

**BEACON FALLS BOARD OF SELECTMAN  
SPECIAL TOWN MEETING  
Woodland Regional High School  
Tuesday, August 28, 2018  
(DRAFT – Subject to Revision)**

**1. Call to Order/Pledge to the Flag**

First Selectman Chris Bielik called the Special Town Meeting to order at 7:05 PM and then led the assembled in the Pledge of Allegiance.

SELECTMEN PRESENT: First Selectman Chris Bielik, Selectman Mike Krenesky, Selectman Pete Betkoski

OTHERS PRESENT: 16 members of the public, Republican-American Reporter Lucas Marshal

**2. Clerk Reads the Call**

C. Bielik asked the temporary clerk to read the call. Erin Schwarz, read the legal notice for Town of Beacon Falls Special Town Meeting as posted, as follows:

**LEGAL NOTICE  
TOWN OF BEACON FALLS  
BOARD OF SELECTMEN  
SPECIAL TOWN MEETING  
TUESDAY, AUGUST 28, 2018**

The Beacon Falls Board of Selectmen will hold a **Special Town Meeting** of the electors and citizens of the Town of Beacon Falls on **Tuesday, August 28, 2018, beginning at 7:00PM** in the **Woodland Regional High School Auditorium, 135 Back Rimmon Rd, Beacon Falls, CT 06403** to **VOTE** on the following:

1. Shall the Town of Beacon Falls approve the Tax Incentive Program Application for Goldenrod Corporation dated April 23, 2018?
2. Shall the Town of Beacon Falls approve the Tax Incentive Program Application for Dibra LLC, dated April 24, 2018?

Copies of the applications listed above, are available in the Town Clerk's Office, 10 Maple Avenue, Beacon Falls, CT. 06403, and on the Town website.

Dated at Beacon Falls, Connecticut, this 20th day of August 2018.

**Motion to accept the call as read by the temporary clerk: N. Grace made the motion and L. Greene seconded the motion. All ayes. Call was accepted by unanimous voice vote.**

**3. Nomination of Permanent Clerk for Town Meeting**

C. Bielik asked for a nomination of a permanent clerk for tonight's town meeting. **L. Greene nominated Erin Schwarz. L. Hutvagner seconded the motion.** C. Bielik called three times for other nominations. There were no other nominations for the permanent clerk. **One ballot was cast for Erin Schwarz as the permanent clerk for tonight's town meeting.**

**4. Nomination of Moderator for Town Meeting**

E. Schwarz asked for a nomination of a moderator for tonight's town meeting. **L. Greene nominated Chris Bielik. L. Hutvagner seconded the motion.** E. Schwarz asked three times for other

**BEACON FALLS BOARD OF SELECTMAN  
SPECIAL TOWN MEETING  
Woodland Regional High School  
Tuesday, August 28, 2018  
(DRAFT – Subject to Revision)**

nominations. There were no other nominations for moderator. **One ballot was cast for Chris Bielik as the moderator for tonight's town meeting.**

**5. Discussion of Method of Voting**

C. Bielik asked for a motion for the method of voting for tonight's special town meeting. **N. Grace made a motion for a show of hands vote. M. Opuszynski seconded the motion. All ayes. Show of hands method of voting was accepted by unanimous voice vote.**

C. Bielik explained the purpose of the Town Meeting is to vote on 2 separate Tax Incentive Applications. He reminded the public the Tax Incentive Program Ordinance enacted in April 2018, was meant to spur economic development to encourage new businesses in town or for existing businesses to expand their operations in town. Both applications were available for review online. Each application will be voted on separately.

The first application to address is from Goldenrod Corporation. C. Bielik read a quick summary from the application which stated that Goldenrod would be able to increase their business property and employment, with a project valued at \$610,000 of increased infrastructure. A project of this size allows them to access tier 2 of the incentive program for 4 years. After 4 years, they are taxed at the full Grant List rate. In the first year, the tax exemption on the new infrastructure would be 50%, 40% in year 2, 30% in year 3 and 20% in year 4.

**6. C. Bielik called for a motion to approve the tax incentive program application from Goldenrod Corporation as presented. N. Grace made the motion. M. Krenesky seconded the motion.**

Discussion:

L. Greene of 119 Feldspar Avenue noted that he is not a fan of this type of tax incentive program. He has seen it in action before and he does not want the town held hostage by the program. He is concerned that there will be winners and losers with the program and existing businesses will want incentives. He understands why they are doing it but he cautioned against the program as something that could come back and bite us. That being said, L. Greene stated he is in favor of the Goldenrod application, as they are the type of business that brings a lot to Beacon Falls, and he will be voting in favor of this application.

C. Bielik explained that the ordinance is specific in its language for existing businesses that the incentive is for expansion only. The language of the ordinance was well constructed by our EDC consultant, CERC and businesses in town need to do something in order to get something.

M. Opuszynski asked if Goldenrod had any unpaid liens or debt owed to the Town. C. Bielik explained that this would disqualify them for the program and to reach this point in the process it would have been verified that they have no outstanding debt to the town. .

