

**ECONOMIC DEVELOPMENT COMMISSION
MONTHLY MEETING
FEBRUARY 25, 2013
MINUTES
(Draft Copy – Subject to Revision)**

Jeremy Rodorigo, Chairman of the Economic Development Commission called the monthly meeting to order at 7:35 P.M.

PRESENT: Commissioners: J. Rodorigo, A. SanAngelo, R. Bradley and D. Sorrentino.

ABSENT: E. Korzon, C. Pusateri, J. Betkoski.

ALSO PRESENT: Genevieve Sherman (Clean Energy Finance & Investment Authority), and Michael Krenesky.

APPROVAL OF MINUTES

R. Bradley made motion to accept the October 22, 2012 Minutes as presented, 2nd by D. Sorrentino. All aye.

COMMENTS FROM THE PUBLIC

No comments from the Public.

CORRESPONDENCE

1. Letter from Comcast inviting members to attend an event at their Great Hill Road facility on March 14, 2013.

BEACON FALLS MERCHANTS ASSOCIATION

1. R. Bradley noted the Beacon Falls Merchants Association, together with the Lions Club is gearing up for the Annual Duck, Kayak and Canoe Race to be held on Saturday, May 4, 2013. R. Bradley would like to get the Army Corps of Engineers involved. He suggested the EDC might want to set up a table for that event.
2. Suggestion made to provide some type of shredding service for residents. Discussion on possibility of charging some type of fee. It was agreed to set up a donation container if anyone might want to make a donation for this service.

OLD BUSINESS

1. A. SanAngelo asked if anyone knew about the sale of a property at the corner of Havilland and Lancaster Drive for 1.6 million dollars. He will check into this.
2. A. SanAngelo also noted he had received a call from someone interested in buying the former Full Harvest building.
3. Forest Contracting in the Industrial Park is looking for a place to store material they bring in because they have no place to store it. Question asked if Toby's

Pond might be able to use some of that material. Rich Minnick will be asked about this. It was noted the fill is not contaminated.

4. Jeremy Roderigo noted the Fire Department and Rich Minnick had volunteered to clean a large part of the area near the walkway. They are hoping to complete the work sometime in the spring. It was noted this has been a huge undertaking.

NEW BUSINESS

1. Genevieve Sherman, representing C-Pace (Clean Energy Finance and Investment Authority) (CEFIA) gave the Commission a brief overview of C-Pace and what the program can do for the Town. Basically, the premise is that the organization ‘supports the Governor’s and Legislature’s energy strategy to achieve cleaner, cheaper and more reliable sources of energy while creating jobs and supporting local Economic Development’. She noted the C-Pace program helps to secure funding for business owners who want to invest in ways to save energy, adding that the Town of Beacon Falls has already opted into the program by passing a Resolution to do so. This concept used to fall under the Clean Energy Fund. Private banking provides the funding, which is ‘an innovative financing structure that enables commercial, industrial and multi-family (5 or more residences) property owners to access financing for qualified energy upgrades and repay through a benefit assessment on their property tax’. It is a good way for property owners to make investments to their property to save energy. Monies would be collected via the Tax Collector. Monies could be paid over a long term of twenty (20) years. She added it is important to provide banks with a secure collection system, with the banks possibly being able to offer low interest rates. G. Sherman added this is a State program in which Municipalities can opt in (Beacon Falls has already done so).

G. Sherman suggested the EDC would be helpful in marketing the program, and suggested meeting one on one with the bigger businesses in Beacon Falls. Suggestion made to include this information along with the tax bills, or perhaps putting together some type of flyer to distribute to local businesses. Businesses such NEJ and the Bronson Building should be included.

R. Bradley asked why a property owner would be interested in this, especially when their tenants are paying the monthly electric bills. Question asked if you could change a triple-net lease. A. SanAngelo felt a business owner might spend some serious money.

G. Sherman noted this stays with the property with a new owner assuming the liability.

This program might not work for new construction as there is nothing to compare it with.

J. Roderigo asked if there are any success stories to this, with G. Sherman noted currently there are sixty (60) projects already in the pipeline.

Discussion on what banks have expressed interest in this. The larger banks are on board to serve as the mortgage holders.

A good marketing tool would be to include this information on the Town’s website to make it more accessible to other than Town residents. R. Bradley said he would look into trying to get the Town Seal put on information. Apparently, one of the printers the Town uses is not willing to give up the original Town Seal.

- 2.A. SanAngelo suggested the EDC put together some type of one to two year plan, and that information be mailed out to local businesses, rather than strictly putting together a quarterly flyer.

3. Suggestion made to resurrect the EDC Morning Breakfast Meeting to be held in May at 8:00 A.M. at the Senior Center. Clerk will put together information from past meetings held. R. Bradley will contact Valley Chamber CEO Bill Purcell for his

assistance and participation. It was noted that past breakfasts included local business owners.

4. Suggestion made to contact the Citizens News about inserting some type of information. A. SanAngelo thought it might a good idea to print a flyer to be mailed out to approximately fifty (50) local businesses. J. Roderigo said he would take care of this.

5. Suggestion also made to put together some type of map outlining Main Street to include the various businesses.

GRANT NEWS

None at this time.

With no further business **R. Bradley made motion to adjourn the meeting at 9:10 P.M. 2nd by A. SanAngelo. All aye.**

Respectfully submitted,

Karen A. Wilson, Clerk for the Economic Development Commission – Meeting 2/25/13.