

**BOARD OF DIRECTORS**

**QUARTERLY MEETING**

SHELTON ECONOMIC DEVELOPMENT CORPORATION  
475 HOWE AVENUE, SUITE 202  
SHELTON, CT

TUESDAY, APRIL 12, 2011  
8:30 AM

- (1) **Greeting**
- (2) **Approval of Minutes of Annual Meeting (12/14/10)**
- (3) **Financial Report**
- (4) **Program Report**
- (5) **Adjournment**



## **Downtown Revitalization Canal and Wooster Infrastructure**

- Final Design is 95% complete
- CT DEP approves Army Corp permit application.
- Army Corp approval expected in April/May timeframe.
- City to award initial Canal Street road and rail demolition project this Thursday (approximately \$230,000)
- UI slated to begin work in mid-to-late summer. Other utilities to follow.
- Major utilities are UI and AT&T, Yankee Gas, Aquarion

There is not a final agreement with the HRRRC at this time.

## **Phase III Phasing New Pedestrian Friendly Neighborhood**

Mr. Ryan showed renderings of what the reconstruction process should result in. Mr. Ryan also talked about Avalon's proposal of 250 units.

Mr. Ryan showed sites in downtown that are actually going to be re-disposition parcels. Mr. Ryan stated over \$1,000,000 has been awarded to the city from the U. S. EPA towards remediation of these sites.

## **Downtown Revitalization: Brownfields**

- East Canal Street North Site: approx area 1.6 acres... net area 1.36 acres
- East Canal Street South Site: approx area 1.6 acres... net area 1.4 acres

## **Phase II Land Disposition Program**

Mr. Ryan showed the various development parcels for land disposition.

### **Brownfield Progress**

Rolfite: Phase II completed (2000); Building Demolished; Three 30,000 gallon USTs removed; 6,000 gallon UST removed; 60,000+ gallon vault pumped out and filled

Samarius: Phase II completed (2001) by DEP; Shallow soil, sediment, and SW samples; building demolished; UST filled and left in place; New culvert for Canal Street

Chromium Process: Operating business; No data or site access

Axton Cross: Phase II and building demolition; VOCs in soil and groundwater across site and in hot spot locations; PAHs and metals in soil and GW.

Cel-lastik: Phase II and building demolition; Partial remediation of soil and USTs; downgradient of Axton Cross (VOCs in GW); PAHs and metals in soils

Rolfite Progress (VCOG/EPA) – City received from the Valley Council of Governments a \$200,000 grant

Samarius Progress

Polluted Soils Reuse Request – Mr. Ryan explained approximately 1,200 cubic yards of polluted soils are proposed to be reused at the site. This request is being made in conjunction with the long term soil management actions proposed to remediate the site which contains Connecticut Remediation Standard Regulations which is “RSR” exceedances. The beneficial reuse of the polluted soils will provide a portion of the fill materials required for remediation and redevelopment of the site. The CT DEP is reviewing a request to reuse some of the soil.

### **Axton Cross/Cel-Iastik Progress**

#### Soil Vapor Extraction

- Completed the connections of the installed piping for the SVE system of the wells and to the system
- Finalized the electrical power hook up and starting up the system and repaired the programmable logic controller
- System has run full-time since the middle of January.
- O & M has continued with weekly visits during the first month and bi-weekly after.
- O & M will continue on a monthly basis.

#### Groundwater Cleanup

Quarterly Reporting - Reports are done to the U. S. EPA and the CT DECD

#### Riverwalk Progress

- Preliminary Design Finished
- Community Involvement Meeting Planned
- Right of Way Plan under development
- Final Design to be negotiated
- Construction 2012 (depending on permits)

Citizens Advisory Board – Mr. Ryan commented on the valuable contributions of the Citizens Advisory Board chaired by Jim Oram.

Regional Economic Development – Naugatuck Valley Corridor/Comprehensive Economic Development Strategy (NVC/CEDS) Progress

- NVC CEDS membership favors approach
- State encourages approach
- Submission made to CT DECD and CT OPM
- Following Approval submission to U. S. EDA to be made
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#### Other NVC/CEDS Activities

- Technical Assistance to communities
- Planning for Fall Transportation Conference
- Redesign of Infrastructure Project intake form
- Pursuit of funding to continue process
- Meeting with CT DECD and other regions to discuss approach
- Seeking volunteers for CEDS Advisory Committee

**Derby-Shelton Rotary Pavilion** – Mr. Ryan invited Dave Grant to talk on behalf of the Rotary about the planned pavilion. The final design was shown and the construction will be going out to bid. There are two or three pillars left to be bought. The Rotary is providing \$170,000... it will be 2,700 sf.

### **Concept Design**

#### **Final Design – 2011**

- CT DEP Review Required
- Final Meeting with CT DEP late April
- This is connected to our ELUR (Environmental Land Use Restriction) efforts

#### **Tentative Schedule**

CT DEP review is in progress

Revisions and Cost Review – Now to April 29, 2011

Advertise to Bid – May 2, 2011

Receive Bids – May 25, 2011

Negotiation for Contract – May 25 – June 10, 2011

Award Contract – June 10, 2011

Start Construction – On or before June 24, 2011

Complete Construction – September 15, 2011

NOTE: City funding confirmation will be required to proceed within this timeframe.

#### **Shelton Recognition**

EDC Excellence – Mr. Ryan discussed the current edition of the Shelton Life.

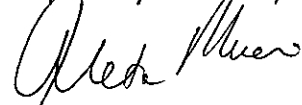
**Barnum Festival Reception** – Scheduled for Thursday, June 9, 2011

**Flag Day Event – June 10, 2011** – Mr. Ryan thanked the sponsorship of Iroquois Gas to this year's Flag Day Event.

Prior to closing Mr. Ryan passed out the recent Annual Report of the Valley Community Foundation and expresses how pleased he is with their recent Annual Meeting and the creation of additional funds.

**MOTION: A motion was made by Michelle Kawalautzki and seconded by Bill Partington to adjourn at 9:16 AM. All in favor. Motion passed.**

Respectfully submitted,



Aleta Miner