

QUARTERLY MEETING

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

Tuesday, October 8, 2024
8:30 AM

The following directors were present:

Dave Grant	Gary Lane	Alberto Martins
Jan Sheehy	Robert Caponi	Joe Bienkowski
Pat Carey	Madelyn Cerritelli	Laura Marasco
Bill Partington	Tom Burden	Royal Wells
Fred Ruggio	Michelle Kawalautzki	Don Stanziale
Hank Baum		

Also attending: Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office)

GREETING – William Partington, Chairman

Mr. Partington called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:38 AM with a quorum present and welcomed everyone. Mr. Partington asked for a motion to approve the Special Quarterly Annual Meeting minutes dated May 14, 2024.

APPROVAL OF MINUTES (5/14/24) -

A motion was made by Michelle Kawalautzki and seconded by Hank Baum to approve the minutes of the Quarterly Meeting dated May 14, 2024. All in favor. Motion carried.

FINANCIAL REPORT – Alberto Martins

Chairman Partington asked Alberto Martins to present this morning's Financial Report. Mr. Martins discussed the September financial statements and said things are tracking well; however, sometimes timing is a factor. Statement of activities look good. Revenues and expenses for the month are almost spot on.

Mr. Grimmer added the SEDC was planning to take \$24,000 out of reserves to make budget. However, with the award of a Small Cities grant and the release of funding from the U. S. HUD and the CEDS money received from the U. S. EDA, it looks like that will not be the case. The audit was just finished for 2023, and there were no issues.

ROGRAM REPORT – Paul Grimmer, President

Mr. Grimmer welcomed everyone to this morning's meeting.

Current Activities:

267 CANAL STREET – STAR PIN ENVIRONMENTAL REMEDIATION

Mr. Grimmer explained that there are two issues:

1. Permitting from the CT DEEP and the
2. Army Corp of Engineers

The engineers on site, Tighe and Bond, have provided the following update:

Flood Management Certification has now been filed with the DEEP. Soil remediation can now proceed (following disposal facility approval) pursuant to the requirements of the FMC.

Completed application of Stratford Material Profile for soil disposal. Stratford being in-state would appear to be the most economical option. At this time this application is still pending a response. While the application is under review, Enviro has been working to identify possible alternate locations. As of this week, there may be some questions regarding hazardous waste disposal from the site so additional information may need to be provided.

The permitting associated with deconstruction/remediation of the southern raceway is near complete. The following approvals and pre-application screening reviews have been completed:

Flood management certification general permit (completed)

State Historic Preservation Office screening for compliance (completed)

CT DEEP Natural Diversity Database screening for state listed species required for CT DEEP permitting (completed)

Site conditions continue to be optimal for on-site remedial activities. Overall complexities associated with permitting and material disposal have resulted in additional efforts and delays but are near complete at this time.

At this time, assuming soil and any other materials would not be classified as hazardous, balance funding (savings) continue to be expected and would be available to benefit the project.

281 Canal Street – Ascom Hasler

Mr. Grimmer showed before and after pictures of the former Ascom Hasler site. The site was demolished earlier this week and cleanup is proceeding.

Mr. Stanziale, who is the developer of the property, anticipates the cleanup of the site should not take too long. Pictures were shown. The original canal lock is now easier to see with the building taken down. And the Housatonic Riverwalk is planned to be extended up to the Canal Lock. It is the goal to get the foundation in by November of this year.

Mr. Grimmer went on to explain that the STEAP grant in the amount of \$120,000 will be applied towards the restoration and cleanup of this area. BL Companies has been awarded the work. However, the issue is the Mayor doesn't want the city to do work on property not owned by the city. However, the city already has access rights to the property. Mr. Grimmer along with Kellie Vazzano will be talking to FERC tomorrow to see what is necessary to satisfy the city's requirements. BL Companies has also been hired to do Wooster Street and Canal Street reconstruction including the railroad crossing.

Housatonic Riverwalk Extension

The city received a CT Recreational Trails Grant in the amount of \$113,000 with a city match of \$28,250. Works continues on the extension of the Housatonic Riverwalk. Landtech was hired to do the survey work and engineering design and the right-of-way mapping. The Star Pin property will cross a couple of canals so they will be visible. Landtech is nearing the completion of base-line mapping.

Canal/Wooster Street Improvements and Rail Crossing

CT Bond Commission \$2,000,000

The city needs to hold a public hearing with the CT DOT to reopen it. However, all the engineering and design has to be completed first and show an approved plan. The city hired BL Companies and work should begin when the CT DOT releases the funds.

Pat Carey asked if the railroad will be involved? Mr. Grimmer said yes we have to do it to their standards but the CT DOT has the final say. The CT DOT is saying the issue with the city and railroad and the property owner is not their concern. Opening Wooster Street is a transportation problem. Discussion continued. The engineer will determine if it should be one way or two ways. The state doesn't want another stop light at the top of Wooster Street.

Additional Grant writing/Administrative Activities

The SEDC has been assisting the city with grant writing. Presently, the SEDC is overseeing the Sinsabaugh Heights work (\$1.5 million) and the U. S. HUD Community Development Block Grant in the amount of \$190,000. Also, the SEDC is overseeing the Housing Rehabilitation Program with another bid for a project currently in the program.

U. S. Community Development Block Grant

Mr. Grimmer explained the program and who will be eligible to receive funds under this program. The SEDC should be receiving approximately \$38,200 annually for program administration and planning.

Mr. Grimmer added, although it is great to be able to assist the city, it was recommended by some members of the Executive Board that the SEDC create a strategic plan for the organization going forward.

Economic Development Planning

3-5 Year Strategic Plan – Organize – Define – Assess – Strategize – Implement

1. Establish a Planning Committee
2. Redefine Vision, Mission and Values

3. Conduct a SWOT Analysis
4. Engage Stakeholders
5. Set Strategic Goals and Objectives
6. Develop Strategies and Actions
7. Implement the Plan
8. Monitor and Evaluate
9. Communicate Progress
10. Annual Review of Strategic Plan

The committee will report back to the full board.

A question was asked about the status of Constitution Boulevard. Mr. Grimmer explained the CT DOT is asking the city to pay \$800,000 allowing access to Bridgeport Avenue; after the state awarded the city \$5 million. Discussion has been held between the city and the state. Hopefully, an agreement will be reached so the city can make that cut through which will then open up all the property for development.

Joe Bienkowski asked if the wall along the lock is missing a block. Will it be restored to what it originally was? Paul said it should be since it is part of the historic restoration.

Chairman Partington thanked everyone for showing up today and asked for a motion to adjourn.

A motion was made by Michelle Kawalautzki and seconded by Fred Ruggio to adjourn at 9:31 AM. All in favor. Motion carried.

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary