

QUARTERLY MEETING

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

Tuesday, October 11, 2022
8:30 AM

The following directors were present:

Bing Carbone	Madelyn Cerritelli	Manny Weinberg
Martin Coughlin	Tom Harbinson	Charlie Wilson
Pat Carey	Terry Jones	Don Stanziale
Bill Partington	Laura Krauss	Michelle Kawalautzki
Alan Tyma	Ruth Parkins	Alberto Martins
Dave Grant	Henry Baum	Fred Ruggio
Janice Sheehy	Virginia Harger	

Also attending: Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office), Tom Cariglio (United Illuminating)

GREETING – William Partington, Chairman

Chairman Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:30 AM with a quorum present and welcomed everyone. At this time a moment of silence was asked in the recent passing of long-time fellow board member and friend, George Ryan.

A motion to approve the Quarterly Meeting minutes dated July 12, 2022 was entertained

APPROVAL OF MINUTES (7/12/22) -

A motion was made by Tom Harbinson and seconded by Fred Ruggio to approve the minutes of the Quarterly Meeting dated 7/12/22. All in favor. Motion carried.

Chairman Partington introduced Al Martins to present this morning's Financial Report.

FINANCIAL REPORT – Paul Grimmer

Mr. Martins provided an overview of the financial status of the corporation. The most current financials month-end September 30, 2022 was provided for review. A breakdown of the financials was discussed.

Also, Mr. Martins stated cash assets total \$96,306.90 with receivables of \$20,59.26 totaling assets in the amount of \$116,904.16. Year-to-date income of \$416,663.74 vs. \$428,010.01 was addressed. Net Expense of (\$11,346.27) is not a concern for this time of the year.

The amount budgeted for private donations is \$20,000; total received to date is \$20,350. The Board of Directors are at 84% of the total goal of 100%. Chairman Partington again emphasized the importance of having 100% contributions from the board. It strengthens the SEDC's grant requests when asked if the board participates.

Chairman Partington thanked Mr. Martins and next introduced Paul Grimmer, President.

PROGRAM REPORT – Paul Grimmer, President

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

267 Canal Street, Star Pin Factory

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

Tighe and Bond

- Phase 1 Environmental Site Assessment (ESA) is complete
- 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

Phase 1 ESA identified 27 areas of concern (AOCs)

- Many AOCs overlap and the June 2020 fire resulted in the deposition and commingling of impacted materials throughout 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 soil samples
- Metals (As, Pb, Cd, Cu, Zn, Ni, Cr) and cyanide detected around building B and SE corner of the site. Attributed to former plating and wastewater treatment operations.
- Contaminates in soil exceed CT DEEP RSR criterion.
- 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

- Remedial design and planning to integrate remedial activities with site development. Targeted sampling has been completed as part of remedial design evaluations and to support bidding.
- Bid specifications and bidding assistance – complete by the end of July 2022
- Permitting evaluations – complete by the end of July 2022
- Update OPC throughout the process – July/August 2022
- Preparation of Community Relations Plan, Public Notifications for Remediation and Alternative Brownfields Cleanup Analysis (ABCA) required by funding

Future Activities

Bid Process to be initiated by November 2022

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

Ascom Hasler – 287 Canal Street

- Phase I Study is complete
- Sampling Plan is complete
- Hazardous Building Material Investigation is complete
- Groundwater Monitoring is complete
- Phase II Site Investigation is complete

Phase I ESA identified areas of concern (AOCs)

- Several exterior AOCs including former oil tank, oily well and fill materials.
- 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.

Results/Next Steps/Issues

- All scheduled work is complete – including extra HBM sampling
- Owner to complete property transfer
- Developer needs to determine building reuse strategy.
- SEDC supported process meeting with owners, regulatory agencies and developers.
- Plan for site reuse and design “cap” for site.
- State Historic Preservation Office – Biggest impediment to redevelopment
 - Not an issue if developed privately

Canal Street Reconstruction – Engineering and Design

- Cardinal Engineering
- 1,400 Linear Feet
- Roadways, Sidewalks and Lighting
- Preliminary Design is complete
- Final Design –95% complete
- Meeting with Mayor, Cardinal Engineering and Mike Kanios
- Discussion with Railroad
- CCC Grant Application

Tom Harbinson commented the reopening of the Wooster Street crossing should be a priority; grant or no grant. Ruth Parkins asked if there will be measures taken to control the speed along Canal Street. Mr. Grimmer stated that will be discussed.

