

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



**BEACON FALLS
ECONOMIC DEVELOPMENT COMMISSION
Special Meeting Minutes
December 6, 2021
MINUTES
(Subject to Revision)**

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

Chair Jack Betkoski called the meeting to order at 7:03 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: None

2. Read and Approve Minutes from Previous Meetings

Motion made to approve the minutes from the September 27, 2021, meeting DAP/EK, all ayes. There were no meetings in October or November.

3. Comments from the Public

None

4. Correspondence

None

5. Old Business

- Beacon Falls Market – JB – Downtown looks depressing. The bank is closed, the market is closed, and Beacon Falls Pizza is closed. Their lease was up, and they did not want to continue to pay \$4,300 a month in rent. We had anticipated Beacon Falls Pizza moving into the market but because of the Fire safety requirements, it will be difficult for them to move in there. I set up a meeting with the Fire Marshal, Building Inspector, an Architect from DeCarlo and Doll, the landlord, potential tenant, and Jay Palmieri there to see if they could work something out. It is about a \$70,000 renovation upgrade and to do the firewalls. It is a change of use. DAP – the exterior walls need to have certain ratings and it is completely non-conforming. It would need to be handicap accessible. This is more than just fire code. JB – we thought he could put accessible entrance and bathrooms but now it does not seem that easy. It was a completely different situation with Dunkin. Charlie does not want to put a penny into any renovation. In the meantime, we have two businesses going out of business. Pete did look at the bank, but it was not big enough. I spoke with Naugatuck Valley Development Corporation about what offers they may have available for local businesses and new businesses. They can do low interest loans, but I do not know if they will go for it. EM – its not his building and there is no guarantee. That place is not worth it for him. It would be different if Charlie split the building and sold the bottom. DAP – that brings it into mix use. EK – if you're an outside investor there is no reason for you to come here especially that end of

town. That is why it is extremely important for us to see that South Main Street project through.

- Berco Tank– JB - Nothing to report.
- Main Street Update – JB – Discussed below.
- Other Updates – JB –I also spoke with Finance today and we have about \$40,000 sitting there for an Economic Development Coordinator. I think we need to write a letter to the Board of Selectman and reengage the coordinator position and to discuss development in town. EK – the Town has to make an investment, once people see that, then they will put some bucks into town. DAP – you are not going to get a private developer in here to spend the money that needs to be spent to improve that area. The Town will have to give incentives. EK – or eliminate taxes for the first 5 years. DAP – you have an area that looks like hell with vacant buildings. JB – I will talk to Gerry and see if we can engage DeCarlo and Doll to pick up with that Street Scape improvement. I will make sure I get a report to the BOS. EK – would it help to get P&Z involved? JB – I think we should start with the BOS, and I will send an email on behalf of the Commission regarding the vacancies downtown, hiring a coordinator and the continued plans downtown. EK – DeCarlo and Doll were very helpful, and we did a lot of stuff with them, but we stopped. EM – the problem is getting people in Town involved to make a difference. DAP – there is still that attitude of it was good enough for my grandfather, so it is good enough for us. JB – if someone is coming into town, they are going to look at things like the library, that is the same library I went to 65 years ago. That is criminal and we have a piece of property just sitting there. We should take it down and put a community media center there. JB – we have all this money coming into the State and we should be able to tap into that. It ties in to making Beacon Falls an attractive place to move or bring in business. DAP – Chatfield is almost built out. That is 230 houses, and those houses are going from \$450-\$650k, that is a lot of people that could be spending their money locally. DAP – you think in terms of what Tommy Haynes did in Oxford, he created a town, and it would take someone like him to do this. JB – he wants to do that but between here and Seymour. EK – what is the status of the Town Planner? JB – they are here but frankly; I do not know what they are doing. I can reach out to Keith and see what they can assist with further and ask them to come to our meeting next month.

JB - There has been interest on properties on Lopus and Pent Road. EM – do we have a map somewhere that shows property lines and who owns what? JB – we do not have inventory of what is available in the industrial park.

6. New Business

2022 Goals – Not discussed.

7. Grant News /Update/EDC Coordinator Update

None

8. Payment of Bills

None

9. Adjournment

Motion made to adjourn meeting at 7:50 PM. DEP/DAP, all ayes.

Respectfully submitted,

Kerry McAndrew
Clerk, EDC