

**39th ANNUAL MEETING OF THE
BOARD OF DIRECTORS
January 11, 2022**

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

The 2022 Special Annual Meeting of the Shelton Economic Development Corporation was held on Tuesday, January 11, 2022, 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:

William Partington	Alberto Martins (Zoom)	Ruth Parkins (Zoom)
Martin Coughlin	Charlie Wilson (Zoom)	Justin Vescovi (Zoom)
Fred Ruggio (Zoom)	Bing Carbone (Zoom)	George Logan (Zoom)
Hank Baum (Zoom)	Pat Carey (Zoom)	Edward McCreery (Zoom)
Janice Sheehy (Zoom)	Alan Tyma (Zoom)	Manny Weinberg (Zoom)
Thomas Harbinson (Zoom)	Ed DeMarseilles	Don Stanziale

Also Attending:

Paul Grimmer	Laura Krauss (Zoom)
Aleta Miner	Michele Bialek (Zoom)
Brian Gioiele, Shelton Herald	Anthony Simonetti (Zoom)
David Grant, Jr. (Zoom)	Lorenzo Durarnte (Zoom)
Antionette Cotton (Zoom)	

GREETING – William Partington, Chairman

At 8:30 AM with a quorum being met, Chairman Partington welcomed everyone to the 39th Annual Meeting. Chairman Partington asked for a moment of silence in honor of fellow board member, Guy Beardsley, who passed this November.

APPROVAL OF MINUTES (Quarterly Meeting – 10/12/2021) –

Mr. Partington asked for a motion to approve the minutes of the Quarterly Meeting dated October 12, 2021.

A motion was made by Fred Ruggio and seconded by Marty Coughlin to approve the minutes of the Quarterly Meeting dated October 12, 2021. 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 for the year-end. The budget was reviewed and it was noted that the budget is HIGHER than last year due to the U. S. CARE Act grant. The budget proposed was recently approved by the Executive Committee and staff believes it is realistic for the coming year.

2022 ANNUAL BUDGET - DRAFT

Revenues	
Private Donations/Pledges	\$ 20,000.00
Public Allocations/Grants	\$ 455,300.00
Foundations	\$ 53,500.00
Program	\$ 17,000.00
Other	\$ 48.00
Total Revenues	\$ 548,848.00
Expenses	
Personnel	\$ 201,661.42
Taxes, Benefit and Fringe	\$ 72,184.12
General Business	\$ 8,013.00
Professional Services	\$ 17,250.00
Property and Office	\$ 26,078.28
Program	\$ 219,700.00
Other	\$ 961.18
Total Expenses	\$ 548,848.00
Excess Revenues (Expenses)	\$ 0

Mr. Martins asked for a motion to approve the budget for fiscal year 2022.

A motion was made by Martin Coughlin and seconded by Pat Carey to approve this morning's Financial Report and 2022 Budget as presented for the Shelton Economic Development Corporation. All in favor. Motion carried.

NOMINATING REPORT – Patrick Carey

Mr. Carey presented this morning's Nominating Report and thanked his fellow committee members. The following motions were entertained:

Motion to recommend the re-election of the following directors to a three-year term (2022-2024):

- Martin Coughlin, Coughlin Associates
- Alvaro DaSilva, DSA Corporation
- Kathleen Marks, Marks of Design
- Alberto Martins, PKF O'Connor Davies
- Janice Sheehy, Webster Bank

A motion was made by Fred Ruggio and seconded by Alan Tyma 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, 2022 and ending December 31, 2024.

- Antionette Cotton, United Illuminating Company
- David Grant, Jr., David M. Grant Caterers
- Laura Krauss, Newtown Savings Bank

A motion was made by Janice Sheehy and seconded by Marty Coughlin to recommend the nominations of Antionette Cotton, United Illuminating Company; David Grant, Jr., David M. Grant Caterers; and Laura Krauss, Newtown Savings Bank as members of the SEDC Board of Directors. 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 | Ruth Parkins, At-Large |
| ➤ Fred Ruggio, Secretary | Janice Sheehy, At-Large |
| ➤ Mark A. Lauretti, Ex-Officio – Mayor | |

A motion was made by Janice Sheehy and seconded by Alan Tyma to accept the slate of members to the Executive Committee as presented. All in favor. Motion carried.

Mr. Partington thanked Mr. Carey for this morning's report. At this time the Raymond P. Lavietes award was presented to Janice Sheehy. This award named in honor of Ray Lavietes, recognizes an individual for many years of selfless giving and generous support of time and treasure to the SEDC and other valley nonprofits. Janice was very appreciative of this recognition and stated she is proud to be associated with the Shelton Economic Development Corporation.

PROGRAM REPORT – Paul Grimmer, President

Mr. Grimmer welcomed everyone, congratulated Janice Sheehy on her award and welcomed the new members to the Board of Directors. The various activities were discussed:

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 Received September 2021
- Seeking to extend the contract of Tighe and Bond
 - Remedial Action Report
 - Voluntary Relief Program
 - Permitting
 - Bid Specification

Star Pin Factory – 267 Canal Street Remediation/US EPA – Emergency Remediation Order

Contractor: Environmental Restoration, LLC

- Razed Remaining Building Structures
- Collected, sorted and separated debris for clearing and disposal
- Metal Debris Removal Completed 1/4/21
- Wood, Brick Removal – 10,000 tons
- Eight Loads/Day 25 Tons/Load
- Start Date: January 18, 2021
- Completed: March 15, 2021

Various pictures were shown of the different phases of work/progress.

Star Pin Factory, 267 Canal Street – Environmental Remediation

Completed Activities:

- Phase 1 EAS 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 Remediation Standard Regulations (RSRs)
- A2/T2 survey by Pereira Engineering for remediation planning purposes.
- Preliminary opinion of probable cost (OPC) for remediation

Phase I EAS identified 27 areas of concern (AOCs)

Many AOCs overlap and the June 2020 fire resulted in the deposition and comingling 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 any 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).
- *Contaminants in soil exceed CT DEEP RSR criterion
- *Concrete and sediment also impacted by VOCs, metals, and PFAS. Zinc exceeds CT DEEP RSR criteria.

Next Steps:

- *Remedial design and planning to integrate remedial activities with site development
- *Permitting evaluations
- *Bid specifications and bidding assistance
- *Update OPC throughout the process
- *Brownfields program liability protection application. Discuss with CT DEEP and DECD.

Community Wide Planning – Environmental Land Use Restrictions

Veterans Memorial Park and Shelton Farm and Public Market
Engineering (Generally Complete) – Next Steps – Legal in Nature

- 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.

**Community Wide Planning – Ascom Hasler, 281 Canal Street
U. S. EPA – Assessment \$200,000**

- *Phase 1 Study – Complete
- *Sampling Plan – Complete
- *Hazardous Building Material Investigation – Complete
- *Groundwater Monitoring – Complete
- *Phase II Site Investigation – Waiting on Final Report – January 31st

**Community Wide Planning – 113 – 123 Canal Street (Chromium Process/Axton Cross)
Remedial Action Plan**

- *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 - 113-123 Canal Street

- *Total Square Feet – 184,440
- *Commercial Square Feet – 13,500
Total Number of Units – TBD
Restaurant, Catering, Medical, Retail
- *Residential SF – 96,940
- *Total No. of Units – 92
- *# of Studio – 28/One Bedroom – 16/Two Bedroom – 44/Three Bedroom – 4

Ancillary Services: *60 self-storage units/Exercise Room/Roof Top Observation Deck

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
- *Total Square Feet – 184,440
- *Commercial Square Feet – 10,050
 - Total No. of Units – TBD
 - Retail, Deli, Medical, Office
- *Residential Square Feet – 30,150
 - Total No. of Units – 30
 - # of One Bedroom – 15/Two Bedroom - 15

River Breeze Apartments –223 Canal Street

- *68 Apartment Units
- *Occupancy Estimated for May 2022

Shelton Canal Restoration/Redevelopment

Address Condition/Potential Improvements

- Environmental Restoration/Awareness, Pocket Park, Walking Trails, Improvement of Water Quality
- Environmental Restoration/Awareness – Pocket Park, Walking Trails, Improvement of Water Quality
- Historic Preservation of the Shelton Canal Locks
- RFQ Advertisement – Weds., July 21, 2021

North Canal Master Planning – Update

Ad Hoc Committee is made of William Partington, Marty Coughlin, Ed McCreery, Jim Geissler

- **Engineering – Request for Qualifications**
- Qualification received and reviewed – Sept. 2021
- Engineer Selection Process – Estimated completion January 2022
- **Engineering Recommendations / Considerations / Vision Submissions**
- Estimated Engineering Cost - \$80K - \$120K
- Potential Source of Funding – US EPA

City of Shelton – Community Development Block Grant – Small Cities Grant

- Mayor Lauretti requested the SEDC consider becoming the Small Cities Grant Administrator.
- Grants to benefit low-to-moderate income populations
 - Extremely competitive (annually) – Only seven grants awarded this round
 - Housing Rehabilitation Project (General Population)
- City Senior Housing (Helen DeVaux and Sinsabaugh Heights)
- SEDC Staff – Certified grant specialists
- Sinsabaugh Heights – Senior residential housing grant received - \$410,000
 - Housing Rehabilitation: Storm Doors, PTAC/HVAC Systems, New fire/emergency alarm system
 - Assistance Agreement – January 2022 (Competitive – only seven grants awarded in CT)

U. S. EDA – NVC/EDD CEDS

Naugatuck Valley Economic Development Comprehensive Economic Development Strategy

Shelton Economic Development Corporation (19-town Regional Partnership)

- Lead Agency responsible for carrying out grant objectives and financial management.
- 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 - Completed and submitted – June 26, 2021
- 2021-2022 Grant awarded by U. S. EDA

Project Location	Status	Type	Residential Units	Commercial Units	Private Investment Estimates
131 Canal Street – Riverside Commercial	Complete	Commercial	0	3	\$3,500,000
502 Howe Avenue - Webster	Complete	Mixed Use	56	2	\$8,000,000
427 Howe Avenue – Bridge Street Commons II	Complete	Mixed Use	72	1	\$14,000,000
320 Howe Avenue – Cedar Village at Carroll’s	Complete	Mixed Use	63	5	\$8,000,000
50 Bridge Street – Bridge Street Commons	Complete	Mixed Use	48	4	\$9,500,000
6 Bridge Street – Canal Street Lofts	Complete	Residential	47	0	\$8,000,000
223 Canal Street – River Breeze Apartments	Construction	Residential	68	0	\$12,000,000
235 Canal Street – Riverview Square	Pending	Residential	23	0	\$4,000,000
113 Canal Street – Riverview Park Royal	Pending	Mixed Use	92	4	\$12,500,000
113 West Canal Street – Chromium Process	Pending	Mixed use	30	4	\$7,500,000
356 Howe Avenue – Riverwalk Apartments	Pending	Mixed Use	34	4	\$4,375,000
62 Center Street – Jeff’s Appliance	Approved	Mixed Use	42	3	\$7,350,000
523 Howe Avenue – Botti	Approved	Mixed Use	12	2	\$2,100,000
509 Howe Avenue – Calandro	Approved	Mixed Use	27	2	\$3,725,000
434 Howe Avenue – Matto (TBD)	Available	Mixed Use	-	-	TBD
		Total	614	34	\$104,550,000

Project Location	Property Value	Assessed Value	Taxes Generated (Yearly)	Commercial Units	Private Investment Estimates
145 Canal Street – Birmingham Condos	\$19,046,380.00	\$13,332,466.00	\$298,913.89	14	\$4,184,794
185 Canal Street – Merion Apartments	\$43,154,500.00	\$30,208,150.00	\$677,266.72	7	\$4,740,867
6 Bridge Street – Canal Street Lofts	\$2,855,628.57	\$1,998,940.00	\$44,816.00	2	\$44,816
131 Canal Street – Riverside Commercial	\$1,400,000.00	\$980,000.00	\$21,971.60	1	\$43,943
50 Bridge Street – Bridge Street Commons	\$9,304,128.57	\$6,512,890.00	\$146,018.99	5	\$730,095
320 Howe Avenue – Cedar Village					
427 Bridge Street Commons II					
502 Howe Avenue – 502 on Howe					
223 Canal Street – River Breeze Apts.					
			\$1,188,987	Total	\$9,744,515

City of Shelton – Downtown Business Development

- 50 Bridge Street – Tacomida/Maffee Financial Group/Vibes Hair Salon/M & T Nails
- 131 Canal Street – Pier 131 Restaurant/Eye Care Associates
- 320 Howe Avenue – Butterfly and Sage/Bello’s Barber Studio/Steady Habits
- 502 Howe Avenue – Common Grounds/Webster Bank
- 427 Howe Avenue – Chaplin Restaurant
- 434 Howe Avenue – CeCe’s Bubble Tea/Polaris Crystals/Helpful Home Buyers

Mr. Grimmer asked if there were any comments. Tom Harbinson asked about as-built drawings. Are they on file? Mr. Grimmer stated he believes the City Engineer may have some but also the individual engineering companies should have digital files.

Chairman Partington thanked Mr. Grimmer for this morning’s presentation. A motion was entertained at this time to adjourn.

ADJOURNMENT – William C. Partington

A motion was made by Alan Tyma and seconded by Marty Coughlin to adjourn at 9:45 AM. All in favor.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary