

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



**BEACON FALLS  
ECONOMIC DEVELOPMENT COMMISSION  
Monthly Meeting  
September 28, 2020  
MINUTES  
(Subject to Revision)**

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

Chair Jack Betkoski called the meeting to order at 7:07 P.M.

**Members Present:** Jack Betkoski (JB), Edward Korzon (EK), Dennis Phipps (DEP), Edward Mulvihill (EM)

**Members Absent:** Brian DeGeorge (BD), Jeremy Rodorigo (JR), David Pokras (DAP)

**Others Present:** Ron Pugliese, Selectman Michael Krenesky (MK), and 1 members of the public

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

JB made motion to approve the minute from the July 27, 2020 meeting. EM/EK, all ayes

JB – Suspended the rest of the agenda at this point to introduce Ron Pugliese, who is the Naugatuck Valley Economic Development President. I have known Ron for about 40 years, and he has done a great deal of Economic Development in Naugatuck. Gerry, Mayor Hess, and I have met to discuss setting up some kind of MOU with the Naugatuck Valley Economic Development for Beacon Falls. Ron – thank you for having me tonight. Jack reached out to me and asked if I would be interested in working with Beacon Falls. There is such an idea around the State of CT to regionalize and I thought, since we are neighboring towns and similar, that myself and our group could do great work together in Beacon Falls. Just to be clear, the Naugatuck Valley Economic Development is not apart of the Borough of Naugatuck. We are a public, private partnership. I could not be happier with what we have done in the Borough. Our industrial park is full and any openings that we have had, were filled quickly. We work well with Mayor Hess and prior Mayor Mezzo. Some places struggle with Economic Development. In the last 7 years, we have added a variety of businesses. When I started in 2013, the Board asked me what to do with town owned property. For an example, the old railroad station, beautiful piece of property. We found a person who opened a high-level restaurant. Now it is the Station Restaurant. They are doing well, despite the pandemic. Across from Nardelli's there used to be a Uniroyal complex and it was empty for well over 30 years. We now have a beautiful complex on those parcels. I go to many Economic Development meetings and tell them how great our industrial park is and how great the opportunity for transit here. The Governor put a certain amount on the Bond Commission and then took it off. We are working on brand new transit development, which I feel may be one of the best in the state. We took up the Prospect

Street School that now has businesses in it. When Jack and the First Selectman approached me about Beacon Falls, I thought it would be a great opportunity. When businesses approach me for the Naugatuck Industrial Park, I could sway them to Beacon Falls, since Naugatuck's is full. Jack mentioned an MOU that we could work on and I think this could work. I would love to hear any questions or comments.

MK – I am assuming that this conversation will end up in front of the Board of Selectmen, I will hold back on my questions for now. I understand that land is at a premium in Naugatuck, I do not want to say that we have a surplus of business space a business relationship does make sense on some levels. JB – yes, Gerry knew that Ron would be here tonight and then we would make a recommendation to the Board of Selectmen. What I like about Naugatuck, is the proximity and Ron knowing many people throughout the valley. EK – what about our financial responsibility. Ron stated that certainly Beacon Falls would have to put some money into the foundation, and we would add some people from Beacon Falls to our Board. If we move forward, then more financials would be discussed. Regionalization is the state of the future. JB – I think we should consider MOU recommendation to the Board of Selectmen. **DEP – motion made to recommend MOU for Ron to Board of Selectmen, EK seconded, all ayes.**

### **3. Comments from the Public**

None

### **4. Correspondence**

None

### **5. Old Business**

- Discussion re: downtown image with parked cars & trucks – JB – I talked to Charlie Lee and Wednesday will be his last day, Beacon Falls Market will be closed. I am going to look into a deli style business for the space. EK – the whole building needs to be redesigned. JB – Dunkin did a really good job. JB – we do have a new town planner. MK – you should probably have him at one of your meetings. He is the liaison to all the land use boards. **JB made motion to send letter to BOS asking that they reach out to the Town Planner to facilitate improvements of exits/entrances north and southbound seconded by EK, DEP stated that we should also request traffic study and accident report survey for those areas, all ayes.** JB noted that Maria's Tailor is now open again. I stopped there Saturday to welcome the new owners. Gabes removed the old gas pumps and did a nice job cleaning that up. The indoor shooting range has been approved. MK for the record, it was only the text change to allow indoor shooting ranges that was approved. DEP – talking about downtown what is the new plumbing store next to the package store at the bottom of Burton? Is that going to generate any concerns? JB – I will let the ZEO know about that.
- Berco Tank update – no update discussed
- Kolga update – no update discussed
- Dunkin highway signage update – JB Dunkin is doing great. MK there have been some complaints that people do not like their coffee, orders are inconsistent.

### **6. New Business**

None

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

- JB – I want to discuss the possibility of applying for a grant through the CT Connectivity Grant Program. Natasha and I had a call last Thursday on this to review the criteria. Fund limits are between \$125,000 - \$600,000 and the deadline is 10/16. Some things they are looking for are, bicycle & pedestrian safety measures, bicycle/pedestrian facilities, accessibility, transportation equity. What is nice about this is that we already applied for a DOT grant to repair the roads.

These grants tie together and will also tie into the Streetscape plan. I do not see any downside of applying for this. EM – its too bad we did not go to the apartments because that sidewalk is nonexistent. MK – who put this together? JB – Natasha. EK – if we meet the criteria, we should. JB – I am not a grant expert, but I know they compliment each other, so we should apply. **EM made motion that we apply for the CT Connectivity Grant, seconded by DEP, all ayes.**

8. **Payment of Bills**

none

9. **Adjournment**

Motion made to adjourn meeting at 8:10 PM. JB/EM, all ayes

Respectfully submitted,

Kerry McAndrew  
Clerk, EDC