**SHELTON ECONOMIC DEVELOPMENT CORPORATION**

**QUARTERLY MEETING**

SEDC Offices, 25 Brook Street, Suite 203

Shelton, Connecticut

Tuesday, April 12, 2022

8:30 AM

The following directors were present:

|  |  |  |
| --- | --- | --- |
| Bob Caponi | Antonietta Cotton | Michelle Kawalautzki |
| Martin Coughlin | Tom D’Addario | Laura Krauss |
| Pat Carey | Ed DeMarseilles | Ruth Parkins |
| Bill Partington | Dave Grant | Janice Sheehy |
| Fred Ruggio | Tom Harbinson | Don Stanziale |
| Alan Tyma | Justin Vescovi | Edward McCreery |

**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 8:32 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Annual Meeting minutes dated January 11, 2022.

**APPROVAL OF MINUTES (1/11/22) -**

***A motion was made by Marty Coughlin and seconded by Fred Ruggio to approve the minutes of the Annual Meeting dated 1/11/22. All in favor. Motion carried.***

Chairman Partington introduced Paul Grimmer to present this morning’s Financial Report.

**FINANCIAL REPORT – Paul Grimmer**

Mr. Grimmerprovided an overview of the financial status of the corporation. The most current financials month-end March 31, 2022 were provided for review. A break down of the financials was provided. Mr. Grimmer stated this year’s request to the city was up by $8,000. The total budget request was $128,000 which was accepted and recommended by the Mayor.

Mr. Grimmer stated the amount budgeted for private donations is $20,000 of which the total received is at $18,775. The Board of Directors are at 76% of the total goal of 100%. Chairman Partington emphasized the importance of having 100% contributions from the board. It strengthens the SEDC’s grant requests when asked if the board participates.

**PROGRAM REPORT – Paul Grimmer, President**

Mr. Grimmer acknowledged the Economic Development Commission’s new Chairman, Bing Carbone, who was unable to be at this morning’s meeting. Mr. Grimmer showed a picture of the recent Shelton Life newsletter and also reminded the directors of the upcoming Flag Day event held on June 10, 2022.

**267 Canal Street, Star Pin Factory - Site Assessment and Clean-Up**

Significant progress is being made with this property.

* US EPA – Environmental Remediation
* Environmental Assessment – Tighe and Bond

**U. S. EPA Area Wide Assessment Grant**

* Environmental Land Use Restrictions
* 281 Canal Street Assessment
* Remedial Action Plans (Chromium Process/Axton Cross)

**Shelton Canal – Planning Program**

* RFQ Process – Canal Locks Park

**Affordable Housing Support**

* Small Cities – Community Development Block Grant
* City of Shelton – Housing Rehabilitation Program

**CT DECD/Assessment $200,000 – CT DECD/Remediation $750,000 – U. S. EPA/Remediation - $500,000 – April 2022**

**Tighe and Bond**

* Phase 1 Environmental Site Assessment (ESA) Completed
* Phase II/III ESA Received – September 2021
* Opinion of Probable Cost - Tighe and Bond - $950,000
* Construction Fund Balance - DECD - $691,080/U. S. EPA - $455,693

Total - $1,146,773

**Environmental Remediation**

\*Phase I ESA determine site history and areas of concern

\*Waste Removal completed by U. S. Ecology

\*Phase II/III to determine presence and absence and extent of releases

\*Conceptual Remedial Action Plan to bring site into compliance with the CT DEEP RSRs

\*A2/T2 survey by Pereira Engineering LLC for remediation planning purposes.

\*Preliminary opinion of probable cost (OPC) for remediation

**Phase I ESA indentified 27 areas of concern (AOCs)**

* Many AOCS overlap and the June 2020 fire resulted in the deposition and commingling of impacted materials throughtout the site.

**Phase II/III ESAs identified**

* Site wide polluted fill up to 20+ feet thick
* Primary contaminants in soil include ETPH, PAHs, Metals
* VOCs are limited in soil
* PCBs not detected in any soil samples
* Metals (As, Pb, Cd, Cu, Zn, Ni, Cr) and cyanide detected around Building B and SE cornrer of the site. Attributed for former plating and wasterwater treatment operations.
* Contaminants in soil exceed CT DEEP RSR criterian
* Concrete and sediment also impacted and will require removal/management
* Groundwater is mildly impacted by VOCs, metals, and PFAs. Zinc exceeds CT DEEP RSR criteria

**Current Activities ( April – June 2022)**

* Remedial design and planning to integrate remedial activities with site development. Field work planned for April 2022.
* Permitting evaluations April 2022.
* Bid specififications and bidding assistance May/June 2022
* Update OPC throughout the process May/June 2022.
* Brownfields program liability protection application. Meeting to be coordinated with CT DEEP/DECD May/June 2022.

**Future Activities**

Remediation Implementation and Oversight.

