

**40<sup>th</sup> ANNUAL MEETING OF THE  
BOARD OF DIRECTORS  
January 10, 2023**

**The Russian Club  
330 Howe Avenue  
Shelton, Connecticut**

The 2023 Annual Meeting of the Shelton Economic Development Corporation was held on Tuesday, January 10, 2023, at 8:30 AM at the Russian Club, 330 Howe Avenue, Shelton, Connecticut. The following directors were present:

William Partington	Alberto Martins	Ruth Parkins
Martin Coughlin	Kate Marks	Derrick Champagne
Antionette Cotton	Bing Carbone	Robert Caponi
Hank Baum	Pat Carey	Edward McCreery
Janice Sheehy	Alan Tyma	Manny Weinberg
Thomas Harbinson	Mayor Mark Lauretti	Don Stanziale

***Also Attending:***

Paul Grimmer	Anthony Simonetti	Howard Weinberg
Aleta Miner	James Olsen	Jen Weinberg
John Anglace	Brian Sirowich	Ron Nault
Gil Apicella	Bill Purcell	Sharon Closius
Porter McKinnon	Peter Burns	Bryan Tamburrino
Mike Duncan	Derek Kohl	Nick Giardina
Mike Fisher	Bill Miller	Mike Marcinek
Ed Conklin	Fran Freer	Kellie Vazzano
Shaye Roscoe	Nicole Stere	John Guedes

**GREETING** – William Partington, Chairman

At 8:52 AM with a quorum being met, Chairman Partington welcomed everyone to the 40th Annual Meeting and called the meeting to order.

**APPROVAL OF MINUTES (Quarterly Meeting – 10/11/2022) –**

Mr. Partington asked for a motion to approve the minutes of the Quarterly Meeting dated October 11, 2022.

***A motion was made by Michelle Kawalutzki and seconded by Pat Carey to approve the minutes of the Quarterly Meeting dated October 11, 2022. 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 for 2023. The budget proposed was recently approved by the Executive Committee and staff believes it is realistic for the coming year.

2023 ANNUAL BUDGET – DRAFT

Revenues	
Private Donations/Pledges	\$ 20,000.00
Public Allocations/Grants	\$ 316,500.00
Foundations	\$ 58,000.00
Program	\$ 11,500.00
Other	\$ 2,048.00
Total Revenues	\$ 407,648.00
Expenses	
Personnel	\$ 208,648.78
Taxes, Benefit and Fringe	\$ 72,763.50
General Business	\$ 11,950.00
Professional Services	\$ 17,250.00
Property and Office	\$ 28,314.34
Program	\$ 60,500.00
Other	\$ 8,221.38
Total Expenses	\$ 407,648.00
Excess Revenues (Expenses)	\$ 0

Mr. Martins asked for a motion to approve the budget for fiscal year 2023.

***A motion was made by Alan Tyma and seconded by Martin Coughlin to approve this morning's Financial Report and 2023 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):

- Karen Bentlage, TK Ventures
- Madelyn Cerritelli, Conti Rentals
- Tom Harbinson, Jones Family Farms
- Terry Jones, Jones Family Farms
- Michelle Kawalautzki, Dana's Pond Construction
- Fred Ruggio, Retired
- Robert Scinto, R. D. Scinto
- Ramesh Wadhvani, SAI Systems
- Robert Caponi, Retired
- Alan J. Tyma, Esq.
- Angelo Melisi, Bridge Street Partners
- Ruth Parkins, Iroquois Gas
- William Partington, Retired
- Linda Schauwecker, Real Estate Two
- Don Stanziale, Midland Development
- Charles Wilson, Starkweather Shepley

Resignation: Derrick Champagne, Pitney Bowes

Motion to recommend the election of the following individual to a three-year term beginning January 1, 2023 and ending December 31, 2025.

