

**2021 ANNUAL MEETING OF THE
BOARD OF DIRECTORS
January 12, 2021**

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

The 2021 Special Annual Meeting of the Shelton Economic Development Corporation was held on Tuesday, January 12, 2021, at 8:30 AM at the offices of the Shelton Economic Development Corporation, 25 Brook Street, Suite 203, Shelton and also via ZOOM. The following directors were present:

Karen Bentlage (Zoom)	William Partington, Chairman	Charles Wilson (Zoom)
Alberto Martins	Fred Ruggio	Ed McCreery (Zoom)
Robert Caponi (Zoom)	Dr. Ramesh Wadhvani (Zoom)	Phil White (Zoom)
Pat Carey (Zoom)	Don Stanziele	Ed DeMarseilles (Zoom)
Eileen Lopez Cordone (Zoom)	Virginia Harger (Zoom)	Al Paolozzi (Zoom)
Tom Harbinson (Zoom)	Janice Sheehy (Zoom)	Ruth Parkins (Zoom)
Derrick Champagne (Zoom)	Michelle Kawalautzki (Zoom)	Mayor Mark A. Lauretti

Also Attending:

Paul Grimmer	George Logan
Aleta Miner	Justin Vescovi
Morgan Darby	Henry Baum
John Anglace, President BOA	

GREETING – William Partington, Chairman

At 8:30 AM with a quorum being met, Mr. Partington welcomed everyone to the 38th Annual Meeting.

APPROVAL OF MINUTES (Quarterly Meeting – 10/13/2020) –

Mr. Partington asked for a motion to approve the minutes of the Quarterly Meeting dated October 13, 2020.

A motion was made by Fred Ruggio and seconded by Phil White to approve the minutes of the Quarterly Meeting dated October 13, 2020. All in favor. Motion carried.

Mr. Partington asked Al Martins, SEDC’s Treasurer, to present this morning’s Financial Report.

FINANCIAL REPORT – Alberto Martins, Treasurer

On behalf of the SEDC, Mr. Martins provided a breakdown of the financials year end for the month of December.

The budget was reviewed. The budget is comparable to last year and was recently approved by the Executive Committee and staff believes it is realistic for the coming year.

2021 ANNUAL BUDGET - DRAFT

Revenues	
Private Donations/Pledges	\$ 20,000.00
Public Allocations/Grants	\$ 278,000.00
Foundations	\$ 53,500.00
Program	\$ 7,000.00
Other	\$ 26,506.37
Total Revenues	\$ 385,006.37
Expenses	
Personnel	\$ 196,275.01
Taxes, Benefit and Fringe	\$ 68,582.04
General Business	\$ 10,850.00
Professional Services	\$ 16,650.00
Property and Office	\$ 26,769.32
Program	\$ 64,700.00
Other	\$ 1,180.00
Total Expenses	\$ 385,006.37
Excess Revenues (Expenses)	0

MOTION TO APPROVE THE BUDGET

A motion was made by Fred Ruggio and seconded by Ruth Parkins to approve this morning's Financial Report and 2021 Budget for the Shelton Economic Development Corporation. All in favor. Motion carried.

NOMINATING REPORT – Pat Carey

Committee members comprised of Pat Carey, Chairman, Alberto Martins, Ruth Parkins, William Partington and Fred Ruggio. The following motions were entertained:

Motion to recommend the re-election of the following directors to a three-year term (2021-2023):

- Phil White, Better Packages
- Thomas D'Addario, D'Addario Nissan
- Edward DeMarseilles, Curtiss Ryan Honda
- Edward McCreery III, Pullman and Comley, PC
- Patrick Carey, Carey and Guarrera Real Estate
- Manny Weinberg, M. Herb

A motion was made by Fred Ruggio and seconded by Phil White to recommend the re-election of the above-named directors to a three-year term. All in favor. Motion carried.

Motion to recommend the election of the following individuals to a three-year term beginning January 1, 2021 and ending December 31, 2023.

- Henry Baum, Mutual Security Credit Union
- George Logan, Aquarion
- Justin Vescovi, Peoples United Bank

A motion was made by Fred Ruggio to recommend the nominations of Henry Baum, Mutual Security Credit Union; George Logan, Aquarion; and Justin Vescovi, Peoples United Bank as members of the SEDC Board of Directors; seconded by Ed McCreery. All in favor. Motion carried.