**Community Wide Planning Grant – U. S. EPA Assessment - $200,000**

**Ascom Hasler**

* Phase I Study is complete
* Sampling Plan is complete
* Hazardous Building Material Investigation – completed
* Groundwater Monitoring – completed
* Phase II Site Investigation – complete

**Phase I ESA identified areas of concern (AOCs)**

* Several exterior AOCs including
* Interior AOCs include former oil tank, storage areas and building materials.

**Phase II ESAs**

* Confirmed presence of hazardous building materials (see below).
* Did not detect oily water previously detected.
* Contaminated fill is present across the site (similar to other Canal Street sites).

**Hazardous Building Materials Investigation**

* Many windows and doors with ACM and PCBs in glazing/caulking materials.
* Floor tile and pipe wrap impacted throughout the building.
* Roof flashing but most of roof field is not ACM.

**Next Steps/Issues**

* Developers need to determine building reuse strategy.
* Plan for site reuse and design “cap” for site.
* Some assessment needed to rule out pollutant mobility from soil (PMC) for deeper soils that may stay in place.
* State Historic Preservation Office – Biggest impediment to redevelopment

**Environmental Land Use Restrictions**

* Veterans Memorial Park and Shelton Farm and Public Market
* Engineering – Generally Complete
* Review the attached survey
* Complete a title search
* Determine easements and other interests that exist (canal/utilities)
* Request agreement to subordination if needed otherwise provide public notification of the pending land use restriction.
* Finalize filing with CT DEEP

**113-123 Canal Street**

* RAP to summarize completed actions at three sites (four parcels)
* Preparing remedial compliance road map
* Soils can be covered or capped as part of development
* Groundwater will be monitored quarterly for one year
* Future buildings may need vapor mitigation

**Remedial Action Plan -** 113 Canal Street West

* Collect groundwater as part of engineered control requirement
* Prepare Remedial Action Plan to summarize completed actions in support of the proposed development
* Preparing remedial compliance road map
* EUR after future development determined/enacted

**River Breeze Apartments –** 223 Canal Street

* New Horizon/Neighborhood Works
* 68 Apartment Units
* Occupancy estimated for June 2022

**Canal Street Reconstruction – Engineering and Design**

* Cardinal Engineering
* 1,400 Linear Feet
* Roadways, Sidewalks and Lighting
* Preliminary Design – Complete
* Final Design – Complete
* No Date set for construction

**Shelton Canal Restoration/Redevelopment**

* Environmental Restoration/Awareness – Pocket Park, Walking Trails, Improvement of Water Quality
* Historic Preservation of the Shelton Canal Locks

**Northern Canal Master Planning Update**

Ad Hoc Committee – William Partington, Marty Coughlin, Ed McCreery and Jim Geissler

Engineering – Request for Qualifications

* Qualification received and reviewed – September 2021
* Engineer Selection Process – Estimated completion May 2022

Engineering Recommendations/Considerations/Vision Submissions

* Estimated Engineering Cost: $80K - $120K
* Potential Source of Funding – U. S. EPA

Marty Coughlin stated that the developer interested in purchasing the Ascom Hasler site be at the table when discussion takes place for the planning of this next phase. Mr. Stanziale stated he is more than happy to join in the conversation and agrees with the direction the committee is going.

**City of Shelton – CDBG Small Cities Grant**

**Annual Grant**

* Mayor Lauretti requested Shelton Economic Development Corporation to consider becoming the Small Cities Grant Administrator
* Grants to benefit low to moderate income populations
* Extremely competitive
* Housing Rehabilitation Projects (general population)
* City Senior Housing (Helen DeVaux and Sinsabaugh Heights)
* SEDC Staff – Certified Grant Specialists
* Sinsabaaugh Heights – Senior Residential Housing Grant Received - $410,000
* Housing Rehabilitation: Storm doors, PTAC HAVCA System new fire/emergency alarm system
* Assistance Agreement – January 2022

**Competitive in that only seven grants were awarded in the state.**

**U. S. EDA – Naugatuck Valley Corridor/Economic Development District (NVC/EDD) - CEDS**

NVC/EDD Comprehensive Economic Development Strategy (CEDS)

* Shelton Economic Development Corporation – Lead Agency responsible for carrying out grant objectives and financial management
* 19 Town Regional Partnership
* Sheila O’Malley, Chairperson of NVEDD Strategy Committee (Ansonia)
* Valley Council of Government – Provides additional support and resources
* DeCarlo & Doll, Inc. – Consultant
* Five Year CEDS report – expected completion/submission – June 30, 2022
* 2021-2022 Grant Awarded by U. S. EDA

Questions were entertained. \

Chairman Partington thanked Mr. Grimmer and asked for a motion to adjourn.

ADJOURNMENT

***A motion was made by Tom Harbinson and seconded by Fred Ruggio to adjourn at 9:18 AM.***

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary