

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



BEACON FALLS
ECONOMIC DEVELOPMENT COMMISSION
Monthly Meeting Minutes
February 28, 2022
MINUTES
REVISED
March 11, 2022

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

Chair Jack Betkoski called the meeting to order at 7:00 p.m.

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

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

Others Present: Joann Delenick (Joann) and Michael Krenesky (MK).

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

Motion made to approve the minutes from the January 24, 2022, meeting EM/DAP, all ayes.

Comments from the Public

Joann Delenick, 243 Bethany Road is interested in the new project on Main Street for EDC and would like to request a copy of the landscaping design for North Main Street.

EM: Do you have an idea that you'd like to bring forward?

Joann-I have a specific idea, and I can't do it myself. I need the expertise of the landscaper.

JB - We are going to be using DeCarlo and Doll for North Main Street and will talk to DeCarlo and Doll and see what we can do.

3. **Correspondence**

None

4. **Old Business**

Beacon Falls Market Space-JB-still trying to get something in the Beacon Falls Market, there has been some activity.

Berco Tank Update-Discussion about outside tank storage.

Main Street Update- JB-Beacon Falls Pizza, I understand that the former owners may be interested in reopening. MK-They're discussing it with the Selectmen, I think there is a Building Inspector challenge, it's all being worked out. DAP - if there is no change in occupancy as defined in the

State Building code, there are only upgrades required if a certain portion, and I believe it's 50% goes through major renovation. The Beacon Falls Market and The Beacon Falls Pizza Palace also have different classifications of occupancy. Occupancy use as defined in the Building Code changes. There are substantial Fire Codes upgrades that may have to be made.

Bank-JB-Is there some activity on the bank? MK-As far as I know, there is nothing filed currently. Naugatuck Valley Regional Development Corp.-Discussion related to future projects.

Other Updates

JB – Discussion on Data Center updates.

Haynes Development - they are looking to get grant assistance to help put the road in. (No new news-future projects).

EDC Goals for 2022-2023 -JB we should try to have a business breakfast or something when the weather gets warmer. I will look at some dates and get back to everyone.

Next month we will invite the town planners.

5. New Business

Upgrade of website

JB - there was a budget workshop a couple of weeks ago, I have requested the same amount as last year. We need desperately to update our Beacon Falls Biz Website. It is very out of date. We need to put our new First Selectman on it, and it needs to be updated. I have spoken to Rebecca Mead who hosts the site. She has sent a proposal of what is needed to update the website. Estimate for the work is \$850, and to download the property book, for available space is an additional \$450 plus applicable taxes. They can do the work and have it completed by 4/9

EK motion made to move forward with website, seconded by DAP, all ayes.

6. Grant News /Update/EDC Coordinator Update

Connectivity Grant-Town awarded \$600,000. Project plans to be developed.

7. Payment of Bills

None.

8. Adjournment

Motion made to adjourn meeting at 7:37 PM. EM/DAP, all ayes.

Respectfully submitted,

Erin K. Moffat