Motion to recommend the election of the following members to the Executive Committee:

- | | |
|---|--------------------------------------|
| ➤ William C. Partington, Chairman | Virginia Harger, Ex-Officio, P and Z |
| ➤ Patrick Carey, 1 st Vice Chairman | Martin Coughlin, At-Large |
| ➤ Michelle Kawalautzki, 2 nd Vice Chairman | Robert Caponi, At-Large |
| ➤ Alberto Martins, Treasurer | Eileen Lopez-Cordone, At-Large |
| ➤ Fred Ruggio, Secretary | Ruth Parkins, At-Large |
| ➤ Mark A. Lauretti, Ex – Officio – Mayor | Janice Sheehy, At-Large |

A motion was made by Phil White and seconded by Ed McCreery seconded to accept the slate of members to the Executive Committee as presented. All in favor. Motion carried.

Mr. Carey acknowledged the departures of the following board members, and thanked them for their contributions over the years.

- Kenneth E. Schaible, Founding Member/Chairman 1983
- Elizabeth Schultz, Aquarion
- Michael Marcinek, Fletcher Thompson
- Kristi Buynak, Lockheed Martin

Chairman Partington asked the Mayor to make a couple of comments.

Mayor Mark A. Lauretti ~

The Mayor stated although it has been a pressing year the City of Shelton moves forward. Presently, the Mayor is talking to four major corporations interested in moving into the city. The Mayor stated the Chromium Process site (parking lot) is being sold to Primrose Companies to construct a recreational building. Questions were entertained ~ one about parking downtown with the new developments and one with respect to the reopening of Wooster Street crossing. The Mayor said all of these issues are taken seriously and always being addressed. In closing the Mayor acknowledged everyone for being involved one way or another with the SEDC. This partnership with the City has turned out to be a successful equation, and there is more work to be done.

Mr. Partington thanked the Mayor and asked Paul Grimmer to present this morning's report.

PROGRAM REPORT – Paul Grimmer, President

Mr. Grimmer welcomed everyone and welcomed the new members to the Board of Directors. Mr. Grimmer also acknowledged John Anglace, President of the Board of Aldermen, who was in attendance this morning.

- 267 Canal Street
 - US EPA Project – Environmental Remediation
 - Environmental Assessment – Tighe & Bond
 - Balance of State DECD / US EPA Brownfield Remediation Grants
- US EPA Assessment Grant
 - Autoswage
 - Veteran's Memorial Park – Environmental Land Use Restrictions
 - 281 Canal Street Assessment
- Shelton Canal – Planning Program
 - Closure of Southern Canal (Army Corp of Engineers)
 - Environmental Reclamation / Historic Preservation
- Canal & Wooster Street Engineering
 - Cardinal Engineering
- Comprehensive Economic Development Strategy (NVC-EDD)

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

CT DECD – Assessment \$200,000/Remediation \$750,000

US EPA – Remediation \$500,000

Tighe & Bond

- Phase 1 Environmental Site Assessment (ESA) Completed
- Phase II/ III ESA Underway – Estimated Completion – April 30, 2021
- Remedial Action Report – June 30, 2021
- Environmental Remediation of Soils – Fall 2021

Star Pin Factory – 267 Canal Street Remediation

US EPA – Emergency Remediation Order

Contractor: Environmental Restoration, LLC

- Start: October 2020
- Preliminary Assessment and Site Investigation (PASI) confirmed:
 - Friable Asbestos,
 - Asbestos Contaminated Materials (ACM),
 - Various Metals, and
 - Above / underground storage tanks.

Star Pin Factory, 267 Canal Street – Environmental Remediation

US EPA – Emergency Remediation Action

Contractor: Environmental Restoration, LLC

- Razed remaining building structures
- Collected, sorted and separated debris for clearing and disposal

- Metal Debris Removal Completed January 4, 2021
- Wood / Brick Removal - 10,000 Tons
- Eight Loads / Day & 25 Tons / Load
- Start Date – January 18, 2021
- Completion – March 15, 2021

Engineer: Tighe & Bond

- Phase II / III to determine levels and locations of soil contamination
- Remedial Action Report (RAP) - Determine level of remediation necessary bringing property into compliance

Anticipated Activities

- Remediation of Hazardous Soils
- Removal of Underground Storage Tanks

Schedule - Start: Fall 2021 – End: Spring 2022

Community Wide Planning Grant – Assessment

US EPA – Assessment \$200,000

Primary Usage

- Phase I Studies
- Environmental Site Assessments
- Environmental Land Use Restrictions Filings (CT DEEP)
 - A2 Survey
 - Groundwater Monitoring
- Community Wide – Flexible

Community Wide Planning Grant – Ascom Hasler

US EPA – Assessment \$200,000

Ascom Hasler

- Phase I Study
- Hazardous Building Materials Inspection

Anticipated Use (PDD-60)

- Commercial / Office Tower

Community Wide Planning Grant - Hazardous Building Material Remediation

US EPA – Assessment \$200,000

Autoswage

- Remedial Action Plan (RAP) currently being developed
- Soil Remediation
- Removal of Underground Storage Tanks
- Decommissioning of Waste Water Treatment Facility
- Inspection / Certification of Environmental Cap over Lagoon
- Groundwater Monitoring

