

SHELTON ECONOMIC DEVELOPMENT CORPORATION

SPECIAL MEETING
MARCH 1, 2011
8:00 AM

A G E N D A

Location: 475 Howe Avenue, Suite 202, Shelton, Connecticut

Type of Meeting: Special Meeting

Meeting Facilitator: Chairman Kenneth Schaible

Invitees: SEDC Executive Committee Members

- I. Call to order
- II. Roll Call
- III. Approval of Minutes: January 11, 2011 Monthly Meeting
- IV. Finance Report
 - a. January financials (distribution only)
 - b. Phase 3 Budget amendment
- V. Phase 3 Updates and Possible Action
 - a. Bid results for removal of tracks and raceway filing
 - b. Army Corp permit
 - c. Right of ways
 - d. Utility Status and estimated Schedule
 - e. Small Cities Program application report
- VI. Brownfields Program Update
 - a. Rolfite Progress
 - b. Axton Progress
 - c. Samarius Progress
- VII. River Walk Extension
 - a. Right of Way meeting and Next Steps
 - b. Final design schedule
- VIII. NVC CEDS

EXECUTIVE BOARD

Special Monthly Meeting

Tuesday, March 1, 2011

8:00 AM

The Executive Board of the Shelton Economic Development Corporation held a Special monthly meeting on Tuesday, March 1, 2011, at 8:00 AM at the offices of the Shelton Economic Development Corporation. The meeting was called to order by Chairman Schaible at 8:01 AM.

A quorum was reached with the following Executive Committee members in attendance:

Fred Ruggio
David Grant (Electronically)
Marty Coughlin
Kenneth Schaible
Ruth Parkins
Norman Santa
Bill Partington
Jim Cosgrove

Also attending:

James E. Ryan, SEDC President

Approval of Minutes:

The January 11, 2011 meeting minutes were approved unanimously. (FR/MK)

Financial: Mr. Ryan reported the following,

1. SEDC 2011 fundraising meeting expectations.
2. SEDC will complete three years of administration of the Phase 3 Downtown Revitalization Program in March in terms of budget resources. A budget revision to address fourth year overhead is being prepared for submission in 2nd quarter. This will include:
 - a. One year of overhead related resources.
 - b. Full removal of prior postings related to Preliminary Design which does not apply.
 - c. Minor updates in Engineering, Appraisals, and related.
 - d. Timeline Extension through December 31, 2012. (Budget will have to be revised or additional City resources made available to cover overhead for approximately 9 additional months in this period).
4. SEDC 2011 Audit of Financial Statements field work is expected in late March. Working records from the SEDC have been provided electronically to help accelerate the process.

The Finance report was accepted unanimously. (FR/NS)

Phase 3 Report

1. Bids received for Track Removal and Raceway filing. After due discussion and consideration the Executive Committee ratified the recommendation made by DeCarlo and Doll in respect to the award of the bid to Nagy Construction. (MK/NS) Unanimous vote.
2. Army Corp permit. CT DEP comments pending.
3. Right of ways. Meeting held with Attorney Welch. Fee proposal for appraisals for all easements to be obtained through City of Shelton purchasing office.
4. Utility Status: Following the track removal UI is expected to take the field. Negotiations with ATT continue. Finalization of master schedule expected by April.
5. Small Cities Grant: Discouraged by CT DECD.

Brownfields Program Report

Brownfields Program Update

Rolfite

- VCOG asbestos removal underway.
- Disconnect notices to utilities distributed and process nearly complete.
- Building demolition is expected to commence in approximately 30 days.

Axton Cross Progress

- A separate report on progress for the two major elements will be distributed at the meeting, including:
 - a. SVE progress
 - b. Groundwater progress

Rolfite



5.0 SUMMARY

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 (CRR) exceedances. The beneficial reuse of the polluted soils will provide a portion of the fill materials required for remediation and redevelopment of the Site. Table 5-1 provides a summary of the reuse request details and benefits.

Table 5-1 Reuse Request Summary and Benefits	
Reuse summary	
1.	Stockpiled soil has similar characteristics of on-site soil demonstrated with laboratory data.
2.	The soil proposed for reuse will be placed above the water table and does not exhibit PMC exceedances.
3.	The soil proposed for reuse will be placed below a remedial cap, or isolation barrier, that will be designed and presented in a remedial action plan, incorporating site improvements that have been designed and funded (the riverwalk) as part of the remediation for efficiency and completeness.
4.	The soil placement will be performed by an experienced remedial action contractor under the oversight of a licensed environmental professional.
5.	The authorization to reuse the soil will accelerate the remediation of the Samarius site because it will free up the need for other financial resources.
Benefits of soil reuse	
1.	The proposed reuse is a beneficial reuse of soil because of the existing need for contouring materials (foundation for the designed riverwalk) at the Samarius site and availability of the stockpile in an immediately adjacent location.
2.	The reuse avoids transporting the stockpiled soil to a landfill, saving fuel, emissions, and space at the landfill for other less reusable wastes.
3.	Soil reuse avoids procuring required fill from a greenfield site or borrow pit. Also, the reuse from this stockpile will reduce fuel and emissions from a source located further away, and reduce traffic to the site during construction.
4.	Cost savings (~\$150,000) achieved with this reuse will be reinvested into the completion of the riverwalk and remediation of the Samarius site.

Samarius
Update:
Under review
by City

Riverwalk Extension

Riverwalk Extension Project

Progress Report

1. Right of Way meeting held with CT DOT and Attorney Welch.
2. Staff developing Right of Way plan
3. City is CT DOT authorized to have required "Public Information Meeting". Staff is review requirements and scheduling. Late March anticipated for this meeting. This meeting is required prior to negotiations for the Final Design phase

Site Rendering



Phases or Riverwalk Construction (Not exact)



NVC CEDS

Mr. Ryan updated on the survey results related to pursuing a Federal Economic Development District. After due discussion and consideration the Executive Committee voted unanimously to authorize the President to make the necessary submissions to the CT DECD, CT OPM, US EDA and other parties as may be necessary, provided the survey resulted in greater than a 50% response with the majority of the response in the affirmative. This was approved unanimously. (MC/FR)

Review and Discussion of the SEDC Personnel Plan

The Executive discussed all issues presented in an outline prepared in draft by Mr. Ryan, following a discussion on major elements of the draft plan Mr. Ryan was requested to set up a Special Meeting in early April to make further progress or finalize the plan.

The Executive Committee then authorized the staff to cancel the March 8, 2011 SEDC Executive Committee monthly meeting, by unanimous vote. (BP/NS)

Adjournment:

The meeting adjourned at 9:27 AM. (MC/NS)