- Michael Duncan, Edgewell Personal Care

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 <sup>st</sup> Vice Chairman        | Martin Coughlin, At-Large            |
| ➤ Michelle Kawalautzki, 2 <sup>nd</sup> 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                | Bing Carbone, Ex-Officio - EDC       |

*A motion was made by Ruth Parkins and seconded by Kate Marks to approve and accept this morning's Nominating Report as presented. All in favor. Motion carried.*

Mr. Partington thanked Mr. Carey for this morning's report. At this time Mr. Partington introduced Paul Grimmer, President, to present this morning's program report.

**PROGRAM REPORT – Paul Grimmer, President**

Mr. Grimmer welcomed everyone and discussed the current activities taken place. Discussed were :

**Star Pin Factory – 267 Canal Street, Environmental Clean-Up**  
**CT DECD – Remediation \$950,000/US EPA – Remediation \$500,000**

Tighe & Bond

- Bid Contract Availability – January 17, 2023
- Pre-bid Walkthrough (28 days) – January 31, 2023
- Bid Opening – February 14, 2023
- Bid Review and Contractor Selection – February 28, 2023
- City of Shelton – Aldermanic Approval – March 9, 2023
- Remediation Start – April 2023
- Estimated Time to Complete – Six months

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

**U. S. EPA Community-Wide Planning Grant**  
**Assessment Funding/\$200,000 – City Match - \$40,000 – Project Expires September 2023**

**Site Wide Assessments**

- 287 Canal Street – Ascom Hasler
- 235 Canal Street – Apex Tool

**Ground Water Monitoring & Remedial Action Reports**

- 113 West Canal Street - Chromium Process
- 123 Canal Street – Axton Cross

**Environmental Land Use Restrictions**

- Veterans Memorial Park
- Shelton Farm & Public Market

- Engineering – Generally Complete
- Next Steps are legal in nature
- Completed A-2 Survey, Completed Title Search, Determined Easements and Other Interests that exist (Canal/Utilities)
- Draft Filing with CT DEEP – April 2023
- Final Filing with CT DEEP – May 2023

Mr. Grimmer showed pictures of 223 Canal Street.

**Brownfield Remediation – 113 Canal Street West**

**Total – 40,200 sf**

*Commercial* – 10,050 sf - Total # of units – TBD, Retail, Deli, Medical

*Residential* – 30,150 sf - Total # of units – 30 (# of 1 bedroom – 15; # of 2 Bedroom – 15)

**Brownfield Remediation – 113 -123 Canal Street**

**Total – 184,440 sf - Garage – 74,000 sf**

*Commercial* – 13,500 sf - Total # of units- TBD; restaurant, catering, medical, retail

*Residential* - 96,940 SF – Total # of units – 92 ({# of studio – 28; #of 1 bed – 16; # Of 2 bed – 44; # of 3 bed – 4)

*Ancillary Services* – 60 self- storage units/exercise room/roof top observation deck

**Brownfield Remediation – 281 Canal Street**

**Total – 128,000 sf**

*Commercial* – 1,700 sf/Total # of Units 1 -2 with uses to be determined

*Residential* – 126,300 sf – Total # of Units - 129 (# studio– 40/# of 1 bed – 77/# of 2 bed -12)

*Ancillary Services* – Fitness Center, Mail and Package, Business Center, Community Room and Roof Top Decks

**281 Canal Street – Star Pin Building**

A rendering was shown of the proposed development.

**Additional Grant Activities**

2022 STEAP Grant Approvals

\*Shelton Canal Lock Park - \$120,000 State of CT/\$30,000 city match

\*Housatonic Riverwalk Extension - \$120,000 State of CT/\$25,000 city match

2022 Small Cities Grant

\*Sinsabaugh Heights Renovations - \$1,500,000 State of CT Department of Housing

**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

**STATE OF CT – OPM – AWARDED STEAP GRANT APPICATIONS**

- Housatonic Riverwalk Extension in the amount of \$120,000 which shall be extended along the Housatonic River at 223 Canal Street.
- Canal Lock Park Extension in the amount of \$120,000 for the engineering and design of Canal Lock Park.

**North Canal Master Planning – Update**

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

- Engineering – BI Companies
- Received Budget Proposal
- Seeking Aldermanic Approval – February 9, 2023
- Project Start Date – April 1, 2023

**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

- Sinsabaugh Heights – Senior residential housing grant received - \$1,500,000
  - Housing Rehabilitation: Storm Doors, PTAC/HVAC Systems, New fire/emergency alarm system/new floors/emergency generators, among other activities.
  - The Architectural Firm – AEPMI was hired.
  - (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

- 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 Update - Completed and submitted – June 22, 2022
- 2022-2023 Grant awarded by U. S. EDA
- Valley Community Foundation three-year grant award - \$45,000

**City of Shelton – Downtown Business Development**

- 50 Bridge Street – Tacomida/Maffe Financial Group/Vibes Hair Salon/M & T Nails
- 131 Canal Street – Pier 131 Restaurant/Eye Care Associates/What the Pup?/Luzara Sweets
- 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

**DOWNTOWN DEVELOPMENT - Approved/Completed/Pending Activities**

Project Location	Status	Type	Residential Units	Commercial Units	Private Investment Estimates
131 Canal Street – Riverside Commercial	Complete	Commercial	0	3	\$ 1,904,400
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	33	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	Complete	Residential	68	0	\$ 12,000,000
275 Coram Avenue – Cedar Village 2	Complete	Housing	30	0	\$ 6,000,000
356 Howe Avenue – Riverwalk Apartments	Construction	Mixed Use	34	4	\$ 4,375,000
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
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
		<b>Total</b>	<b>614</b>	<b>34</b>	<b>\$ 108,954,400</b>

<b>Project Location</b>	<b>Property Value</b>	<b>Assessed Value</b>	<b>Taxes Generated (Yearly)</b>	<b>Years Paying Taxes</b>	<b>Total Tax Generation Estimates</b>
145 Canal Street – Birmingham Condos	\$19,046,380	\$13,332,466	\$298,913	15	\$4,184,794
185 Canal Street – Merion Apartments	\$62,991,500	\$44,094,050	\$770,323	8	\$5,511,190
6 Riverside Drive – Canal Street Lofts	\$8,487,600	\$5,941,320	\$103,794	3	\$267,351
7 Riverside Dr – Riverside Commercial	\$1,904,400	\$1,333,080	\$23,288	3	\$69,854
50 Bridge Street – Bridge Str. Commons	\$9,431,500	\$6,602,050	\$115,337	6	\$730,095
320 Howe Avenue – Cedar Village	\$6,774,400	\$4,742,080	\$82,844	2	\$165,688
275 Coram Avenue – Cedar Village II	\$5,098,600	\$3,569,020	\$62,350	1	\$62,350
427 Howe Avenue Bridge St Commons II	\$12,579,200	\$8,805,440	\$153,831	1	\$153,831
502 Howe Avenue – 502 on Howe	\$10,833,500	\$7,583,450	\$132,482	1	\$132,482
223 Canal Street – River Breeze Apts.					
123 Canal Street – Park Royal					
	<b>\$137,147,080</b>	<b>\$96,002,956</b>	<b>\$1,610,684</b>	<b>Total</b>	<b>\$11,277,635</b>

Chairman Partington thanked Mr. Grimmer for this morning’s presentation.

**PRESENTATION OF THE RAYMOND P. LAVIETES AWARD** – William Partington, Chairman

The Raymond P. Lavietes Award was presented to Manny Weinberg for many years of selfless giving and generous support of time and treasures to the SEDC and other Valley Not-For-Profit Organizations.

Mr. Weinberg came up and accepted the award and spoke about how proud he is to be part of the SEDC and witness all the accomplishments of the years.

Mayor Lauretti spoke before the crowd and congratulated Mr. Weinberg and spoke of the successful partnership between the City of Shelton and the SEDC over the years.

**ADJOURNMENT** – William C. Partington

**Motion: 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