



Town of Beacon Falls
Economic Development Commission
Regular Meeting Minutes
10 Maple Avenue Beacon Falls, CT 06403
C/O Town Clerk
(Subject to Revision)

Members Present: Vice Chair Edward Mulvihill (**EM**), Robert Desrochers (**RD**), Edward Korzon (**EK**), Victor Lembo (**VL**), Dennis Phipps (**DP**), David Pokras (**DP**),

Members Absent: Jack Betkoski (**JB**)

Others Present: 1 member of the public, one member of staff (Molly Johnson - **MJ**), selectman Michael Krenesky.

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

JB called the meeting to order at 6:36 PM and led the assembled in the pledge of allegiance.

2. Read and Approve Minutes from Previous Meetings:

Motion made to approve the minutes from the 01/29/24 meeting by **EK/RD**. All ayes.

3. Comments from the Public:

None

4. Correspondence:

None

5. Old Business:

a. **Main Street:** **EK** Is there anyway, without spending a ton of money, the town could come up with something to show businesses how it could look if they spend x amount of dollars?

EM I agree but at the same time we can't force them to. We've talked about how we could help. **EK** Maybe we could do a one-on-one with the businesses. It seems to me if we could put a few dollars together and help the owners find some options, a lot can be done if you spend money wisely. **EM** It would be nice if we could use incentives. Tap Room has been doing well, Dunkin is still doing well, Antonios is always packed, Liquor Store is doing well. **VL** One of the things we talked about, a couple months ago, was hosting a breakfast. **EM** Jack was going to reach out to The Tap House about hosting - I will ask him for an update. **VL** I think that's a good idea, that way we could invite all of our businesses and introduce ourselves and share goals. **EM** I'll ask Jack about that.

Discussion followed about growth in other towns and what can be done in Beacon Falls

b. **Beacon Falls Market Space:** **EM** There's a big possibility something is coming in there, details will follow.

c. **Naugatuck Valley Regional Development Corp. – Other Updates:** Not Discussed

d. **Local Business:** Discussed throughout the meeting.

e. **Community Project Updates:** Not Discussed.

f. **Local Business Recognition – Discussion & Action:** **DP** Is there a business directory? **EM** I don't believe we have one. **DP** I think we should look into creating one.

6. New Business:

a. **POCD Update:** I am Molly Johnson of NVCOG, I am the new Town Planner here at Beacon Falls – I am here to talk about the Plan of Conservation and Development, as you likely know, the town is in the process of updating our 10-year plan to plan for the next 10 years. A lot of the goals or visions that you're talking about aligns with what we are trying to incorporate into the plan so you can get access to funding when writing grants. What we are doing now is reaching out to community leaders and boards/commission members to get visions for the town to ensure it's put in the document. I have some key



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questions to list for you to think about and we can have a discussion tonight or you can think about it and send responses over to Nicole or I or Jack.

1. What are the key goals for your department/commission in the next 10 years?
2. Do you have projects you'd like to see happen? Examples – new infrastructure, sustainability projects, health, safety, and community improvements?
3. Do you have a recent plan or initiative you've created that you would like to see incorporated into town priorities?

I am here if you have any questions.

EM Thank you very much. Anything else? Anything from our Selectman (to **MK**)

MK The same stuff is going on in town – we are getting ready to start repaving Church Street, there's still some stuff to be done on Burton Road we are having conversations in regard to West Road again but nothing firm on anything yet. On the Haynes Project – we have not heard anything; it seems to be aimed strictly towards Seymour therefore how much is alive we don't know. We've got some housing developments in front of our Land Use Commissions; we have some complications though. Outside of that, we are in the budget conversations. I think Main Street is the focus and we should throw everything we've thought about and start fresh.

7. **Grant News /Update/EDC Coordinator Update:** **EM** I have some notes from Jack - In regard to the old bank property downtown, right now everything seems to be in order, Jack said from his conversations with them they've been cooperative. In regard to The New Harvest, we might write them a letter.
8. **Payment of Bills:** None
9. **Adjournment**
A motion was made to adjourn the meeting at 7:17 PM **DP/EK**,
all ayes.

Respectfully submitted,

Nicole Pastor
Sub-Clerk, EDC