Shelton Canal Restoration/Redevelopment

Address Condition/Potential Improvements

- 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 – Underway

Engineering Recommendations/Considerations/Vision Submissions

- Estimated Engineering Cost: \$80K - \$120K
- STEAP Grant - \$120,000 plus \$30,000 City Match

City of Shelton – CDBG Small Cities Grant

Annual Grant - Shelton Economic Development Corporation prepared, submitted and received \$1.5 million Small Cities Grant

- Rehabilitation services to Sinsabaugh Heights Senior Housing Facility
- Assistance Agreement approved
- Phase 1 Report – Eagle Environmental
- Conducting RFQ – Engineer and Architects
- Agreement with the SEDC and the City to be authorized by BOA in August

Housing Rehabilitation Program

- SEDC Supporting Program (Aleta Miner)
- Grants up to \$25,000 (repair housing code violations, roofing, doors/windows, HVAC)
- Two projects in progress
- Tom Foley, Signal Rock Consulting – Housing Rehabilitation Specialist

State of CT – Office of Policy and Management (OPM)

STEAP Grant Applications –

1. Housatonic Riverwalk Extension in the amount of \$120,0000 which shall be extended along the Housatonic River at 223 Canal Street.

“RESOLVED, that Mayor Mark A. Lauretti be, and hereby is, authorized to accept on behalf of the City of Shelton, a 2022 CT STEAP Grant in the amount of \$120,000 for the extension of the Housatonic Riverwalk; and

FURTHER RESOLVED, Mayor Mark A. Lauretti is hereby authorized to enter into an execute any and all agreements, contracts and documents necessary to obtain said 2022 STEAP Grant with the State of CT.”

2. Canal Lock Park Extension in the amount of \$120,000.

“RESOLVED, that Mayor Mark A. Lauretti be, and hereby is, authorized to accept on behalf of the City of Shelton, a 2022 CT STEAP Grant in the amount of \$120,000 for the engineering and design of Canal Lock Park; and

FURTHER REOSLVED, Mayor Mark A. Lauretti is hereby authorized to enter into and execute any and all agreements, contracts and documents necessary to obtain said 2022 STEAP Grant with the State of CT.”

CONNECTICUT COMMUNITY CHALLENGE – STATE OF CT

Canal Street Reconstruction and Community Vibrancy

*Canal Street/Wooster Street Reconstruction

*Wooster Street Rail Crossing
Engineering
Construction

*Extension of the Housatonic Riverwalk
Design
Construction

*Total Project Cost - \$3.3 million/*Grant Requested - \$2.2 million/*City Match - \$1.1 million

Constitution Boulevard (Phase 2)

*Extend the road approximately 1,500 linear feet

*600,000 sf

*Access six additional lots (sold/pending)

*420 new jobs

*Total Project Cost - \$3.6 million/*Grant Requested - \$2.4 million/*City Match – \$1.2 million

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 NVC/EDD Strategy Committee (Ansonia)
- Valley Council of Government – Provides additional support and resources
- RFQ for Consultant – DeCarlo and Doll
- Five Year CEDS report – Completed/Submitted – June 30, 2022
- 2022-2024 Grant Award by U. S. EDA - \$210,000 – Received

Final Thoughts

*Annual Meeting – Tuesday, January 10, 2023 (Brownson Country Club)

Chairman Partington was proud to announce that Manny Weinberg will be this year’s recipient of the Raymond P. Lavietes award.

*40 Year Celebration – June 29, 2023

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

Before adjourning, Bing Carbone commented on all the positives happening within the community and acknowledged the work of the Planning and Zoning Commission, the Economic Development Commission and Don Stanziale for his vision and investment in downtown

Chairman Partington thanked everyone for coming and asked for a motion to adjourn.

ADJOURNMENT

A motion was made by Fred Ruggio and seconded by Marty Coughlin to adjourn at 9:25 AM.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary