

# SHELTON *Life*

**FREE**

COMMUNITY & BUSINESS NEWS

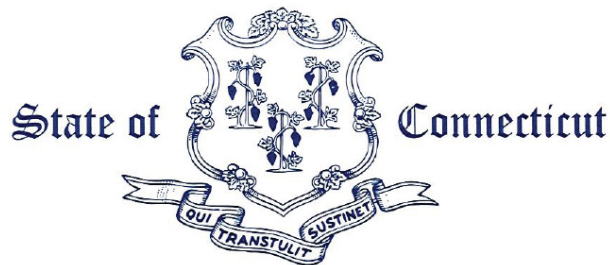
**SPECIAL EDITION**

## Brownfields Success in Shelton



**JULY 2016**

Shelton  
Going Green



By His Excellency Dannel P. Malloy, Governor: an  
**Official Statement**

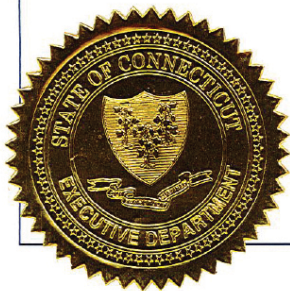
On behalf of the state of Connecticut,  
I, DANIEL P. MALLOY, Governor,  
take great pleasure in  
recognizing  
*City of Shelton Canal Street Revitalization Program*  
as it is honored by the  
*Connecticut Economic Resource Center*  
as a  
*2011 Celebrate CT! Honoree.*

This recognition is a testament to  
your outstanding service and commitment  
to the State of Connecticut.

The City of Shelton Canal Street Revitalization  
Program has contributed to the growth of the local,  
regional and state economy through hard work and  
diligence. Your business has invested in the success  
of the State of Connecticut and is an appreciated  
and valued component of our  
state's economy.

This recognition celebrates  
the City of Shelton Canal Street Revitalization  
Program's many achievements and its devotion to  
the State of Connecticut. I congratulate  
you on this honor and wish you the  
very best in your future endeavors.

Therefore, I DANIEL P. MALLOY, Governor of the State of Connecticut,  
do hereby officially convey honor and recognition to the  
*City of Shelton Canal Street Revitalization Program*  
in the State of Connecticut.



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GOVERNOR



# Brownfields Success in Shelton

## INTRODUCTION



After nearly 20 years of planning and implementing a very successful Brownfields program in the downtown revitalization neighborhood, the *Shelton Life* team working in concert with the City's Economic Development Commission and the Shelton Economic Development Corporation is planning on competing for national recognition during the 2017 competition for the U.S. Environmental Protection Agency's (U.S. EPA) coveted Phoenix Award. This special edition of *Shelton Life* will begin to document the story of the journey using our historic photographic record to reinforce the significant progress and achievement.

The Phoenix Awards inspire and recognize exemplary brown-field redevelopment and revitalization. Winning projects offer a fresh take on significant environmental issues, show innovation and demonstrate masterful community impact. The award pro-

gram honors approximately 12-15 projects for each award year.

One winner is selected from each of the U.S. EPA's 10 regions, and additional special winners are selected for community impact, sustainability or other special achievements. Projects are judged primarily upon:

- Magnitude of the problems and the project,
- Use of innovative techniques,
- Cooperative efforts of multiple parties,
- Positive impact on the environment, conservation or sustainability, and
- Projects general and long-term economic and/or social impacts on the community.

The City of Shelton will be very competitive and easily align with the selection criteria.

### **Mayor Mark A. Lauretti**

The City of Shelton embraced the State of Connecticut's Smart Growth principles and practices over a generation ago. Elected and appointed officials have made our Brownfields Redevelopment Program a statewide leader in demonstrating the impact of meaningful community involvements and strategic public private partnerships. I commend our entire team.

### **James Oram**

#### **Chairman, Citizens Advisory Board**

Brownfield remediation has been, and continues to be, a critical first step in the process of bringing new life to Shelton's downtown. The Citizens Advisory Board has supported the Shelton Economic Development Corporation through participation in public information meetings and through letters of support to the State and Federal Agencies. The Citizens Advisory Board strongly supports the Riverwalk as a means of protecting the Housatonic River by providing a clear line of separation between development and the riverbank and by bringing riverfront activities into public view.

### **Fred Ruggio**

#### **Chairman, Shelton Economic Development Commission**

This issue will provide a summary of brownfields reclamation the City of Shelton has undertaken to date. In 2017, a national competition of the U.S. Environmental Protection Agency will be held known as the Phoenix Award. This competition spotlights a U.S. community's progress in recognizing, developing innovative techniques, and providing solutions to their economic development projects. Shelton's work over the last 20 years with brownfields should position the city well for consideration of this recognition. The Economic Development Commission wishes to extend credit to all those involved in this important work.

### **William C. Partington**

#### **Chairman, Shelton Economic Development Corporation**

Our nonprofit economic development corporation is grateful to have an opportunity to assist with the implementation of the City of Shelton's efforts to create new landmark public spaces and stimulate significant new private investments since our inception in 1983. Our hats are off to the leadership that the City of Shelton has demonstrated locally, regionally, and statewide in this successful example of collegial teamwork.

**The Balanced Plan for Shelton's Future**  
*Vision to See, Faith to Believe, Courage to Do...*

© Michael Connelly, "The Closers"



## Brownfields Success in Shelton

### THE JOURNEY BEGINS

While most of New England was suffering from business relocations to the “Sunbelt” in the mid 1970s, Shelton was holding its own until that fateful night in 1975 when our downtown and the regional economy was crippled by the unimaginable arson at the BF Goodrich site.

This photograph, while not from 1975, is an accurate reflection of the downtown campus up to that period and the significant business presence that had been assembled from the late 1800s on. Nearly every inch of downtown’s real estate was put to work and contributing to the local economy in terms of jobs, disposable income, and tax revenue. In a manner of speaking, downtown was the economic engine up to that period.



The State of Connecticut mourned the loss of the former BF Goodrich operation, once boasting 2400 jobs, with many Valley families dependent on the employment it offered. Many older workers were “lifers” at the “Sponge Rubber” plant and never returned to the workforce. Unemployment in the Valley exceeded 20% for many years.

While there was devastating loss of livelihood, there was fortunately no loss of life. Heroic teamwork with Valley firefighters, led by the Shelton volunteer fire department, contained this cataclysmic event. Job training programs were put into play through the federal Comprehensive Employment Training Act (CETA) program and the City of Shelton and its many stakeholders began its long road forward to successful redevelopment.



# Brownfields Success in Shelton

## BF GOODRICH SITE



As the largest taxpayer and employer located within Shelton's downtown business district, the BF Goodrich plant was the heart that sustained many of the smaller businesses in and around downtown. In the mid-1980s the City of Shelton, through the impetus of the Shelton Economic Development Corporation, set the stage for numerous environmental remediation activities and the redevelopment projects that are seen today.

