

## QUARTERLY MEETING

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

Tuesday, July 12, 2022  
8:30 AM

The following directors were present:

Bob Caponi	Madelyn Cerritelli	Manny Weinberg
Martin Coughlin	Tom Harbinson	Charlie Wilson
Pat Carey	Terry Jones	Don Stanziale
Bill Partington	Laura Krauss	Angelo Melisi
Antionietta Cotton	Ruth Parkins	Alberto Martins
Dave Grant	Justin Vescovi	Edward McCreery

**Also attending:** Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office), Ashlyn Digirolamo (Peoples United Bank)

### **GREETING – William Partington, Chairman**

Mr. Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:32 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Quarterly Meeting minutes dated April 12, 2022.

### **APPROVAL OF MINUTES (4/12/22) -**

***A motion was made by Tom Harbinson and seconded by Marty Coughlin to approve the minutes of the Quarterly Meeting dated 4/12/22. 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 June 30, 2022 was provided for review. A breakdown of the financials was discussed.

Also, Mr. Martins stated 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 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 – April 2022**

#### **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 for 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 – August 2022
- Brownfields program liability protection application – August 2022

#### **Future Activities**

Bid Process to be initiated by August 31, 2022

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

#### **Ascorm 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.

#### **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

<b>Canal Street Reconstruction – Engineering and Design</b>
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- 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
- U. S. DOT Grant Application - \$5 million

<b>Shelton Canal Restoration/Redevelopment</b>
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#### Address Condition/Potential Improvements

- Environmental Restoration/Awareness – Pocket Park, Walking Trails, Improvement of Water Quality
- Historic Preservation of the Shelton Canal Locks

<b>Northern Canal Master Planning Update</b>
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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
- Potential Source of Funding – U. S. DOT Grant (previously discussed)

**City of Shelton – CDBG Small Cities Grant**

**Annual Grant** - Shelton Economic Development Corporation prepared and submitted application on behalf of the City and received \$1,500,000 Small Cities Grant

- Rehabilitation services to Sinsabaugh Heights Senior Housing Facility
- Assistance Agreement approved
- Conducted RFP – Phase 1 report
- 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 – 8/15/22**

1. Shelton Skate Park Extension in the amount of \$250,000 which shall be constructed on the southern portion of Veterans Memorial Park, 100 Canal Street.
2. Housatonic Riverwalk Extension in the amount of \$250,000 which shall be extended along the Housatonic River at 223 Canal Street.

**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 – In progress
- Five Year CEDS report – Completed/Submitted – June 30, 2022
- 2022-2024 Grant Award by U. S. EDA - \$210,000 – Expected by August 31<sup>st</sup>

## **Economic Development Commission**

Shelton Life Newsletter – Summer Issue (August)

19,000 copies – 17,000 delivered/2,000 balance

Featured Articles:

- Cover- Shelton History Center “Father’s Day Vintage Vehicles Antique and Classic Car Show:
- EDC Chairman talks to Dan Beardsley, owner of White Hills Distillery
- Oleynik Dental – In Shelton since 1953
- New Restaurants – Chaplin, Market Place
- Board of Education
- And many more

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

### ADJOURNMENT

***A motion was made by Tom Harbinson and seconded by Phil White to adjourn at 9:14 AM.***

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary