

QUARTERLY MEETING

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

Tuesday, October 10, 2023
8:30 AM

The following directors were present:

Dave Grant	Terry Jones	Gary Lane
Martin Coughlin	Bing Carbone	Pat Carey
Pat Carey	Madelyn Cerritelli	Alan Tyma
Bill Partington	Tom Burden	Ruth Parkins
Fred Ruggio	Tom Harbinson	Don Stanziale
Charlie Wilson	Michelle Kawalautzki	

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 8:31 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Quarterly Meeting minutes dated July 11, 2023.

APPROVAL OF MINUTES (1/10/23) -

A motion was made by Dave Grant and seconded by Marty Coughlin to approve the minutes of the Quarterly Meeting dated 7/11/23. All in favor. Motion carried.

FINANCIAL REPORT

Chairman Partington stated Alberto Martins was not able to make today's meeting; however, financially the office is in a good place.

PROGRAM REPORT – Paul Grimmer, President

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

Current Activities:

267 CANAL STREET – STAR PIN ENVIRONMENTAL REMEDIATION

Site Activities

*Remediation contractor mobilization (EnviroConsultants and Recycling = \$1,169,160

- *Side Wide Vegetation Clearing
- *Consolidation and removal of solid wastes
Bid item #4 estimated 1,000 tons of debris vs. actual 350 tons of debris (estimated savings \$150k)
- *Installation of site wide erosion and sedimentation controls including turbidity curtain installation in the river
- *Building debris consolidation, removal and off-site disposal
- *Contaminated concrete processing and waste characterization sampling to prepare for off-site disposal.
*Bid item #5 estimated 350 tons x \$133 ton = \$46,600 – Remove/Dispose complete – add 350 tons overage (46k)
- *Test pitting to evaluate location of southern raceway
- *Updated site survey by Pereira Engineering

CT DECD/\$690,00/U. S. EPA \$385,000/City of Shelton \$100,000

Funds available - \$1,175,000

*Project Start – August 1, 2023

*Time to Completion – 90 to 120 days

*Expected Completion – 11/30/23

COMMUNITY-WIDE PLANNING – Environmental Land Use Restrictions

***Veterans Memorial Park and Shelton Farm and Public Market**

Engineering – Generally complete: Next Steps – Legal in nature

1. Review the attached survey
2. Complete a title search
3. Determine easements and other interests that exist (canal/utilities)
4. Request agreement to subordination, if needed, otherwise provide public notification of the pending land use restriction.
5. Draft filing with CT DEEP – October 30th.

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.

July Status

BL Companies

Approved Contract - \$124,500

Aldermanic Approval Received

Funding Source

CT STEAP Grant - \$120,000/ City Match - \$30,000

HOUSATONIC RIVERWALK EXTENSION – 223 CANAL STREET

Funding Source

CT STEAP Grant - \$120,000/City Match - \$25,000

Next Steps:

- Contractor – Priority Landscaping
- Contract - \$85,000
- Aldermanic Approval Received
- Project Start – October 2, 2023

Activity:

- *Installed Two Courses of Block to Improve Erosion Control
- *Installed Paver Base Materials
- *Installed Fencing

Challenge:

- *Back Corner Tight/Slopes to the River
- *Utilize CT REC Trail Grant to design the transition between 223 and 235 Canal Street

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 – June 2024

HOUSATONIC RIVERWALK EXTENSION – 235 – 267 CANAL STREET

*CT Rec Trails Grant \$113,000/ City of Shelton \$ 28,250/ Funds Available \$141,250

Next Steps:

- Contract Signings (City vs. State)
- RFP Engineering Services (Planning; Design/Engineering); Survey; ROW Acquisitions
- RFP Process – Oct. – Dec. 2023
- Grant Terms – 3 Years

SINSABAUGH HEIGHTS RENOVATION – Small Cities Grant

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 – September 2023
- Construction Start – December 2023
- Completion – four months (120 days)

HOUSING REHABILITATION PROGRAM

Program Income - \$14,000/Loan up to \$25,000/Unit

*Housing rehabilitation deferred loan program provides funding to repair, improve, or modernize dwellings, and remove health or safety hazards from those dwellings.

*Electrical (GFIs) / Plumbing (Toilets); Smoke / Carbon Monoxide Units; Window / Door Replacements; Siding / Roofing; Flooring / Painting

*Income Example:

Family Size 2 – \$71,500/Family Size 4 - \$80,500

*Three Projects Completed to Date 2 Projects – Wait List

U. S. EDA – NAUGATUCK VALLEY CORRIDOR/COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Mr. Grimmer asked the board to approve the contract between the Shelton Economic Development Corporation and DeCarlo and Doll as consultant for the Naugatuck Valley Corridor/Economic Development District in the amount of \$58,000.

A motion was made by Marty Coughlin and seconded by Fred Ruggio to approve the minutes of the contract by and between the Shelton Economic Development Corporation and DeCarlo and Doll, Inc. in the amount of \$58,000. All in favor. Motion carried.

CANAL STREET RECONSTRUCTION/WOOSTER STREET RAIL CROSSING

Mr. Grimmer happily announced to the Board of Directors that the city will be receiving a \$2 million grant from the CT Bond Commission for the work on Canal Street, in particular, the Wooster Street railroad crossing.

ADJOURNMENT:

A motion was made by Marty Coughlin and seconded by David Grant to adjourn at 9:01 AM. All in favor. Motion carried.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary