**SHELTON ECONOMIC DEVELOPMENT CORPORATION**

**QUARTERLY MEETING**

SEDC Offices, 25 Brook Street, Suite 203

Shelton, Connecticut

Tuesday, April 13, 2021

8:30 AM

The following directors were present:

|  |  |  |
| --- | --- | --- |
| Bob Caponi | Brian Loffredo | Al Paolozzi (zoom) |
| Martin Coughlin | Fred Ruggio  | Phil White (zoom) |
| Henry Baum | Dr. Ramesh Wadhwani (zoom) | Ruth Parkins (zoom) |
| Bill Partington  | Pat Carey (zoom) | Janice Sheehy (zoom) |
| Fred Ruggio | Michelle Kawalautzki (zoom) | Eileen Lopez-Cordone (zoom) |
| Pat Carey  | Linda Schauwecker (zoom) | Ed McCreery (zoom) |
| Don Stanziale | Angelo Melisi |  |

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

**GREETING – William Partington, Chairman**

Mr. Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:30 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Annual Meeting minutes dated January 12, 2021.

**APPROVAL OF MINUTES (1/12/21) -**

***A motion was made by Fred Ruggio and seconded by Marty Coughlin to approve the minutes of the Annual Meeting dated 1/12/21. All in favor. Motion carried.***

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

**FINANCIAL REPORT – Alberto Martins**

Mr. Martins provided an overview of the financial status of the corporation. The most current financials month-end March 31, 2021 were provided for review. It was mentioned that the PPP loan has been forgiven in its entirety ($53,948).

**PROGRAM REPORT – Paul Grimmer, President**

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

Significant progress is being made with this property.

**US EPA – Emergency Remediation Action (Contractor: Environmental Restoration, LLC)**

* Razed remaining building structures
* Collected, sorted and separated debris for clearing and disposal
* 26 Tons – Scrap Metal Debris Removed – Proceeds credited back to project funding
* 7,384 Tons – Asbestos Contaminated Materials Removed
* 248 Truck Loads @ 30 tons/truck
* Start Date – January 18, 2021 - Completion – April 30, 2021
* Total Budget - $2,615,000

**Tighe and Bond**

* Phase 1 Environmental Site Assessment (ESA) Completed
* Phase II/III ESA Underway and will determine the levels and locations of contaminated soils
* The fact that the buildings are now down on the site provides easier to access and may help paint a more complete picture
* Estimated Completion – May 15, 2021
* Remedial Action Report – June 30, 2021
* Environmental Remediation of Soils – Fall 2021

**Subsurface Investigation Preliminary Findings (to date)**

* 27 Areas of Concern/27 Soil Boring Samples
* Identification and Removal of Underground /Aboveground Storage Tanks
* Metals, primary lead and arsenic, are elevated in site fill along eastern side of the site.

 PAHs and ETPH in fill as well

* Sub slab sampling below Building A indicate limited impacts so far. Metals in fill are

sporadic, one location SB-4 had very elevated lead (possibly a result of fire/demo debris).

* Fill consisting of construction debris (brick, concrete), coal, ash, etc. observed to be up

 to ~ 18 feet thick in some locations

* Concentrations of TCE, cyanide, zinc below Building B. Likely contributing to TCE and

 zinc in groundwater downgradient of this area

* To date no PCBs detected in soils
* Downgradient groundwater quality is generally ok. (Some zinc in MW-101 & MW-102.)

 **Status of Site Access/EPA Removal Progress**

* The basement area of Building B is still filled with debris and access is limited (updated

 4/7/21).

* Renderings were shown.

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

**Primary Usage of the funds include;**

* Phase I/II Environmental Site Assessments
* Hazardous Building Material Investigation
* Environmental Land Use Restrictions Filings (CT DEEP)
* A2 Survey and Groundwater Monitoring
* The grant may be used community wide and is very flexible.

**Ascom Hasler**

* Phase I Study is Complete /
* Phase II Site Investigation & Hazardous Building Materials Investigation (May 2020)
* Anticipated Use (PDD-60) - Commercial/Office Tower

**Autoswage**

* Remedial Action Plan (RAP) currently being developed
* Three primary activities will include; Soil Remediation, removal of underground storage tanks (UST), and decommissioning of Waste Water Treatment Facility
* Waiting for City to take property through Tax Foreclosure
* COVID has delayed court actions

**Environmental Land Use Restrictions**

* Veterans Memorial Park / Cel-Lastik / Shelton Farm and Public Market / Chromium

 Process – May 2021

* Environmental Land Use Restriction Filings will include A2 Survey and Groundwater Monitoring
* Rights of Way (Utility Subordination Agreements) – Expected Completion – July 2021

**Canal Street Reconstruction – Engineering and Design**

* Cardinal Engineering is completing the engineering plan and design for the reconstruction of Canal and Wooster Streets.
* The combined length of the roads is 1,400 Linear Feet
* Preliminary Design 100% Complete / Final Design Completion – Estimated June 2021
* No Date Set for Construction

**Shelton Canal Restoration/Redevelopment**

* The SEDC is embarking on a planning exercise to support the environmental restoration of the Shelton Canal and the historic preservation of the Shelton Canal Locks.
* Seeks to support environmental restoration & awareness – Creating Pocket Park, Trails and providing access to the Housatonic River.
* Ad Hoc Committee Members include; Ed McCreery, Marty Coughlin, Jim Geissler, William Partington.
* Engineering Recommendations/Considerations/Vision Submissions
* Preliminary discussions with a couple engineers suggest planning costs will range between $80K - $120K.
* Tate and Associates, LLC**. -**  Artist Renderings (April 30th)

**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
* Five-Year CEDS Report draft will be completed by May 15, 2021and finalized / approved on June 17, 2021
* The Final report is due to the US EDA on June 30th

**CITY OF SHELTON – (CDBG) Small Cities Grant**

* Mayor Lauretti requested the Shelton Economic Development Corporation consider becoming the Small Cities Grant Administrator.
* Grants to benefit low-to moderate-income populations and are extremely competitive
* SEDC is working with the Shelton Housing Authority Housing to put together an application to support Sinsabaugh Heights
* Typical Grant $500,000 Cap: 5 – 7 % Administrative Fee

Questions were entertained. Prior to adjourning Mr. Grimmer acknowledged the resignation of Brian Loffredo from the Board of Directors. Mr. Loffredo is retiring from Wal-Mart and has served on the SEDC Board since 2002. The directors wished him well.

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

ADJOURNMENT

***A motion was made by Marty Coughlin and seconded by Pat Carey to adjourn at 9:21 AM.***

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary