grant cycle. The caveat to this opportunity is that the property would have to be owned by the municipality or through a land bank. Grant award notification would be made in the Spring of 2023.

Paul Grimmer stated that if that was the timeline, he would expect cleanup to begin during the Fall of 2023. Once completed, the property would then be transferred back to the developer.

Paul Grimmer mentioned this was a perfect example of how the land bank could work in conjunction with the SEDC’s primary objective of remediating brownfield properties.

**North Canal Master Planning** – Paul reported that he has a meeting scheduled for May 18<sup>th</sup>, with Mayor Lauretti to discuss the BL Company proposal.

**Small Cities Grant** – Paul Grimmer stated he received the Assistance Agreement for the Small Cities Grant from the CT DECD. He indicated that it would likely go to the Board of Aldermen for approval at their June Board Meeting.

Meanwhile Paul stated that he is proceeding, with the support of the City’s Purchasing Department, with the RFQ of the Architectural and Engineering Consultant Selection and the RFP for the selection of an Environmental Services firm to complete the Phase 1 ESA at Sinsabaugh.

Paul Grimmer also informed the committee that it has received an application from a Shelton resident who wishes to participate in the City’s Residential Rehabilitation Program. Paul stated that he and Aleta Miner have reviewed the applicant’s information and have confirmed that the applicant meets the income thresholds. Paul stated that he has asked Aleta to oversee the housing rehabilitation program activities and that he would support her in the effort.

**Constitution Boulevard** – Paul Grimmer stated that Mayor Lauretti has requested the SEDC’s support in managing the grant activities for Constitution Boulevard. Paul Grimmer said that he met with Kellie Vazzano & Fran Freer, the Mayor’s Administrative Assistants and that it was agreed that the SEDC would receive \$37,000 over two years for the support.

CEDS / US CARES Program – Paul Grimmer stated that both programs are winding down and will be completed by June 3, 2022.

Flag Day Ceremony – Paul Grimmer acknowledged the Flag Day Ceremony and stated that the event would be held on Friday, June 10, 2022 at the Veterans Memorial Park. Paul asked Bing Carbone to say a few words.

Bing Carbone stated that the Economic Development Commission was implementing some changes to include a Keynote Speaker, Paul Lavoie, Chief Manufacturing Officer for the State of CT. There would also be a set of table top displays – featuring Southern Connecticut University, the Shelton High School Robotics Team, the Greater Valley Chamber of Commerce and Modern Plastics Company.

Mr. Carbone also mentioned that 100 or so people have already confirmed their attendance.

**ADJOURNMENT** - The meeting adjourned at 9:20am. (PC/RC)