

**Beacon Falls Economic Development Commission  
10 Maple Avenue  
Beacon Falls, CT 06403**



**BEACON FALLS  
ECONOMIC DEVELOPMENT COMMISSION  
Monthly Meeting  
January 25, 2021  
MINUTES  
(Subject to Revision)**

**1. Call to Order /Pledge of Allegiance/Roll Call**

Chair Jack Betkoski called the meeting to order at 7:04 P.M.

**Members Present:** Jack Betkoski (JB), David Pokras (DAP), Brian DeGeorge (BD), Dennis Phipps (DEP), Jeremy Rodorigo (JR), Brian DeGeorge (BD)

**Members Absent:** Edward Korzon (EK), Edward Mulvihill (EM)

**Others Present:** Selectman Michael Krenesky (MK), 1 member of the public

**2. Read and Approve Minutes from Previous Meetings**

**Motion made to approve the minutes from the November 23, 2020 meeting DAP/JR, all ayes.**

**3. Comments from the Public**

None

**4. Correspondence**

None

**5. Old Business**

- Beacon Falls Market – JB – We have given this a valiant try and spoke with numerous vendors. Unfortunately, we have nothing at this point. Someone suggested that I speak with Jarjura's Farm Market in Waterbury. JB – JR do they just sell fruit? JR – it is just produce. Sometimes during the holidays, they have additional items. JB – next to Subway there is an Energy/Nutrition Shake shop moving in. They received approval to do that. I have no idea what is going on with Joe Dorch's place. JR – I tried to reach out to him but was not able to reach him. DAP – I heard Antonio's closed until the end of the month due to COVID. JB – yes, someone on their staff tested positive and as a precaution they shut down.
- Berco Tank– JB – They continue to be building the front office building.
- Kolga – JB – I have not heard anything more in terms of the Shooting Range. BD - there is a big issue going on with this and maybe JB should contact him. Our Conservation Commission started clearing a trail that has not been used and he was looking to buy portions of that. I believe he is pulling out of it. I saw the property of the proposed gun range is for sale. JB – have you talked to Lee at all BD? BD – I did speak with him; he was upset about the initial delays and then he was upset about the additional trail being cut in the open space land. JB – I will give him a call. Who put the trail there? BD – the Conservation Commission got a work party together and decided to make a trail that connects Pent Road to the reservoirs.

JB – but the Town owns that land correct? BD – yes, but the land where the range was going to go, is now for sale. JR – how much land was he looking to purchase? BD – I am not sure, but his intent was to connect the properties. On our end, it is disappointing because the Boards/Commissions do not chat with each other. I know Lee is upset about it. JB – I can understand that, I will give him a call and speak with the First Selectman. MK – this is very disappointing. I just know that once the article printed in the newspaper several individuals got upset that this would happen and an individual on the Conservation Commission raised some concerns and then there were other individuals who spoke about mining the hill, which was never part of the plan at all. To my understanding he has backed out of everything.

- TPA Streetscape Project – JB – Unfortunately, we did not receive any additional grant funding. JR – I thought that I heard that Kolga was going to do a land swap. I am not sure of the details, but I thought that was something he was trying to pursue. JB – we have the lot for open space. The last I knew; I got a call from an appraiser who was working on a figure.
- Other Updates – JB - Commission Member Brian DeGeorge purchased the old dumb shop building and he is going to do work there. BD – the property will be two studios/apartment and maybe something below. I must go to the Zoning department. JB – Congrats, anything will be an improvement. JR – I am still working on finding a surveyor for the proposed schoolhouse site. The land wants to convey that but will not without a survey. DAP – have you talked to TPA? JR – I have not. It seems like a small job and it is all State or Town owned. JB – we do have some money to cover that cost. I can elaborate under New Business, but we have about \$15,000-\$20,000 in surplus. JR – if we can do that, it would help Steve Ruhl and his team. DAP – you may want to speak with Milone and MacBroom. JR – thanks, I have some leads and will make some calls. JB – we do have that surplus in the budget so we should use it. MK – I have an estimate for the survey from Horbal & Judson and they have a proposal in front of us. JR – do you need me to do anything? MK – let's talk because we want to decide at the next BOS meeting. JB – we have surplus so let's spend that on the survey. JB – ACE Auto has a big addition behind them, because Barlow will be moving into the building. JR – I believe the Weid brothers bought Barlow out and they are consolidating businesses.

#### 6. New Business -

- Naugatuck MOU – JB – we have developed this with the Naugatuck Economic Development Commission. Just a little history, the First Selectman and I met with the Commission last fall to discuss entering an agreement to provide consulting services to Naugatuck and Beacon Falls. The First Selectman wanted to wait and access things to determine how to utilize the services. Ron and I have put this agreement together and hopefully this Board will approve this so we can have the final approval by the BOS at their February meeting. This is like the agreement we had with CERC. **Motion made to approve entering an agreement with Naugatuck Economic Development Commission and to forward the MOU to the BOS for approval at their February meeting, JR/DAP, all ayes.**
- EDC Town Ordinance – JB - The Ordinance Committee is looking at the ordinance in town and they have sent us ours for review. This Ordinance discusses establishment, members, officers, removal of officers, authority, responsibility etc. One thing we should do more is provide a written report to the BOS monthly in terms of what we are doing. I do not see any red flags with this Ordinance. JR – MK are you reviewing the Ordinances? MK – no, there is a Committee that is working on those. **Motion made to approve the Ordinance for EDC JR/DAP, all ayes.**

**7. Grant News /Update/EDC Coordinator Update**

JB – The budget for this year is being done online. I spoke with Natasha and worked with her to the budget together. This year we spent \$21,292 out of \$53,000, so we have money in the budget for the survey. The proposed budget is going down a little bit, but we have enough to cover all our expenses. **Motion made to forward proposed FY22 budget to the BOF for their review, DAP/DEP, all ayes.**

**8. Payment of Bills**

JB – Invoice for Rebecca Mead Communications in the amount of \$240.00 for the EDC Beacon Falls Website – Beaconfalls.biz. **Motion made to pay the invoice DAP/BD, all ayes.**

**9. Adjournment**

Motion made to adjourn meeting at 7:47 PM. DAP/BD, all ayes

Respectfully submitted,

Kerry McAndrew  
Clerk, EDC