It all started – right here – with the BF Goodrich plant aka “the Slab.” The site, formerly a rubber products manufacturing plant built over successive decades beginning in the late 1800s, contained soil contaminations of heavy metals and volatile chemicals along with numerous buried chemical tanks.

Today the six acre site is now a beautiful riverfront park utilized by over 50,000 people a year.







## Brownfields Success in Shelton

### **BROWNFIELDS REDEVELOPMENT INITIATIVE**

#### **Reclaiming Land for Public Use and Economic Development Brownfields Economic Redevelopment Initiative**

*EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields*

Long before the environmental industry used the term brownfields, Shelton was preparing and planning for the rejuvenation of its downtown and riverfront area. Like most brownfield development areas, Shelton has its share of properties that were great industrial and commercial resources at the turn of the 20th century and beyond. With the change of industrial practices and business opportunities, combined with unfortunate events like multi-property fires, once vibrant industrial buildings became less desirable.

In the 1800s, Shelton was a strong farming community on the verge of complimenting that strength with industrial growth. This growth came with the construction of the river dam and canal and then the railroad lines in the late 1880s. Great success was enjoyed until a period after WWII when less expensive labor caused businesses to move to other parts of the country. The downtown was further hampered by a great fire in 1975 that destroyed several acres of building space and land along the riverfront industrial area.

The leaders of Shelton have been planning for its new growth for several decades now, not only with financial assistance but with partnerships within the community. For instance, organized in 1983, the Shelton Economic Development Corporation (SEDC) was incorporated as a nonprofit corporation that focuses on the balanced development within the City of Shelton.

The SEDC acts as a catalyst for growth within Shelton by providing direct links to all local government and business leaders, as well as coordinating between city and civic organizations. The



SEDC and the City designated the downtown riverfront area as the Shelton Enterprise and Commerce Park (SECP) to set the stage for its brownfields revitalization. The SEDC is supported by community leaders and by community participants on the Economic Development Commission and the Citizens Advisory Board.

Beginning in 1991, the City of Shelton embarked on an ambitious program of downtown revitalization, working in partnership with the U.S. Environmental Protection Agency (U.S. EPA), the Connecticut Department of Environmental Protection (CT DEP), and the Connecticut Department of Economic and Community Development (CT DECD). These agencies have provided technical support as well as financial resources. Together, and with the direct support of the Valley Council of Governments (VCOG), the Regional Valley Brownfields Pilot, the City assessed several sites within the SECP project area to summarize environmental conditions and start its brownfields development plan. One site, the former BF Goodrich, located along the Housatonic River, was targeted as a cornerstone to the revitalization efforts. The City acquired funding for the assessment and cleanup of this site including both local and state (CT DECD) funding, and it is now a public green space and park marking an attractive start to the remaining area designated for mixed-use development. In 2011 the Derby-Shelton Rotary Club produced an attractive pavilion further illustrating the benefits of sites that have been reclaimed.

The U.S. EPA awarded a targeted site assessment grant to the City of Shelton in 2005 for the purpose of preparing a concep-

# Brownfields Success in Shelton

## BROWNFIELDS REDEVELOPMENT INITIATIVE



tual remediation action plan for several brownfield sites located adjacent to one another. This enabled the city to secure over \$1.6 million in federal grants for the extension of the downtown Shelton Riverwalk, currently under design. The State of Connecticut has also awarded the City of Shelton a \$2 million grant which will assist with the improvements planned for the next site improvement phase. This work called “Phase 3” has been managed by the SEDC since January of 2008. The upgrades are critical to maintaining developer interests in the brownfield properties. To facilitate the improvements, the City has used its own funding to support remediation of contaminated soils located under the street – presumably from historic spillage of chemicals during the industrial uses long ago.

Another success is the newly created Shelton Farm and Public Market used for a variety of public functions. The environmental cleanup was also completed in 2006, supported financially by one of the U.S. EPA’s Brownfield Cleanup Grants and supported logistically by many, including the CT DEP. Another recent success was realized with the new housing opportunities created at the former Birmingham Corset factory. One hundred and three units of market rate condominiums were finished in 2007,

and the property is substantially occupied. This was joined by 250 rental units on a reclaimed asphalt plant site once thought beyond hope and consistent with Shelton’s “Smart Growth” strategies and its master plan for downtown growth.

The public has had other direct benefits. The City continues to host concerts, fireworks, veterans’ ceremonies, the Relay for Life, carnivals, Senior Center activities, and many other events downtown at the former BF Goodrich site, turned park, and the new Farmer’s Market, which hosts sales of local produce each summer. The local Boys and Girls Club also uses the site for its annual carnival.

Fast forward to today, the City has virtually completed its work on the Rolfite site, has minor capping responsibilities on the Samarius parcel, will finalize its cleanup of the Chromium Process land parcel (not building site), is working with the City to finalize soils-related work on the Cel-Lastik parcel, and getting ready to launch on the newly funded 223 Canal Street project. Many of the grants awarded over the years have now been closed out, and the SEDC and City are evaluating the prospect of applying for U.S. EPA and CT DECD planning funding that will focus on upper Canal Street and the railroad right-of-way by the New England Stair Company.

The City of Shelton’s investment in planning for its next steps in the revitalization process has always yielded big dividends. It has provided our community with an edge in the competition for the highly competitive grant awards from the U.S. EPA and CT DECD; which are based on readiness and, of course, merit.

As we approach the final efforts necessary to create a disposition parcel that is attractive for new private investment across from the Chromium Process building, we acknowledge the cohesive effort of Shelton’s many volunteer organizations, especially our Citizens Advisory Board team with the SEDC and the EDC. The private market response to these development opportunities is expected to be significant. As the City continually focuses on creating effective connections between Canal Street and Howe Avenue (our Main Street), the benefits will be impactful and enduring. Nonperforming assets will be leading contributors to our tax base and grand list, supporting all of our other municipal priorities and quality of life.







## Brownfields Success in Shelton

### **\$325,000 GRANT FOR CEL-LASTIK SITE**

Situated to the north of the riverfront park, the Cel-lastik property, formerly owned by Shelton Bolt and Tack Works dating back to the 1870s, was most recently used to manufacture rubber and plastic gaskets for drums and other containers. In 1992 a fire destroyed the multi-story building leaving behind several underground fuel oil storage tanks ranging in size from 15,000 to 30,000 gallons. These tanks, along with multiple drums containing oils and assorted chemicals, were removed from the property. The parcel has been covered with clean fill.

As brownfields cleanup activities are predicated by the relationship of the groundwater to soils and the relationship of both public health and safety, the Cel-lastik site along with several other parcels have monitoring wells installed for the purpose of looking at the progress that has been made in resolving cleanup related responsibilities. The placement and monitoring of these wells is coordinated through the use of a Licensed Environmental Professional (LEP) with consideration of CT Department of Energy & Environmental Protection and the U.S. Environmental Protection Agency's regulations. The primary LEP working throughout the lower Canal Street properties has been AECOM which is based out of Rocky Hill, Connecticut.

