*VIA ZOOM*

**SHELTON ECONOMIC DEVELOPMENT CORPORATION**

**QUARTERLY MEETING**

SEDC Offices, 475 Howe Avenue, Suite 202

Shelton, Connecticut

Tuesday, October 13, 2020

8:30 AM

The following directors were present:

|  |  |  |
| --- | --- | --- |
| Michelle Kawalautzki (zoom) | Mike Marcinek (zoom) | Dr. Ramesh Wadhwani (zoom) |
| Martin Coughlin (SEDC office) | Fred Ruggio (zoom) | Phil White (zoom) |
| Madelyn Cerritelli | Ed DeMarseilles (zoom) | Ruth Parkins (zoom) |
| Bill Partington (SEDC office) | Pat Carey (zoom) | Kate Marks (zoom) |
| Manny Weinberg (zoom) | Bob Caponi (zoom) | Eileen Lopez-Cordone (zoom) |
| Pat Carey (zoom) | Charlie Wilson (zoom) | Alan Tyma (zoom) |
| Bing Carbone (zoom) | Ed McCreery (zoom) | Al Paolozzi (zoom) |
| Charlie Wilson (zoom) | Linda Schauwecker (zoom) | Janice Sheehy (zoom) |

**Also attending:** Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office)

**GREETING – William Partington, Chairman**

Mr. Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:33 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Quarterly Meeting minutes dated May 12, 2020.

**APPROVAL OF MINUTES (5/12/20)**

***A motion was made by Martin Coughlin and seconded by Fred Ruggio to approve the minutes of the Quarterly Meeting dated May 12, 2020. All in favor. Motion carried.***

Alberto Martins, Treasurer, was not present so Mr. Partington presented this morning’s Financial Report.

**FINANCIAL REPORT – William Partington, Chairman**

Mr. Partington reviewed the financial statements for the month ended September 30, 2020. Also discussed was this year’s audit. Plans are to set up an Audit Committee meeting this month. Also, Mr. Grimmer added fundraising has started for the year 2021.

**PROGRAM REPORT – Paul Grimmer, President**

*SEDC Office Status – fire in the building at Howe Avenue on Sept. 29, 2020. SEDC has moved their offices to 25 Brook Street and will remain at this address****.***

**267 Canal Street, Star Pin Factory**

* Fire at the site on June 13, 2020
* Site Assessment and Brownfields Cleanup
* State and Federal Grants
* CT DECD – Assessment Grant $200,000
* CT DECD – Cleanup Grant $750,000
* U. S. EPA – Brownfields Cleanup Grant - $500,000
* Preferred Developer selected – Primrose Companies
* Historic Restoration of City’s oldest mill building
* New development designs/plans to be submitted to Planning and Zoning

Activities Performed -

* Buildings razed under the emergency removal order (CT DEEP)
* U. S. EPA – offered emergency cleanup funding to the City of Shelton
* EPA to bring in their own cleanup contractors within the next seven to ten days
* Surface cleanup (lead, asbestos – co-mingled brick/timber debris)
* Estimating 60 days
* Excellent support from the city’s funders (CT DECD and U. S. EPA)
* Upon Completion of EPA Site Debris Cleanup
* Complete Phase II and Phase III Reports – Assessment Grant
* Soil Remediation Activities/Removal of Underground Storage Tanks (UST)

Community Wide Assessment - U. S. EPA - $200,000

* Funding may be used to assess or investigate properties, prepare construction documents in advance of site remediation or complete regulatory reports.
* Autoswage – Prepare construction documents to support the remediation of contamination identified in the SEDC/City’s 2018 CWA grant
* Completion of environmental land use restriction (ELURs) – Veterans Memorial Park, Shelton Farm and Public Market, Chromium Process, and Cel-lastik properties
* Soil and Water Analysis of Properties

**Wooster & Canal Street – Phase V – Engineering Project Area**

* Preliminary Design Submitted to SEEDC
* Preliminary Design Reviewed by SEDC staff and city engineer
* Design Notes/Comments provided to Cardinal Engineering – September 25, 2020
* Updated preliminary design by November 15, 2020
* Final Design/Construction Plans completed by February 28, 2021

**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

Mr. Grimmer showed pictures of the overgrown canal looking south along with the current condition.

Shelton Canal Historic Renovation partners: Shelton Conservation Commission; Shelton Historical Society; and CT SHPO. Additional pictures were shown.

**Northern Canal Planning – Future/Immediate Venture**

Canal Redevelopment/Restoration

* Fill two canal sections (223 and 267 Canal Street)
* Environmental restoration of primary canal sections north of Brook Street
* Historic Restoration/Renovation of Canal Locks
* Establishment of Walking Trails
* Connection to Housatonic Riverwalk and from Wooster Street to Indian Wells State Park along Maybrook rail line.
* Partnering with Shelton Conservation Commission, Shelton Historical Society

Committee Members: Ed McCreery, Marty Coughlin, William Partington.

Source of funding: (TBD – CT DECD/SHPO/OPM)

**U. S. EDA – NVC EDD CEDS**

Naugatuck Valley Economic Development Comprehensive Economic Development Strategy

* Shelton Economic Development Corporation
* Lead Agency responsible for carrying out grant objectives and financial management (1996)
* 20 Regional Partnership
* Sheila O’Malley, Chairperson of the NVEDD Strategy Committee (Ansonia)
* Valley COG - provides additional support and resources
* DeCarlo & Doll, Inc. - Consultant

Annual Meeting has been scheduled for January 12, 2021 at Brownson Country Club.

Prior to adjourning Chairman Partington said he is encouraged there is work and projects moving forward.

ADJOURNMENT

***A motion was made by Virginia Harger and seconded by Ramesh Wadhwani to adjourn at 9:30 AM.***

Respectfully submitted, Aleta Miner for Fred Ruggio, Secretary