

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



**BEACON FALLS
ECONOMIC DEVELOPMENT COMMISSION
Monthly Meeting
October 26, 2020
MINUTES
(Subject to Revision)**

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

Chair Jack Betkoski called the meeting to order at 7:08 P.M.

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

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

Others Present: Selectman Michael Krenesky (MK)

2. Read and Approve Minutes from Previous Meetings

Motion made to approve the minutes from the September 28, 2020 meeting EM/EK, all ayes

3. Comments from the Public

none

4. Correspondence

None

5. Old Business

- Beacon Falls Market – JB - two weeks ago today, I spent some time down there with the owners of Watertown Meat Market and I thought we were going to have a deal. Unfortunately, we are not. They are concerned about parking. The owner said they have about 500 customers a day. EM – they are always busy and have great deals on the meat. The Watertown location is not very big but always busy. JB – the owner told me to find her a place with parking in town and she would come. EK – diagonal parking could be put in place. That should be something we discuss with DeCarlo and Doll. That could be incorporated into the downtown plan. JB – I am going to contact LaBonne's and Ferrarro's.
- Dunkin Donuts – JB - they are doing very well. They are busy in the morning. MK – the lines goes out to Main Street.
- JB noted that the old hot water tanks near the plumbing place. They have since been removed. EK – what about the dumpster near the sidewalk? JB – I will look on the way out.
- Kolga – JB – this is still in process. MK – yes. I was with Lee Friday and they are working diligently on putting the site plan together. Our Town Planner is meeting with their architect.
- Other Updates - Frontier Gas – EM – looks like they have the roof on, and it looks like there will be multiple businesses in there. It is big. JB – we still have some land available over there and there have been some inquiries about the old farm on Lopus Road.

- MK – I am now the Municipal Historian again. I have begun work on the Rimmon School house again. I have been in contact with Maria Guay at the DOT and we have received some drawings from them that we needed. Jeremy Rodorigo and Doug Bousquet were looking into a surveyor to be able to give the State the plan. That is all that is left to turn that property over to the town. Maria at DOT came down last week and looked at the property. She is the property manager and has been very responsive. The town does not have anything in its budget to do the surveying work, therefore, we are looking for someone who would want to donate their time completing the work. JB – how are we going to move this? MK – most will be rebuilt. EK – you ought to retain the siding etc. MK – When it was looked at a year and a half ago the walls are at 90 degrees. We will have to replace the floor and roof, but we can most likely preserve the walls and place them on a new slab. EK – what if they make the platform there and move it on it as one unit? MK – may have issues getting under the route 8 bridge. JB – is the idea for this to be the historical museum for the town? MK – one of the challenges is we have not identified how the building would be used, personally I would but the Historical Society in charge of making it a mini museum. JB – I think it would be great to have that. We have so much history here. JB – what is going on with Wolfe Avenue property? MK – the bids that came it were double than the budgeted funds to take the property down. There is still interest in town to renovate the building. EK – what if we just sold it as is? MK – you will not get the purchase price back. You would probably get only the raw value of the land. JB – how much would it cost to rehab it? I am in favor of rehabbing. MK – we did have an Engineer look at that a few years ago. EK – sometimes your better off with clean land. MK – for the next budget year we will roll over the funds and then go from there. EK – the longer it goes on, the tax revenue lost, it adds up. DAP – I remember hearing some very high figures for initial rehab. MK – yes, the Bailey Group gave us just under a 1-million-dollar quote for the entire building renovation, including a 3-story elevator. There approach was that they would gut the building to studs. Bob Spear said about \$350,000-\$500,000 including elevator, but that was back in 2010. DAP – I remember when this first started because I was on the first design committee, when we discussed putting the Library there. They had a budget of \$3M including furnishings and every meeting we had, a request came in for more space. JB – I do not think we should sell the property. We are a growing town and I think that it is a crime that we do not have a nice building. All these other towns have nice buildings, and we should have a nice building. The location is beautiful.

6. New Business

2021 Meeting Schedule – **motion made to finalize the 2021 meeting schedule EM/EK, all ayes.**

7. Grant News /Update/EDC Coordinator Update

JB – last month we had Ron Pugliese here from Naugatuck Economic Development Commission and I spoke with the First Selectman today, and he is still being considered for a Regional effort but the Town is going to sign an MOU with DeCarlo and Doll. Peter Burns and company will be back to assist us on an as needed basis. I am very happy about this. They can hit the ground running. EK – they did the whole downtown. JB – we just applied for a \$600,000 CT Connectivity Grant and hats off to Natasha for pulling this together. We have a good shot at this. EM – how quick is the decision on that? MK – depends on how long the Federal Government takes. JB – Natasha said, Jan/Feb of 2021. MK – Can we thank Jim Woodward who stepped forward and gave up his copy of the downtown plan. Jim donated the sculpting study back to us, so that Natasha had a copy. There were a lot of things in that book referenced in the application, so it was a big help.

8. Payment of Bills

none

9. **Adjournment**

Motion made to adjourn meeting at 7:42 PM. EK/DAP, all ayes

Respectfully submitted,

Kerry McAndrew
Clerk, EDC