The site is now a vital part of the City's riverfront park and will soon be home to a Civil War memorial commemorating the service of the Shelton community.





# Brownfields Success in Shelton

## AXTON CROSS



From 1948 through 1971, the Axton Cross Company was a chemical manufacturer of mixed powdered metals, cleaners and liquid acids. The acids were used to wash containers and were reportedly discharged into the Housatonic River.

The City has received two grants from the U.S. EPA and one grant from the State of Connecticut DECD totaling \$700,000 to conduct numerous on-site remediation activities which included building demolition, land clearing, soil remediation and groundwater monitoring. Presently, the site is being used to support offsite construction activities. Post-remediation, the city may use this site for mixed-use commercial development, and will likely include some form of open space and continuation of the Housatonic Riverwalk.



The City of Shelton was able to make substantial progress in the implementation of its brownfields program through the use of its very successful Anti-Blight program. The Axton Cross site is one example and another is the former Oates Brothers property on the corner of Howe Avenue and Wharf Street.







## Brownfields Success in Shelton

### **CHROMIUM PROCESS-LAND**

The property identified as the Chromium Process Land, is in fact the remnants of an old manufacturing facility that was demolished down to its foundation after years of neglect and blight. Today, the property is overgrown with brush. The City is in the process of completing a Remedial Action Plan (RAP) and will undertake the steps necessary to carry out the environmental remediation of the site by the fall of 2016.

The property borders Burying Ground Brook, which presents its own unique challenges as the city will need to maintain the integrity of the foundation. While the ultimate disposition of the land has yet to be determined, it will likely be merged with the Axton Cross Site and sold as one commercial property in 2017.

Funding for these activities were provided through a \$200,000 Cleanup Grant provided by the U.S. Environmental Protection Agency, along with a \$40,000 match by the City of Shelton.





# Brownfields Success in Shelton

## CHROMIUM PROCESS-BUILDING



The long awaited demolition of the Chromium Process building is slated to take place in the summer of 2016. The Chromium Process Company began its operations in the 1940s and as the name implies, specialized in the chrome plating of industrial and commercial materials.

Funding support of the effort has been made available through a \$1.5 million State of Connecticut Department of Economic and Community Development (CT DECD) Brownfields Remediation Program Grant, along with a \$440,000 match from the City of Shelton.

The demolition, deconstruction and remediation of the Chromium Process property has been a part of the City's brownfield remediation program for nearly 10 years. This project would have never been achieved but for Shelton's single-minded focus, along with the professional support and financial commitment from the CT DECD and the Connecticut Department of Energy & Environmental Protection and the U.S. Environmental Protection Agency.







## Brownfields Success in Shelton

### ROLFITE SITE

The Rolfite Company previously occupied property at 131 Canal Street. The City of Shelton took ownership of this property through tax foreclosure. The city with grant awards in the amount of over \$1 million from the U.S. Environmental Protection Agency and the CT Department of Economic and Community Development completed the removal of asbestos panels from the exterior of the building, effected the demolition of the structure and remediated significant soil contamination from the site.

Local developers have conceptualized a plan to reuse the cleaned site which will include the construction of a new mixed-use structure consisting of 15,000 square feet of riverfront commercial space and the adjoining 40 units of new residential housing. Construction is anticipated to begin in the spring of 2017.





# Brownfields Success in Shelton

## **ROLFITE SITE**



The property historically known as the Rolfite site at 131 East Canal Street, abandoned by its owner, delinquent in taxes, with regulated chemicals left behind by the defunct business, was a true example of an environmental “Gordian Knot.”

Following consultation with James Byrne of the U.S. Environmental Protection Agency’s (U. S EPA) Region One office, the City of Shelton and the Shelton Economic Development Corporation (SEDC) were invited to apply for a U.S. EPA Targeted Brownfields Assessment Grant. The rest is history. This grant of services (environmental engineering services) provided the analysis of the historical use of the site. The scope consisted of an Inventory of the building and above-ground tanks, analysis of underground storage tank issues and soil and groundwater analysis. The report that was generated cut right through the knot and allowed the City of Shelton to approach the CT Department of Economic and Community Development (CT DECD) for funding to tackle

known conditions. With assistance from the late Representative Richard O. Belden and in partnership with Mayor Mark Lauretti, the city received a grant of \$1 million toward this environmental cleanup and related off-site improvements.

The CT Department of Environmental Protection, now known as the CT Department of Energy and Environmental Protection (CT DEEP), made this site a priority under their programs in terms of being able to expedite the cleanup as appropriate. A number of additional environmental conditions were identified as the project unfolded so additional grants from the U.S. EPA, CT DECD and the Naugatuck Valley Council of Governments were awarded to bring this site fully back to life.

The rendering shows the building which has been approved for siting on this location. The SEDC will provide some additional planning support of the development related to the CT DEEP submissions which the developer will finalize.





## Brownfields Success in Shelton

### **SAMARIUS SITE**

The 0.46 acre parcel of land formerly housed a 19,000 square foot, three story structure that was originally built in 1887. Since its construction, various industrial activities were conducted on site, including the manufacturing of boxes, brass and silver goods, as well as textiles and cloth. The final user, Samarius Industries produced Tiffany Lamp Controls.

The building was vacant between 1985 and 2000 and over that time the property was damaged by several fires. The City procured a \$200,000 grant from the U.S. Environmental Protection Agency and then participated in the environmental clean-up of the site which included the removal of nearly 400 tons of contaminated soil, the placement of a 2 foot thick isolation barrier and installation of ground water monitoring wells.

Two feet of clean fill was placed across the site and has now become a central focus of the Housatonic Riverwalk extension. The city has recently begun negotiating with a Connecticut based engineering firm and a local landscape architect to complete the third phase of the Housatonic Riverwalk which will cross the Cel-lastik, Axton Cross, Chromium Process and Samarius properties. This small pie-shaped property was once an integral cog in the daily lives of residents dating back to the 1800s. Today, it has new life and will once again play a meaningful role.





# Brownfields Success in Shelton

## PRIVATE INVESTMENT-THE BIRMINGHAM



The early years of the downtown revitalization program were marked by planning, team building, and construction of landmark public spaces. These landmark public spaces included the Housatonic Riverwalk, the Veterans Memorial Park, the Veterans Memorial, and the Shelton Farm and Public Market. These improvements were combined with significant road and utility upgrades.

This first phase was based on an expectation that once the visible signs of the City of Shelton's commitment to this neighborhood were demonstrated, the end result would be significant new private investment.

