

**SHELTON ECONOMIC DEVELOPMENT CORPORATION
QUARTERLY MEETING**

SEDC Offices, 475 Howe Avenue, Suite 202
Shelton, Connecticut

Tuesday, October 8, 2019
8:30 AM

The following directors were present:

Al Paolozzi	Phil White	Mike Marcinek
Al Martins	Madelyn Cerritelli	Bing Carbone
Tom D’Addario	Kristi Buynak	Tony Pogoda
Pat Carey	Virginia Harger	Fred Ruggio
Derrick Champagne	Michelle Kawalautzki	Charlie Wilson
Bob Caponi	Janice Sheehy	Eileen Cordone
Dr. Ramesh Wadhvani	Karen Bentlage	Ed McCreery

Also attending: Paul Grimmer, President; Aleta Miner

GREETING – Patrick Carey, 1st Vice Chairman

Mr. Carey called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:32 AM with a quorum present and welcomed everyone. Mr. Carey asked for a motion to approve the Quarterly Meeting minutes dated July 9, 2019.

APPROVAL OF MINUTES (7/9/19)

A motion was made by Fred Ruggio and seconded by Michelle Kawalautzki to approve the minutes of the Quarterly Meeting dated July 9, 2019. All in favor. Motion carried.

Alberto Martins, Treasurer, was asked to present this morning’s Financial Report.

FINANCIAL REPORT – Al Martins, Treasurer

Mr. Martins reviewed the financial statements for the month ended September 30, 2019. Board Participation for 2019 was 81% totaling \$17,919.01. The goal for the year was 2019 was \$20,000. Fundraising for 2020 started in September. Any funds received from these pledges will be deferred to 2020 budget. To date these contributions reflect 17%/\$5,650.

PROGRAM REPORT – Paul Grimmer, President

Mr. Grimmer welcomed everyone. Mr. Grimmer acknowledged the work of the Economic Development Commission and Chairman Fred Ruggio. The Shelton Life magazine is in progress for the 4th quarter. The Citizens Advisory Board was also acknowledged with Guy Beardsley serving as Chairman.

Current Program Activities:

267 Canal Street – Star Pin Factory

- State of CT Grant - \$950,000 (combined)
 - Environmental Site Assessment - \$200,000
 - Environmental Building Remediation (HBM) - \$750,000
- Historic Renovation
- Private Investment - 72 Apartments

Wooster Street/Canal Street Reconstruction

- Engineering and Design

Area Wide Assessment Grant

- Apex Tool
- Autoswage

Star Pin Factory - Site Assessment (State of CT DECD Targeted Brownfield Assessment Grant \$200,000)

Tighe & Bond

- Phase 1 Environmental Assessment (ESA) Completed
- Phase II/III ESA Underway
- Chemical Assessment - Pricing Received

Activities Performed

- Draft Phase I Report Submitted and Completed
- Phase II/III Assessment Initiated
- Four (4) Groundwater Monitoring Wells Installed
- Interior Investigation Identified Several Containers of Chemicals
- Received Pricing to identify, test and catalogue for removal of onsite chemicals
 - US Ecology - \$7,785 – Anticipated Start Date October 21/14-21 days to complete
- Phase II/III Report – Estimated Completion – December 31, 2019

Star Pin – 267 Canal Street – Chemical Disposition

Chemicals identified on site need to be removed prior to completing the Phase II Study.

Engineering

- Specifications & Project Oversight – Est. \$5,000- \$7,000 (Act. 5,000)
 - Source of Funds DECD Assessment Grant (Balance \$80,000)

Removal/Remediation

- Sampling and Test Results - \$5,000 - \$10,000 (Act. \$7,785)
 - Source of Funds: DECD Assessment Grant (Balance \$80,000)
- Chemical Disposal - \$15,000 - \$30,000
 - Source of Funds: DECD Remediation Grant/City Share

Star Pin – 267 Canal Street Site Remediation

- State of CT DECD/Brownfield Remediation \$750,000
- \$168,000 City Match

- Preparation of RFP for engineers underway for HBM remediation

U. S. EPA - \$200,000 Area Wide Assessment – Project Activities

- 223 Canal Street/Apex Tool
- Autoswage
- Apex Tool - 235 Canal Street
 - Groundwater monitoring – complete
 - Soil sampling – complete
 - 21 AOCs
 - 60 sample intervals
 - 200 soil samples
 - Three Groundwater Wells
 - Phase I/II Report Submission – delivered September 1st with favorable results
- Apex Tool Assessment Results
- Much of the shallow soil appears to be a mix of fill and building debris, with some impacts from ash fill or prior fires, and the site has been used for vehicle and junk storage.
- The presence of hydrocarbons (PAHs, mostly) across the site is not unexpected. Concentrations exceeded state criteria for Residential Development Environmental Criteria (RDEC) in roughly 20% of the shallow (less than 4-foot-deep) samples, and in one deeper sample.
- Arsenic was present across the site, also. It was detected above RDEC in a little over half of the shallow samples and a few of the deeper samples.
- Lead was detected above RDEC in several samples, mostly clustered in the center area of the site, and impacts were mostly in the shallow soil.
- Solvents were not detected in the plating areas where they were suspected to be present based on site history.
- While shallow samples were impacted as stated above, there were no significant releases detected beyond what appears to be mixed fill materials present at the site.
- The groundwater sample data - no detections of ETPH (petroleum), PAHs, VOCs (solvents), or metals.
- SPLP extracts of selected samples were below GB PMC for metals, except for one lead and one antimony detection, both in shallow samples.
- Overall Positive Results

A rendering of the proposed site of 235 Canal Street was shown.

Auto-Swage – 762 River Road - U. S. EPA – Area Wide Assessment

- Groundwater Monitoring – Complete
- Soil Sampling – Complete
- 25 AOCs
- 40+ sample locations
- 150 soil analyses
- Seven groundwater wells
- Site Assessment Report
 - Draft/under review
 - Final October 31, 2019

Interior Investigation

- AECOM completed sampling soil below the building slab as planned.

- Where plating operations and storage of waste materials were located, there were no detections of solvents.
- There were no detections of PFAS in the soil samples - the emerging contaminants that the DEEP indicated should be tested for. PFAS were detected in Groundwater at Very Low Levels. (Emerging Contaminants - highly related to Firefighter / Plating Foams – Drinking Water Concerns)
- Low Concentrations of Metals & Petroleum Hydrocarbons (ETPH/PAH) were detected in soils below the slab in non-plating areas. A few detections were slightly above Residential Direct Exposure. (Not indicative of major release. Minor remediation expected – shallow)
- Note that the presence of the building slab renders these inaccessible and environmentally isolated. It is likely that the impacts detected can stay below the slab as long as the slab and building are maintained in good condition.

Exterior Investigation

- Soil samples and observations near the documented USTs did not indicate any significant releases.
- Samples at and near the boiler room (behind the building) indicated the presence of petroleum above state criteria. The concentrations are not unexpected based on the proximity of the boiler/storage room area. The release does not extend far from the building, and the concentrations are within the same order of magnitude as the state criteria. (*Minor remediation expected*)
- Samples near the former waste treatment area (back corner of building) also had slight exceedances of hydrocarbons and also lead. Similarly, the impacts do not appear to extend far based on the concentrations reported. (*Minor remediation expected*)
- Samples near the septic system also had slight exceedances of hydrocarbons. Similarly, the impacts do not appear to extend far based on the concentrations reported. (*Minor remediation expected*)
- Minor shallow soil removal efforts would be required for remediation compliance with the RSRs in the areas listed above.
- Groundwater Sampling conducted July 1st. Results indicate presence of some metals and VOCs.
- HAVE NOT INVESTIGATED CAP

Wooster and Canal Street – Phase V

Engineering Project Area

Cardinal Engineering will be scheduled to start work upon completion of a topographic survey. Looking at December 1, 2019.

Shelton Economic Development Corporation – Future Ventures

Canal Redevelopment / Restoration

- Discontinue the Canal/Plug the Pipe Entrance
- Remove Overgrowth, Fill Canal and Develop Parking or Other Public Amenity
- Canal Lock – Historic Renovation
- *Source of Funding (TBD – CT DECD / SHPO / OPM)*

Downtown Redevelopment Planning

- Target Area: Wooster Street – Kneen Street
- Planning – Traffic, Parking, Lighting, Infrastructure / Streetscape Upgrades
- *Source of Funding (US EDA – Technical Planning Grant – Up to \$200,000)*

Autoswage

- Acquisition/Remediation/Redevelopment
- Site Assessment Complete – Final Report Due Oct. 2019

- Source of Funding (US EPA Funds / CT DECD / NVCOG)

Constitution Boulevard

- Transportation Engineering / Road Construction
- Source of Funding (US EDA – Project Funding – Up to \$1,000,000)
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Shelton Canal Restoration/Redevelopment

Address Condition/Potential Improvements

- Public Infrastructure – Road Expansion, Sidewalks, Lighting, Parking
- Environmental Restoration/Awareness – Pocket Park, Walking Trails, Improvement of Water Quality
- Historic Preservation of the Shelton Canal Locks

Slides were shown of the canal and how overgrown it has become. The historic locks were shown as well. Mr. Grimmer indicated the city’s Conservation Commission, the Shelton Historical Society and the CT State Historic Preservation Office are willing partners to assist where possible with the preservation of this area.

Financial Leveraging – 1997 – 2019

Public Partnership	Totals	Private Investment	Totals
City of Shelton	\$9,148,310	Birmingham Condos	\$18,000,000
CT DECD	\$10,168,470	Avalon Shelton	\$35,000,000
CT DOT	\$2,095,000	Bridge Street Commons (Kyle’s)	\$9,500,000
NVCOG	\$278,000	Riverside Commercial	\$3,500,000
U. S. EDA	\$1,000,000	Canal Bridge Lofts	\$8,000,000
U. S. EPA	\$1,680,000	River Breeze	\$12,000,000
Rotary Club	\$ 170,000	Cedar Village at Carroll’s	\$6,000,000
Regional Partners EDA	\$ 200,000		
TOTAL	\$24,739,780	TOTAL	\$92,000,000

Annual Tax Revenues – 1997 – 2018

Complex	Annual Tax Receipts	# of Units	Avg. Tax/Unit	Year Online	Years Taxed	Est. Taxes Collected
Birmingham Condos	\$298,914	103	\$2,902.00	2007	11	\$3,288,053
Avalon Apartments	\$465,163	250	\$1,860.00	2013	5	\$2,325,816
Bridge St. Commons *\$15,158 (2016)	\$142,696	48	\$2,972.00	2017	1	\$ 142,696
Annual Taxes Collected	\$906,773				Total Taxes Collected	\$5,756,565

Downtown Development – Approved/Pending 2019

Location	Type	Units	\$\$ Investment \$\$
523 Howe Avenue, Botti	Mixed Use	12	\$2,100,000
509 Howe Avenue, Calandro	Mixed Use	27	\$3,725,000

427 Howe Avenue, Melisi	Mixed Use	80	\$14,000,000
366 Howe Avenue, Pettis	Mixed Use	25	\$ 4,375,000
434 Howe Avenue, Matto (TBD)	Mixed Use	-	-
62 Center Street (Jeff's Appliance)	Mixed Use	42	\$7,350,000
131 Canal Street – Canal Street Lofts	Residential	47	\$ 8,225,000
223 Canal Street – River Breeze	Residential	68	\$11,900,000
235 Canal Street – Riverview Square	Residential	23	\$ 4,025,000
267 Canal Street – Housatonic River Lofts	Residential	72	\$12,600,000
Est. Additional Tax Revenue - \$887,000	Total	396	\$69,575,000

Annual Meeting

The SEDC Annual Meeting is scheduled for December 17, 2019 from 8:30 AM – 10:00 AM at the Brownson Country Club located at 15 Soundview Avenue, Shelton, CT.

ADJOURNMENT

A motion was made by Guy Beardsley and seconded by Fred Ruggio to adjourn at 9:13 AM.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary