

**SHELTON ECONOMIC DEVELOPMENT CORPORATION  
QUARTERLY MEETING**

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

Tuesday, October 12, 2021  
8:30 AM

The following directors were present:

Ed DeMarseilles	William Partington	Ed McCreery (Zoom)
Alberto Martins	Janice Sheehy	Karen Bentlage (Zoom)
Martin Coughlin	Guy Beardsley	Henry Baum (Zoom)
Fred Ruggio	Bing Carbone	Alan Tyma (Zoom)
Pat Carey	Bob Caponi	Linda Schauwecker Zoom)
Don Stanziale	Madelyn Cerritelli	Ruth Parkins (Zoom)
George Logan		Virginia Harger (Zoom)

**Also attending:** Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office), Antoinette Cotton, (UI)

**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 of July.

**APPROVAL OF MINUTES (7/31/21) -**

***A motion was made by Fred Ruggio and seconded by Marty Coughlin to approve the minutes of the Quarterly Meeting dated 7/13/21. All in favor. Motion carried.***

Mr. 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 September 30, 2021 was provided for review. Also, Mr. Martins reported the Audit has been completed for 2020. Discussion was held on how fundraising is handled by the corporation. Bing Carbone stated this office does so much for the City of Shelton and isn’t sure the business community is aware of this work and how important it is to promote the SEDC. Ruth Parkins stated there are many nonprofits within the community that compete for

funding. Mr. Partington thanked Mr. Martins for this morning's financial report and introduced Paul Grimmer, President, at this time.

**PROGRAM REPORT – Paul Grimmer, President**

*267 Canal Street (CT DECD/Assessment - \$200,000; Remediation - \$750,000; U. S. EPA/Remediation - \$500,000)*

**\*Tighe & Bond**

- Phase 1 Environmental Site Assessment (ESA) Completed
- Phase II/III ESA – Draft received – Sept. 2021
- Remedial Action Report – November 2021
- Environmental Remediation Bid – Winter 2021/22

**\*U. S. EPA Project – Environmental Remediation**

**\* Tighe & Bond (Engineer)**

- Phase II/III to determine levels and locations of soil contamination
- Remedial Action Report (RAR) – determination level of remediation necessary to bring property into compliance

**Anticipated Activities**

- 27 Areas of Concern
- 17 Soil Borings Samples
- Underground/Above ground Storage Tanks

Supplemental soil and groundwater investigations have concluded: 17 soil borings, installation of three groundwater monitoring wells, advancement of nine test pits, collection of 10 surface soil samples, eight concrete samples and one sediment sample.

The widespread occurrence of metals (primarily arsenic, copper, lead and nickel) and PAHs at concentrations above one or more of the applicable CT DEEP RSR criteria. Some metals (arsenic and lead) appear to be related to fill, while other metals (copper and nickel) appear to be related to the treatment and discharge of plating wastewaters.

VOCS (primarily PCE and TCE) were detected in several soil samples collected from the southeast corner of the property, in the vicinity of a loading dock and incinerator. Prior to the 2020 fire, drums of liquid wastes and staining of the ground surface were observed in this location.

ETPH was detected at elevated concentrations at several locations across the site. The highest across the concentrations were identified in the areas of former USTs, ASTs and drum storage areas. No PCBs detected. Sediment sampling in the raceways were conducted. Analysis and reports should be available next week.

**Next Steps**

- Tighe & Bond is finalizing Phase II/III and preparing Remedial Action Plan (RAP) and Opinion of Probable Cost (Oct. 30<sup>th</sup>)

- Site Remediation will be dependent upon Development Plans for the site. Meeting scheduled for week of October 18<sup>th</sup> with the preferred developer.

### **Environmental Land Use Restrictions**

Veterans Memorial Park & 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 – US EPA Assessment \$200,000**

#### **Ascom Hasler- 287 Canal Street**

- Phase I Study – Complete
- Sampling Plan (QAAP) Approved
- Phase II Site Investigation
- Hazardous Building Material Investigation – Sampling Completed
- Groundwater Drilling Next Week

#### **Remedial Action Plan** – 113-123 Canal Street – Riverview Park Royal

October – Field Investigation

November – Data Analysis

December – Report Preparation

- Maps and rendering were shown.

#### **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

\*RFQ Advertisement – Wednesday, July 21, 2021 (four weeks)

#### **North Canal Master Planning Update**

**Ad Hoc Committee** – William Partington, Marty Coughlin, Ed McCreery and Jim Geissler

Landscape Architect – Tate & Associates LLC

#### **Engineering – Request for Qualifications**

- Advertising July 21<sup>st</sup> – August 11<sup>th</sup>
- Qualification Review – August 31<sup>st</sup>
- Engineer Interviews/Selection – September

## **Engineering Recommendations/Considerations/Vision Submissions**

- Estimated Cost - \$80K - \$120K
- Potential Source of Funding – U.S. EPA

## **US 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
- \*19-town regional partnership
- \*Sheila O'Malley, Chairperson of NV/EDD Strategy Committee (Ansonia)
- \*Valley Council of Governments – provides additional support and resources
- \*DeCarlo & Doll, Inc. – Consultant
- \*Five-year CEDS Report – Completed and submitted – June 26, 2021
- \*2021-2022 Grant Awarded by US EDA

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

Mayor Lauretti has requested the Shelton Economic Development Corporation consider becoming the Small Cities Grant Administrator.

- Grants to benefit low-to moderate-income populations
- Are Extremely Competitive
- Housing Rehabilitation Projects (General Population)
- City Senior Housing (Helen DeVaux and Sinsabaugh Heights)
- Typical Grant \$500,000 Cap: 5 – 7 % Administrative Fee

## **Bridge Street Commons II – 413-427 Howe Avenue**

\*72 Rental Units – Fully Leased – Six Weeks

\*Commercial Tenant – Steakhouse Restaurant

## **502 on Howe**

\*54 of 56 units leased – Four Weeks

\*Commercial tenants include Webster Bank, Common Grounds Coffee Shop

\*Other first floor uses include leasing office and fitness center

## **Cedar Village II – 275 Coram Avenue**

\*30 units

\*Approximately 75% leased

\*Occupancy expected within the next two-to-three weeks

## **Riverside Commercial – 131 Canal Street**

Two Units Leased – Pier 131 Restaurant (October 1)

Optometrist expected occupancy – November 2021

One Unit – vacant

## **River Breeze Apartments – 223 Canal Street**

\*68 apartment units

\*Occupancy estimated for March 2022

SEDC Annual Meeting – Tuesday, January 11, 2021

\*Possibly held at 131 Canal Street

ADJOURNMENT

*A motion was made by Guy Beardsley and seconded by Marty Coughlin to adjourn at 9:45 AM.*

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary

DRAFT