The first example was the adaptive reuse of the Birmingham building, now known as the Birmingham Condominiums on the River. Project developers, John Guedes, Al DaSilva, and the Nizzardo family teamed up to tackle this building that was largely idle for a decade. Their design of this building was carefully screened by many community organizations and ultimately approved for the construction of 103 residential condominiums. The property had formerly generated approximately \$4,000 per year in taxes and now generates in the vicinity of \$400,000. The developer's investment is estimated at approximately \$18 million in the reconstruction of this strategically located property. The new residents add important disposable income which assists in the support of our downtown, local and regional economy.

Prior to construction, the SEDC was able to arrange for an assessment grant related to the parking area which provided guidance on historical uses.

Other developers have followed suit and the new private investment in downtown is at record levels.





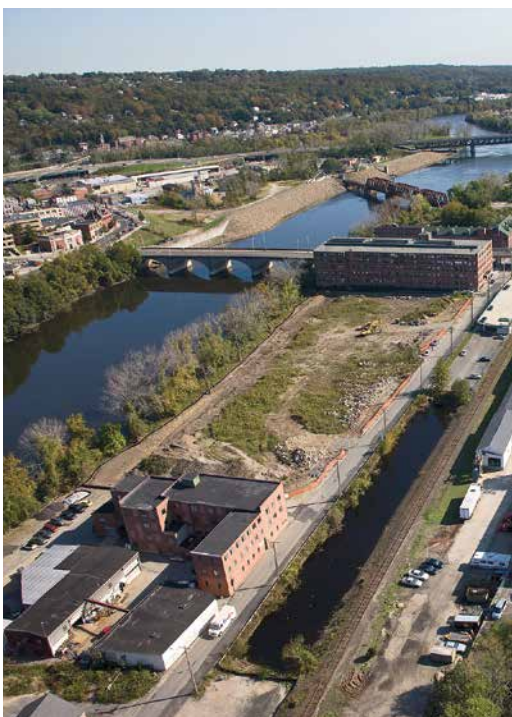


## Brownfields Success in Shelton

### BEARD ASPHALT PLANT-AVALON APARTMENTS

The demolition, remediation and construction of 250 housing units on the property of the former Beard Asphalt property is a quintessential example of the power of public resources leveraging private investment. The developers of this site completed the purchase, demolition and construction of housing units, while the city invested roughly \$1 million in public dollars to support the roadway and utility infrastructure. The private owners also donated the right-of-way, enabling the city to continue the further expansion of the Housatonic Riverwalk.

Approximately \$60 million in private investment was leveraged against \$1.5 million (40:1 ratio) in public funding to effect the redevelopment of this major property, which sits in the heart of the Shelton Enterprise and Commerce Park.





# Brownfields Success in Shelton

## 223 CANAL STREET



The demolition, remediation and reconstruction of 223 Canal Street stands at the heart of the next phase of development along Canal Street. A map showing the current location of 223 Canal Street clearly shows that the building juts out three feet into the existing roadway. In order to complete the reconstruction of Canal Street, the building needs to be removed.

Prior to demolition the City with assistance of a \$875,000 grant from the CT Department of Economic and Community Development (CT DECD) is required to remove asbestos and lead contaminants from the existing buildings. Post demolition, the city will then undertake soil remediation activities.

Once the property has been cleared and fully remediated, the developer will create a 68 unit residential property, aptly named, "River Breeze." The developer is working with the State of Con-

necticut Housing Finance Authority to provide financing for the project and in return will create a significant number of tiered income housing units, thus helping to provide balanced housing stock along Canal Street. The anticipated private investment on this single property is in excess of \$10 million.

This proposed development also has a relationship with the Housatonic Riverwalk, as the developer has agreed to maintain public access rights along the riverfront.

Again, this is another example how a developer can partner with a municipality and various state agencies to create economic vibrancy on a once forgotten property and how governments can use public funds to leverage incredible amounts of private investment.





## Brownfields Success in Shelton

### PHASE 3-INFRASTRUCTURE IMPROVEMENTS

The Canal Street Revitalization Program has carefully considered the relationship of the road to the planning of its Brownfields efforts. Due to the overall length of Canal Street and available resources, the road and infrastructure reconstruction efforts have been separated into various phases so the work could progress in an orderly fashion.

Beginning with renewal efforts in early 1990s the approach has included full depth reconstruction of the Canal Street right of way with modernization and upgrading of all utilities. This has translated into the removal of overhead wires and poles, installation of conduit to respond to future undergrounding efforts in later phases and the resizing of other utilities such as water and gas in order to accommodate the higher density housing development that was forecasted and has become a reality.

The most recent phase of infrastructure work has been from the railroad overpass to the end of the AvalonBay property. This work has resulted in attractive sidewalks and street trees, handicapped compliant intersections, attractive brick crossings, and a widened right-of-way which best suits the demands of increased density. There have been no observed traffic conflicts in the vicinity of the newest section. This will be followed by a section of road improvements that runs from 223 Canal Street to the Wooster Street intersection. Bidding for this is expected to occur by this fall. The final phase, or phases, will include the reconstruction of Wooster Street from Canal Street and the reconstruction of Canal Street from Wooster Street to the historic Shelton Locks.

The earliest phases of work which dramatically improved Canal Street run from the Route 8 overpass past the soon to be demolished Chromium Process building, up to the end of the Spongex property. But for these strategic infrastructure investments made in accordance with the State of Connecticut's "Smart Growth" principles and practices, the strategic Brownfields sites would have lain fallow.





# Brownfields Success in Shelton

## THE RIVERFRONT RECAPTURED



The City of Shelton finalized its planning for the “Shelton Enterprise and Commerce Park” which was approved at a citywide referendum in 1997 following extensive public participation and community involvement.

One key element of the proposed project plan was the construction of the first phase of the Housatonic Riverwalk. This idea was borne at a meeting of the City of Shelton’s Citizens Advisory Board in the mid 1990s and carried forward on every planning update towards actual construction in 2001. This concept of “riverfront recapture” was also recommended for approval by the Housatonic Valley Association, the stewards of the treasured Housatonic River. It was in fact the first mixed use (business and public spaces) development that the HVA supported.

Elected officials led by Mayor Lauretti, and the President of the Board of Aldermen, John Anglace, worked closely with project planners at the Shelton Economic Development Corporation, and with officials from the CT Department of Economic Development (now CT DECD) and CT DEP (now CT DEEP) who en-

thusiastically made the overall project, with its complex brownfields elements, and the carefully planned riverwalk feature, with technical assistance and significant financial support. The City of Shelton Economic Development Commission partnered with the SEDC to provide project information which the public needs to properly consider this type of public investment. The referendum of 1997 enjoyed significant public support and was approved at the same time that the City of Shelton and Shelton voters approved the critical acquisition of former reservoir property owned by the Bridgeport Hydraulic Company. It was also recommended for approval by the City of Shelton’s Conservation Commission.

The project was funded by the City of Shelton, State of Connecticut, and Small Cities Grant funds.

Balanced growth was the rule of the day, and today Smart Growth principles and practices prevail, combined with “Shelton Going Green” priorities. Shelton would no longer turn its back to the Housatonic River.





## Brownfields Success in Shelton

### **HOUSATONIC RIVERWALK PHASE I**



The Housatonic Riverwalk Phase I, the permanent open spaces once home to B F Goodrich, the Veterans Memorial, the Farm and Public Market, along with a widened Canal Street with utility undergrounding are now reflective of the City's strategy of reinventing downtown. The addition of these new landmark spaces are used by residents and visitors daily while still maintaining a respect of Shelton's industrial past.



Citizen Participation and Elected Officials touring Slab in 1996.





# Brownfields Success in Shelton

## HOUSATONIC RIVERWALK PHASE 2



The City of Shelton, working in concert with conservation minded citizen and business constituencies, is continuing its acclaimed riverfront recapture efforts through the construction of the newest phase of the Housatonic Riverwalk.

The Board of Aldermen awarded a construction contract for the installation of an attractive brick paved walkway which will be

located between the Birmingham Condominiums and the new Shelton AvalonBay Properties development and then progress to the end of the AvalonBay property. City officials noted that this is another example of the City of Shelton's "Going Green" and "Smart Growth" practices which are the underpinning of community development planning.

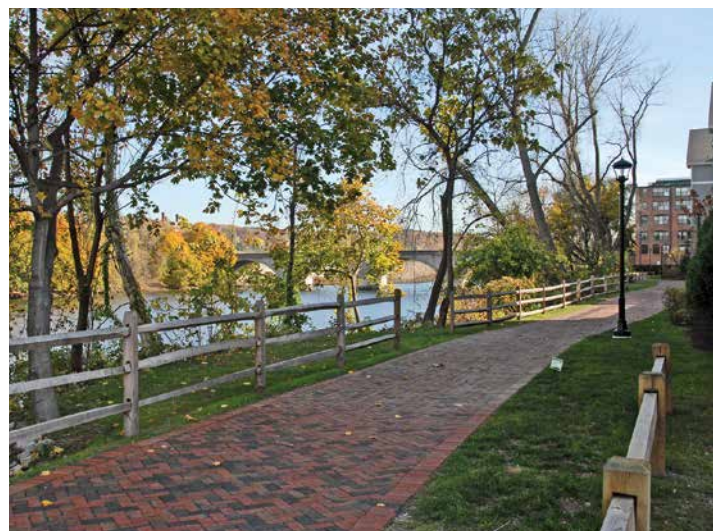
Officials from the Shelton Economic Development Corpora-



tion (SEDC) pointed out that the location of the right of way was donated by Avalon Bay. The City has realized significant cost savings by approaching this as a design-build contract. The project was funded with all local funds and the City still has a significant federal grant that will assist with the next phase, which will begin design in 2016. The project is being managed by local land-

scape architect James Tate and the SEDC.

Economic Development Commission Chair, Fred Ruggio, noted that the conversion of this area from an asphalt plant to housing and a new landmark space is a tribute to the City's vision and commitment to repositioning the downtown as a place to live and work in an environment of attractive well-planned public spaces.







## Brownfields Success in Shelton

### SHELTON'S FARMERS MARKET

#### Property Details

Property Address: 100 E. Canal Street, Shelton, CT 06484  
 Property Size: 0.33 acres  
 Former Uses: Canal, parking lot  
 Contaminants Found: Petroleum, lead and other heavy metals, PAHs  
 Current Use: Public Market for local farmers  
 Current Owner: City of Shelton

#### Project Partners

Shelton Economic Development Corporation, Connecticut Department of Environmental Protection (CT DEP), Shelton Citizens Advisory Group, CT Department of Economic and Community Development (DECD), Federal Economic Development Administration (EDA)



**Motivation for Development:** This property had been part of the City's revitalization plan from the time it was acquired by the city in 1997. The City's plan called for the cleanup and restoration of targeted brownfields to enhance Shelton economically and aesthetically and provide new open space, commerce, and housing. The Shelton Economic Development Corporation, with feedback from local organizations such as the Shelton Citizens' Advisory Group, identified a Farmer's Market as a viable and appropriate reuse for this property.

**Property History:** From the early 1900s until the 1940s, the site was used as a section of the state's canal system, which was eventually filled in with ash and soil. The property was purchased by a private company and used as a parking lot until the early 1990s. By the late 1990s, the site had become part of the City's plan to revitalize the area. With the site's long-idle status and uncertain contamination, the city reached a sales agreement with the owner for \$1. Initial assessments funded by DECD suggested that redevelopment could proceed, and construction began in 2003. However, with work underway, contaminants were discovered in the soil including petroleum, lead and other heavy metals, and polyaromatic hydrocarbons (PAHs), at levels high enough to prevent the site's reuse without remedial actions to eliminate health risks. In early 2005, with the project in limbo, the city worked with the CT DEP to find an interim solution that would allow development and reuse to proceed

#### Project Timeline

|                    |  |
|--------------------|--|
| <b>Early 1900s</b> | Used as a section of the state's canal system                            |
| <b>1950s</b>       | Purchased by private company for use as a parking lot                    |
| <b>1997</b>        | City of Shelton obtains ownership of the property                        |
| <b>2003</b>        | Redevelopment begins; additional contaminants discovered                 |
| <b>2005</b>        | Interim cleanup solution found; Farmer's Market opens; cleanup completed |

#### Funding Details

|   |           |
|---|-----------|
| EPA Brownfields Cleanup Grant:                            | \$200,000 |
| EPA Region I Targeted Brownfields Assessment (TBA) Grant: | \$10,000  |
| City of Shelton, DECD, EDA (divided roughly three ways):  | \$940,000 |

#### Project Highlights

- When additional areas of contaminated soil were discovered during construction, the City's collaboration with the CT DEP and U.S. EPA enabled the project to proceed.
- The Farmer's Market operated safely for two years with interim protections in place.
- Redevelopment created 15 jobs.
- Generated further momentum for Shelton's area-wide revitalization efforts.

while remaining protective of human health and the environment. That solution was a temporary liner and shallow gravel cap on affected areas; this barrier allowed construction and opening of the Market to proceed even as the city applied for EPA Brownfields Cleanup funds. A \$10,000 TBA grant from EPA Region 1 was used to prepare the remedial action plan to implement the final cleanup remedy. A \$200,000 Brownfields Cleanup grant was awarded by EPA in May 2005, and a final, remedial action plan was approved by the CT DEP soon afterward.

**Project Results:** Using the EPA Brownfields Cleanup grant and \$40,000 from the city, more than 1,200 tons of contaminated soil were removed from the property, and clean fill put in place above a permanent cap to isolate the deeper contaminated soils in accordance with state regulations. By capping these soils, the city saved more than \$1 million that would have been needed for the excavation and disposal of thousands of tons of additional soil. With its new building and outdoor merchant space, the site is now a place for local and regional farms to sell their produce. This project has become a valued component of Shelton's area-wide revitalization plan.



# Brownfields Success in Shelton

## THE PARK, PAVILION & MEMORIALS

As the City of Shelton planned the long-awaited revival of the downtown corridor, a careful look at the various public elements which would serve the community were undertaken. Working with all of the many stakeholders, the Shelton Economic Development Corporation (SEDC) retained James Tate, a local landscape architect, and commissioned him to conceptualize the “landmark spaces” which the community and its financial partners would invest in.

The initial area was the first phase of the Housatonic Riverwalk adjoining the attractive willow trees that populated the riverbank. This was followed by the creation of the Veterans Memorial project. The project comprises of the four major conflicts honoring Shelton’s veterans as recommended by the City’s Board of Aldermen. Mr. Tate’s recommendation on the siting of the monuments, color and sizing were closely followed after review with local Veterans organizations. At the same time the Farmers Market was moving into the design phase, and the design team including Mr. Tate achieved a classic look.

An exciting addition to the inventory of landmark spaces has been the new pavilion. This idea was suggested by a number of groups and our local Derby-Shelton Rotary Club took the lead on the project on behalf of the City of Shelton and raised nearly one-third of the total project cost with the remainder provided by the City. The volunteer-led effort reflects the spirit of Rotarians “Service Before Self” motto alongside the City of Shelton’s commitment to meaningful partnerships with community organizations. The Rotary Club had made earlier investments/contributions in the handsome clock that adorns the Farmers Market site and the attractive benches located at the Veterans Memorial project. The SEDC assisted the City and the volunteer efforts with staff support as needed.







## Brownfields Success in Shelton

### **INNOVATION- IMPERMEABLE LINER**

Formerly known as 100 E. Canal Street, this site was utilized as part of a canal system that ran the entire length of Canal Street from the early 1900s until the 1940s. The property, which was ultimately filled with ash and soil, was turned into a parking lot and used for that purpose until 2001.

The City of Shelton took possession of the land through uncontested condemnation proceedings in 1997. Prior to acquisition, Phase I and Phase II studies were conducted by a Licensed Environmental Professional to determine the nature and scope of the contamination. All work was coordinated with the State of CT Department of Energy & Environmental Protection (CT DEEP).

With input from the Shelton Economic Development Corporation and local organizations such as the Citizens Advisory Board, the city began its plans to transform this barren patch of ground into the Shelton Farm and Public Market.

However, soil contaminated with petroleum, lead and other heavy metals, and polyaromatic hydrocarbons (PAHs) threatened the redevelopment.



The City worked with the CT DEEP to find an interim solution that would allow development while remaining protective of human health and the environment. Thus in 2001, a temporary liner and shallow gravel cap allowed construction of the Shelton Farm & Public Market to proceed while the City applied for U.S. EPA Brownfields Cleanup funds. A grant award of \$200,000 was received and the City of Shelton provided 20% matching funds for a total budget of \$240,000.

The final cleanup remedy involved removing more than 1,200



tons of contaminated soil from the property and replacing it with clean fill and a permanent impermeable liner and gravel cap in accordance with CT DEEP regulations. This system prevents groundwater from penetrating the contaminated soils below and reduces the risks to the public.

The building design began in earnest in 2003 and the facility was finally constructed and opened for public use in 2005. With its new building and outdoor merchant space, the 3,000 square foot Shelton Farm & Public Market is an ideal place for local farms to sell their products to a bevy of customers. The market currently operates from June through November each calendar year. The space is also available to local groups and organizations seeking public meeting space.

Officials from the Shelton Economic Development Corporation attended a national conference run by leaders in the Farmers Market industry in Seattle in 1998. It was apparent that many other communities have embraced this concept. Planning meetings were initiated by the SEDC in concert with the City's Economic Development Commission to look at the highest and best use for the property, which would provide an attractive and permanent home for the market. Input was provided from local farmers, Guy and Pat Beardsley, who ultimately became the Market Masters upon completion.

The building was designed with assistance from local landscape architect, James Tate, and has design elements reminiscent of our industrial heritage.



# Brownfields Success in Shelton

## INNOVATION-VAPOR EXTRACTION



The environmental remediation of the Axton Cross property proved to be extremely challenging due to the level and type of volatile compounds found on site. Specifically, compounds such as tetrachloroethylene (PCE) and trichloroethylene (TCE) were found in great abundance. These volatile compounds, which were found to be densely packed within the soils, tend to sink into the groundwater creating long term threats to the environment. In addition, these contaminants can and will volatilize into the air and buildings. Based upon the types of contaminants found and the structure of the soils, it was determined that the most cost effective method for reducing the concentrations was through the use of a soil vapor extraction system (SVE).



Soil vapor extraction is a proven in situ technology used to remediate various volatile organic compounds (VOCs) from soil and soil vapor within the vadose zone. Vapor extraction involves applying a vacuum throughout the area of soil that has been impacted by VOCs. Through the pressure differential created between the extraction wells and the surrounding soil, VOCs are stripped from the soil by moving air through the vadose soil zone. The applied vacuum, contaminant characteristics, soil type, and the volume of air passing through the soil dictate the time required to remediate a site using SVE.

Generally, a SVE system is composed primarily of subsurface wells, remediation piping, a blower that exerts the vacuum, and the remediation equipment. The system the city employed utilized thermal oxidizers and vessels filled with carbon-absorbent material. As the constituents of concern flow through the vessels they are absorbed into the carbon, thereby decreasing their concentration within the soil.

The City's soil vapor extraction unit was put into service in 2010 and worked continuously for four years, at which time its effectiveness was maximized. Currently, approximately 4,000 pounds of contaminants have been removed.





## Brownfields Success in Shelton

### THE BROWNFIELDS LAWS

On January 11, 2002, the President signed into law the Small Business Liability Relief and Brownfields Revitalization Act (P.L. 107-118), the federal “Brownfields Law”. The Brownfields Law expands potential federal assistance for brownfield revitalization, including grants for assessment, cleanup and job training.

The Brownfields Law also amended another federal law, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) by adding Section 128(a) to that act. Section 128(a) of CERCLA (42 U.S.C 9628) authorized a grant program to establish and enhance state and tribal response programs. Generally, these response programs address the assessment, cleanup and redevelopment of brownfield sites as well as other sites with actual or perceived contamination. In Connecticut, the Remediation Division within the Bureau of Water Protection and Land Reuse, Department of Energy & Environmental Protection (DEEP) has the primary responsibility for assessment and cleanup of all contaminated sites, including brownfield sites. In September 2003, the DEEP received funding from the U.S. EPA under Section 128(a) of CERCLA to support the environmental response programs implemented by the Remediation Division.

A brownfield is defined by Connecticut General Statutes §32-760 as “any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the restoration, redevelopment, reuse and expansion of the property.”

Sites, once used for industrial, manufacturing, or commercial uses, were abandoned or underutilized due to known or suspected contamination from past uses. Unknown environmental liabilities were preventing communities, developers and investors from restoring these properties to productive use and revitalizing impacted neighborhoods.

Connecticut’s state remediation programs and standards promote the cleanup and redevelopment of brownfields and other contaminated sites. The Connecticut Remediation Standard Regulations (RSRs) establish standards for the cleanup of contaminated sites including brownfields. The Voluntary Remediation Program, Property Transfer Program, and various brownfields liability relief programs provide a mechanism by which property owners can assess environmental conditions at their properties and ensure

that cleanups will meet state standards. In some cases, funding for State Brownfield Programs may be available to assist with assessment and/or remediation of Brownfield sites. The State offers a number of liability relief programs that limit the liability of non-responsible owners or prospective purchasers who make a good faith effort to remediate and redevelop brownfields.

The Remediation Division of the Bureau of Water Protection and Land Reuse at the Connecticut Department of Energy & Environmental Protection (DEEP) oversees the assessment and cleanup of brownfields and other contaminated sites in Connecticut. The Remediation Division coordinates with the Bureau of Materials Management and Compliance Assurance on remediation of releases from underground storage tanks, PCBs, and illegal waste disposal sites.

The Connecticut Office of Brownfield Remediation and Development (OBRD), in the Department of Economic and Community Development, provides financing and technical resources for cleanup and redevelopment of Brownfields. OBRD works with the U.S. Environmental Protection Agency (EPA), DEEP, the Office of Policy & Management (OPM), the Department of Housing, the Department of Transportation and other organizations. These agencies have formed a strong partnership to promote remediation and redevelopment of brownfields.

*Excerpts taken from the State of Connecticut.*





# Brownfields Success in Shelton

## FUTURE REDEVELOPMENT ACTIVITIES



Canal Street, the heart of the City's environmental remediation program, has made considerable progress over the last 25 years in moving its strategic vision forward. This Special Edition of Shelton Life documents many of the core activities and achievements during this period, but, that begs the question, what is next?

A number of properties, such as the Axton Cross and the adjoining Chromium Process parcel are completing their environmental clean-up activities and will soon be available to developers for productive reuse. Within the downtown and along Canal Street, developers have begun to make huge private investments, all of which have become incredibly successful endeavors. Specifically, we can point to the amazing successful housing complexes at The Birmingham and Avalon properties, but we can also see the staging of the next set of housing and commercial developments at the Rolfit and Spongex properties. The City and its partners have set the table. Now it is time to see who comes to dinner.

It does not end there. Currently, the City had designed the next phase of the Canal Street reconstruction, which will extend the roadway another 900 linear feet, continue the undergrounding of utilities and open up opportunities for development on properties formerly housing Brennan Construction, Apex Tools and Better Packages. The public investment of approximately \$1.8 million will be dwarfed by the private investments which will likely exceed \$40 million. These projects are essentially fully planned and all that is left is the successful execution of the vision of our elected officials and volunteer boards.

But again, we ask what is next?

The next planning phases include the two distinct areas. The first area will include Wooster Street, which runs from Canal Street to Howe Avenue. This phase may include the reconstruction of the roadway, undergrounding of utilities, and most prominently the re-opening of the Wooster Street railroad crossing. The reopening of this roadway will make immediate improvements to traffic flow for residents and emergency personnel.

The second area incorporates the balance of Canal Street from Wooster Street to the entrance of the Shelton Canal. This area, while compact in nature will contribute great benefit to the community as it will incorporate both housing and commercial development and provide significant public access to and along the riverfront. This particular section will also require significant

environmental remediation activities and a focus on historic preservation as the properties within this area are home to some of the oldest industrial buildings within the City.

Finally, we arrive at the Canal. The Shelton Canal was literally the engine that propelled the industrial revolution within this great city. The study of the canal will give us an unprecedented look back into Shelton's history and the resulting historic preservation activities will uncover an area unseen by most residents of Shelton.







## Brownfields Success in Shelton

### OUR PARTNERS



Mayor Mark A. Lauretti

#### Federal

- United States Environmental Protection Agency (U.S. EPA)
- United States Economic Development Administration (U.S. EDA)

#### State

- Connecticut Department of Energy and Environmental Protection (CT DEEP)
- Connecticut Department of Economic and Community Development (CT DECD)
- Connecticut Department of Transportation (CT DOT)

#### Regional

- Valley Chamber of Commerce
- Valley Council of Governments
- Naugatuck Valley Council of Governments
- Naugatuck Valley Corridor Economic Development District
- Housatonic Valley Association
- Naugatuck Valley Health District
- Regional Brownfields Partnership (RBP)
- TEAM
- Boys & Girls Club of the Lower Naugatuck Valley
- Derby-Shelton Rotary Club

#### Local

- Mayor Mark A. Lauretti
- Shelton Board of Aldermen
- Shelton Planning and Zoning Commission
- Shelton Economic Development Commission
- Shelton Conservation Commission
- State Representative Jason Perillo
- State Representative Ben McGorty
- State Senator Kevin Kelly

#### Not for Profit Public/Private Partnership

- Shelton Economic Development Corporation (SEDC)
- City of Shelton Citizens Advisory Board (CAB)



On Thursday, July 28, 2005, Governor M. Jodi Rell signed legislation allowing the City of Shelton to retain the former B.F. Goodrich site (the "Slab") as permanent public open space. (seated L to R) State Rep. Richard Belden, Gov. Jodi Rell, Mayor Mark Lauretti (standing L to R) James Ryan, SEDC President, State Rep. Larry Miller and State Rep. "Doc" Gunther



Former SEDC Chairman Kenneth Schaible



# Brownfields Success in Shelton

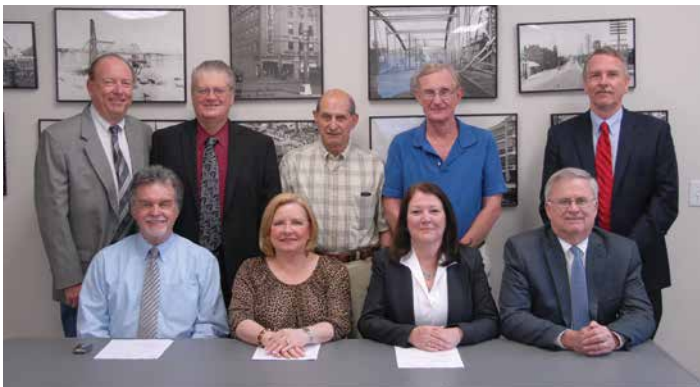
## OUR PARTNERS



**2015 Board of Aldermen** (left to right): Seated: Lynne S. Farrell, John F. Anglace, Jr., President; Noreen McGorty; Standing: Eric McPherson; John P. Papa, Vice President; John "Jack" Finn; Stan Kudej; Anthony Simonetti; Missing: Theresa Adcox, Clerk; current Alderman Jim Capra



**2015 Planning & Zoning Commission**  
Seated (l to r): Nancy Dickal; Ruth Parkins, Chair; Virginia Harger; Standing (l to r): Jimmy Tickey; Anthony S. Pogoda, Jr.; Thomas McGorty; Ned Miller; Missing: Frank Osak



**Shelton Economic Development Corporation's Executive Committee 2015**  
Seated (l to r): Patrick Carey, 1st Vice Chair; Michelle Kawalautzki, 2nd Vice Chair; Ruth Parkins; James Ryan, President; Standing (l to r): David Grant; William C. Partington, Chairman; Fred Ruggio, Secretary; Martin Coughlin; James Cosgrove, Treasurer; Missing: Robert Caponi; Tony Pogoda; Mark Lauretti, Mayor



**2015 Citizens Advisory Board**  
Seated (l to r): Rebecca Twombly; Cheryl Dziubina; Guy Beardsley; Standing (l to r): Regis Dognin; Joe DeFilippo; Jim Oram, Chair; Joseph Bienkowski; Rob Novak; Missing: David Zamba; Judith Augusta



**2015 Economic Development Commission**  
Seated (l to r): Aleta Miner, Clerk; Fred Ruggio, Chair; Karen Tomko-McGovern, Vice-Chairman; Standing (l to r): Pat Carey; Doug Dempsey; Missing: Kate Marks



**2015 Conservation Commission**  
Ed McCreery; Sheri Dutkanicz; Bill Dyer, Vice Chair; Tom Harbinson, Chair; Jim Tate; Pat Gajdoski; Joe Welsh; Missing: Teresa Gallagher, staff





## Brownfields Success in Shelton

### CT BROWNFIELDS CONFERENCE



(l to r) Incoming SEDC President Paul Grimmer, SEDC President Jimmy Ryan and SEDC Chair William Partington at the Connecticut Brownfields Conference.



Mayor Lauretti at the Connecticut Brownfields Conference

The City of Shelton joined 400 participants in the first State of Connecticut Brownfields Conference held on May 17, 2016 at the Convention Center in Hartford. Governor Malloy welcomed local, state and federal officials to review and discuss the progress that has been achieved over the last decade in Connecticut in assessment and remediation of sites which have lain fallow for decades. Numerous case studies were featured and Mayor Mark Lauretti joined a panel of local elected officials, along with the mayors of Hartford, New Britain and Waterbury to discuss their own experience and how they approached the many challenges that must be considered in undertaking this complex process.

Shelton's efforts were described by conference leaders as groundbreaking as the city began the process in its revitalization of downtown well before national and state officials started calling these

areas of contamination "Brownfields" sites. Examples from Shelton included the former Petrol Plus gas station, the former BF Goodrich site, the Shelton Farm and Public Market, and the former Asphalt plant. The creation of landmark spaces and the new private investment within downtown, in particular AvalonBay Properties, were highlighted. Mayor Lauretti commended state officials (CT DECD and CT DEEP) and federal officials (U. S. EPA) for their commitment in partnering with communities through their technical services and grant programs to make Shelton's progress a reality. Shelton is planning on competing next year for possible recognition from the U. S. EPA under their Phoenix Award program. The Shelton Economic Development Corporation and the Economic Development Commission are working collaboratively on the cataloging of the City's brownfields history to date.

In 2016, the City of Shelton was awarded the only "cleanup" grant by the U.S. EPA in Connecticut, in the latest national competition. This grant will be applied to the demolition and remediation of the Chromium Process building which will be undertaken this summer.





# Brownfields Success in Shelton

## INFRASTRUCTURE GRANTS & EXPENDITURES



| Source               | Recipient       | Amount              | Activity                           |
|----------------------|-----------------|---------------------|------------------------------------|
| U.S. EDA             | City of Shelton | \$1,000,000         | Shelton Enterprise & Commerce Park |
| CT DECD              | City of Shelton | \$1,000,000         | Shelton Enterprise & Commerce Park |
| City of Shelton      | City of Shelton | \$1,000,000         | Shelton Enterprise & Commerce Park |
| CT DECD Small Cities | City of Shelton | \$395,000           | Shelton Enterprise & Commerce Park |
| CT DECD              | City of Shelton | \$2,000,000         | Shelton Enterprise & Commerce Park |
| City of Shelton      | City of Shelton | \$2,000,000         | Shelton Enterprise & Commerce Park |
| U.S. EPA             | City of Shelton | \$200,000           | Farmers Market *                   |
| U.S. EPA             | City of Shelton | \$200,000           | Cel lastik Site *                  |
| U.S. EPA             | City of Shelton | \$200,000           | Axton Cross Site *                 |
| U.S. EPA             | City of Shelton | \$200,000           | Chromium Process Land *            |
| U.S. EPA             | City of Shelton | \$200,000           | Samarius Site *                    |
| U.S. EPA             | City of Shelton | \$200,000           | Rolfite Site *                     |
| VCOG EPA             | City of Shelton | \$258,000           | Rolfite Site *                     |
| City of Shelton      | City of Shelton | \$140,000           | Local Match                        |
| CT DECD              | City of Shelton | \$425,000           | Axton Cross Site *                 |
| CT DECD              | City of Shelton | \$325,000           | Cel lastik Site *                  |
| City of Shelton      | City of Shelton | \$98,000            | Matches Against CT DECD            |
| CT DECD              | City of Shelton | \$1,520,000         | Chromium Process Building *        |
| CT DOT               | City of Shelton | \$95,000            | Canal Street                       |
| CT DOT               | City of Shelton | \$400,000           | Canal Street                       |
| CT DOT               | City of Shelton | \$1,600,000         | Riverwalk                          |
| CT DECD              | SEDC            | \$79,000            | Rolfite Site *                     |
| NV COG               | City of Shelton | \$20,000            | Rolfite Site *                     |
| U.S. EPA             | City of Shelton | \$80,000            | Axton Cross Site *                 |
| U.S. EDA/Partners    | SEDC            | \$140,000           | Regional Prioritization            |
| CT DECD              | City of Shelton | \$875,000           | 223 Canal Street*                  |
| City of Shelton      | City of Shelton | \$858,000           | Chromium Process Building*         |
| U.S. EPA             | City of Shelton | \$200,000           | Chromium Process Building*         |
| <b>Total</b>         |                 | <b>\$15,718,000</b> |                                    |

\* Brownfields Remediation Activities

Above is a compilation of state, federal and municipal funding that has been allocated related to the second and third phase for the City of Shelton Downtown Revitalization Program. Some numbers are rounded and there is additional funding that has been received related to downtown, such as Small Cities Funding and CT DOT funding which is not captured in this table. The City of Shelton has aggressively pursued partnership funding from the state and federal government. This has significantly leveraged local dollars, resulted in new public spaces and, combined with Shelton's enviable tax structure, resulted in significant new private investment.