Environmental Land Use Restrictions

- Veterans Memorial Park
- Shelton Farm and Public Market
- Cel-Lastik
- Chromium Process
- Environmental Land Use Restrictions Filings (CT DEEP)

A2 Survey Groundwater Monitoring
 Rights of Way (Utility Subordination Agreements)
 Expected Completion - July 2021

Downtown Development -Approved /Pending Activities

Location	Type	Units	Comm	Investment
523 Howe Avenue - Botti	Mixed Use	12	2	\$2,100,000
509 Howe Avenue – Calandro	Mixed Use	27	2	\$3,725,000
502 Howe Avenue – Webster	Mixed Use	56	2	\$8,000,000
427 Howe Avenue – Bridge St. Commons II	Mixed Use	72	2	\$14,000,000
434 Howe Avenue – Matto (TBD)	Mixed Use	-		TBD
356 Howe Avenue – Riverwalk Apartments	Mixed Use	34	4	\$4,375,000
320 Howe Avenue – Cedar Village at Carroll’s	Mixed Use	63	5	\$8,000,000
50 Bridge Street – Bridge St. Commons	Mixed Use	48	4	\$9,500,000
Six Bridget Street – Canal Street Lofts	Residential	47		\$8,000,000
62 Center Street – Jeff’s Appliance	Mixed Use	42	3	\$7,350,000
223 Canal Street – River Breeze Apartments	Residential	68	0	\$12,000,000
235 Canal Street – Riverview Square	Residential	23	0	\$4,025,000
			0	
Est. Additional Tax Revenue - \$897,336	Total	492	24	\$81,075,000

Development – 235 Canal Street

Environmental Site Investigation

- Phase I Assessment - Complete
- Groundwater Sampling - Complete
- Fill materials, including asphalt, coal, bricks, and ash were encountered in several borings and these materials appear site-wide.
- 42 Units of Housing - Private Investment - \$12,000,000
- Anticipated Start Date: September 2021 Anticipated Completion: December 2022

Pictures were shown.

Shelton Downtown Development – 2020- 2021

320 Howe Avenue – Cedar Village at Carroll’s, 63 units w/estimated investment of \$8 Million
 427 Howe Avenue – Bridge Street Commons II, 72 units w/estimated investment of \$14 Million
 502 Howe Avenue – 502 on Howe, 56 units w/estimated investment of \$8 Million
 6 Bridge Street – Canal Street Lofts, 47 units w/estimated investment of \$8 Million
 113 Canal Street – Chromium Process Lot – sale currently pending
 123 Canal Street - Riverview Park Royal
 223 Canal Street – River Breeze, 68 units w/estimated investment of \$12 Million

Canal Street Reconstruction

Engineering and Design

- Cardinal Engineering
- 1,400 Linear Feet
- Roadways, Sidewalks & Lighting
- Preliminary Design 90% Complete
- Final Design - Completion – Estimated April 2021

Maps were shown of the Canal Street/Wooster Street project area.

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

North Canal Master Planning – Update

Ad Hoc Committee is made of William Partington, Marty Coughlin, Ed McCreery and Paul Grimmer

- Engineering Recommendations / Considerations / Vision Submissions
 - Tighe & Bond
 - BL Companies
- Committee Meeting Scheduled for Wednesday, January 20, 2021
 - Historic Preservation of the Shelton Canal & Locks
 - Environmental Restoration to the Shelton Canal System
 - Design and Development of a Linear Public Park with walking trails, river lookouts for viewing and fishing, river access points for recreation, and educational signage on the historical and ecological background of the canal and lock system, dam, and the Housatonic River.
 - Walking trails along the Maybrook Rail Line extending from Wooster Street to Indian Wells State Park
 - Accommodation for the future pedestrian connection to the Riverwalk
 - Potential trail connection to the Riverview trail (i.e. "Bluff Walk") in Riverview Park west of the site
 - Public Infrastructure, including Canal Street road expansion, parking, and sidewalks and lighting along Canal Street

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.
- 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

- 5 Year CEDS Report

U. S. EDA/NVC/EDD CEDS – U. S. CARES ACT

- Shelton Economic Development Corporation
- Lead Agency Responsible for carrying out grant objectives and financial management
- 19-town regional partnership
- Valley Council of Governments
- Waterbury and Greater Valley Chambers of Commerce
- Griffin Health Services
- DeCarlo & Doll, Inc. – Consultant

Mr. Partington thanked Mr. Grimmer for this morning's presentation.

ADJOURNMENT

A motion was made by Ruth Parkins and seconded by Ramesh Wadhvani to adjourn at 9:42 AM.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary