

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



**BEACON FALLS
ECONOMIC DEVELOPMENT COMMISSION
Monthly Meeting
September 27, 2021
MINUTES
(Subject to Revision)**

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

Chair Jack Betkoski called the meeting to order at 7:01 P.M.

Members Present: Jack Betkoski (JB), Dennis Phipps (DEP), David Pokras (DAP), Edward Mulvihill (EM), Ed Korzon (EK)

Members Absent: Brian DeGeorge (BD), Jeremy Rodorigo (JR)

Others Present: Selectman Michael Krenesky (MK), Thomas Hyde, Naugatuck Valley Regional Development Corporation

2. Read and Approve Minutes from Previous Meetings

Motion made to approve the minutes from the July 26, 2021, meeting EM/DAP, all ayes. There was no meeting in August.

JB introduced Thomas Hyde of the Naugatuck Valley Regional Development Corporation – Thank you for having me here today. I got to spend some time today in Beacon Falls. I grew up in Derby and went to Ansonia High. I went to Trinity College and started by career in politics. I started in a Lobbying Firm and then I worked on Governor Malloy's re-election campaign. I then worked for the Department of Economic Community Health. I started lower level and moved up quickly on presentations for corporate business we were trying to bring into the State. Recently, I have been working on some of the recent legislation about how the State provides incentives to bring business here. I have spent the last year or so on the Phase team for Covid Business Reopen plan rules. I recently took over the Naugatuck Valley Regional Development Corporation and Waterbury Development Corporation. Much of what we do is clearing down and repurposing Brownfield sites and Streetscapes. I have spent a decent amount of time in this new role in turning around the organization.

On the Naugatuck Valley side, I represent Naugatuck and Waterbury and I work for them on a project-by-project basis. We recently just closed on the Waterbury/Naugatuck Industrial Park. Current projects that I am working on are 698 South Main St. in Waterbury. We secured \$4.2 million in Brownfield funding to demolish the rest of the buildings and get the property attractive to a future developer. Also, working on 130 Freight Street and received \$2.2 million to keep that project moving forward and in Naugatuck we have been working with Mayor Hess on his idea the inland ports

project and it will depend on how the purchase of Pan Am Southern and Pan Am Railroad come out. For those municipalities, it has been projects that they have brought me in on. It has been an exciting opportunity to be on the forefront of regionalism. I think the State has not done a good job of incentivizing regionalism all that much so if there is a way that we can work with them to do that more, I think municipalities will have to move that way.

The recent bill that unanimously passed the House and Senate would give a regional organization representing at least four municipalities the ability to go to the State with whatever funding up to \$5 million and the State would match that \$5 million. That would assist with some of the stalled projects or the development of Brownfield sites. There is also a lot of Federal money available as well. Now is an exciting opportunity and time for the funding available. If Beacon Falls was willing to partnered with us, there would be some projects that we work together on. One is the funding to help incentivize projects or going after grants from the State to demo or remediate Brownfields. Understanding the priorities of the Town and to understand the redevelopment opportunities are and to work with that municipality to help facilitate what that end development looks like. JB – what would be the next steps if we were interested. Thomas - I think it is just understanding what the Municipality would want out of the organization. JB – we will talk to our BOS and come up with some suggestions on moving forward on this regional approach.

3. Comments from the Public

None

4. Correspondence

None

5. Old Business

- Beacon Falls Market – JB – Beacon Falls Pizza is moving to Beacon Falls Market! Hopefully it will be done by November. He is going to put a significant amount of money into the store, and he is going to keep the deli counter in back which is a great idea. It is a much bigger space then what he has now, and he is very excited. EK – and it will be one floor! DAP – what will go into his building? JB – that is up to the landlord.
- Berco Tank– JB – I believe this has to do with the opening of their corporate office at the end of Haviland. EK – what about the outside storage? That is not permitted. It is supposed to be screened off. MK – I noticed that they have moved pieces that were closure to Lancaster. JB – they can be there but not be seen? EK – it is not conducive to what the park should be. I believe our ZEO is supposed to be taking a visit.
- Main Street Update – JB – Nothing to report.
- Other Updates – JB – there has been some activity regarding Lopus Road. That is the Murtha/Rydzik Property. MK – there is interest, but I have tried to stay away from any conversation. The people that we have with the Town Planner, we still must get inventory as to what is available for sale. MK – there is a pending sale on the property where the Gun Range was supposed to go. EK – there is a unit where I am that is for sale. JB – I will talk to the Planner and see if we can get a list of inventories. JB – do we know how the new place is doing next to Subway. MK – from what I hear they have a steady cliental. JB – Joe is back open. MK – They have had some decent crowds. EK – Station Glo is always a mess with rubbish and dumpsters filled. They are not supposed to have outside storage, and now it is happening there in the back. EM – they had signs for free items to be picked up and its always all over the place. EK – I did mention that to Gerry as well and he was supposed to follow up with the ZEO. EK – and we still have a dumpster at Franco's. MK – and they have

storage containers in the back. EK – we have shaky curb appeal on Main Street. Just because they may be moving doesn't mean the ZEO should make it a moot point.

6. New Business

- 2022 Meeting Schedule – **Motion made to approve the meeting schedule for 2022, EK/EM, all ayes.**

7. Grant News /Update/EDC Coordinator Update

Nothing new to report.

8. Payment of Bills

None

9. Adjournment

Motion made to adjourn meeting at 7:48 PM. EM/DEP, all ayes.

Respectfully submitted,

Kerry McAndrew
Clerk, EDC