**7. Move Question 1 to Vote: C. Bielik called 3 times for discussion and seeing none Question 1 was moved to a vote. **By show of hands, the vote was 19 ayes, 0 nays, 0 abstentions.** The question is passed as recorded.**

Moving to Question 2. Shall the Town of Beacon Falls approve the Tax Incentive Program Application for Dibra LLC? C. Bielik noted the second application is from Dibra LLC for property at 113-115 South Main Street. The value of the property is \$430,000 of new construction. This value earns Dibra LLC the same level of tax exemption at level 2 of the tax incentive program. They expect the building will be

**BEACON FALLS BOARD OF SELECTMAN  
SPECIAL TOWN MEETING  
Woodland Regional High School  
Tuesday, August 28, 2018  
(DRAFT – Subject to Revision)**

employing 8 new people. The comment on the application is that Dibra LLC has brought a national chain to North Main Street in Beacon Falls and they hope to do the same on South Main Street. The chain they are referring to is the Subway.

M. Opuszynski asked the same question as above, does Dibra LLC had any unpaid liens or fees. C. Bielik explained that the answer is the same. Selectman M. Krenesky questioned that response due to how you view the property involved. C. Bielik provided background noting that the building can accommodate 2 renters. One side of the building is currently rented and the Town has collected 1 sewer hookup fee for the side which will be occupied. A 2<sup>nd</sup> sewer hookup fee will be required for the 2<sup>nd</sup> side of the building, at the time a tenant occupies the building. The Town will not issue a CO for the other side of the building until the 2<sup>nd</sup> sewer hookup fee is received. Dibra LL has paid 1 sewer hookup fee to date. M. Krenesky noted that the builder has been told that 2 sewer hookup fees would be required. To date, he has chosen to pay one fee.

M. Krenesky noted that Dibra LLC is a developer, rather than a business operating in Beacon Falls and his company operates out Seymour. C. Bielik turned to Section 4 of the ordinance which clearly states that the applicant does not have to reside in Beacon Falls to be considered for this incentive. Section 4 of the ordinance states that any party proposing to acquire property in Beacon Falls is eligible and does not require that the property owner be the business operator. The object of the ordinance is to get infrastructure built in this town and to attract developers. It is not the intention of the ordinance that the property owner/developer must own a business that operates in Beacon Falls. C. Bielik vehemently disagrees with anyone who claims the business developer does not qualify for the program, under the language of the ordinance.

C. Bielik turned to an email letter from a resident who could not be present, who asked that the letter be read into the record. C. Bielik noted that he discussed the contents of the letter with the Town Attorney and as moderator, he determined there are sections of the letter which are applicable to the vote tonight which will be read into the record, and portions of the letter which he would rule as out of order which will not be read into the record.

The email is from Dino Verrelli of 33 Kalaes Way.

The purpose of this email is to deny the application currently in house with the Town of Beacon Falls for DIBRA LLC for any and all tax abatements available via the newly forged incentive program.

1. DIBRA LCC is not a business. He is a developer and does not employ anyone in town.
2. DIBRA LLC still owes the town for the sewer connection due to having a double occupancy building at 115-119 Main Street. This has been documented for the last two years with the no action per First Selectman Bielik. Reference WPCA meetings over the past two years.
3. Paragraph 3 was deemed out of order by the moderator.

As a tax paying citizen of the Town of Beacon Falls and a former tenant of DIBRA LLC this application should be denied. There is no value to the town of Beacon Falls in giving DIBRA LLC a break on paying taxes. (Deemed out of order.) We are in a crisis in terms of tax revenue with half of the Murtha Industrial being empty, NEJ moving operations to another town and DIBRA LLC not bringing anything to the town other than buying up half of Main Street and running business's away while looking for less tax to pay the town.

Who benefits from this?

**BEACON FALLS BOARD OF SELECTMAN  
SPECIAL TOWN MEETING  
Woodland Regional High School  
Tuesday, August 28, 2018  
(DRAFT – Subject to Revision)**

Companies that actually benefit the town should be given this opportunity not a developer who brings zero to the town and buys his way to everything.

Sincerely,  
Dino Verrelli

C. Bielik stated he believes the points raised in Paragraphs 1 and 2 have been addressed. It is perfectly within the ordinance for a developer to benefit from the tax incentive program to encourage development and infrastructure in town. The previous discussion also addressed the sewer hookup fee. This concludes the reading of letter into record.

G. Smith of Lasky Road asked about the results of the Board of Finance and Board of Selectman vote on the application. C. Bielik noted that the Board of Finance vote was 5-0 with 1 abstention. The Board of Selectmen vote was 2-0 with 1 abstention. When asked if the vote will follow the same pattern tonight, C. Bielik noted that we will see.

M. Krenesky asked for clarification of when incentive goes into place. The ordinance states that the tax exemption applies, when the property/enhancement is added to the Grand List on October 1<sup>st</sup>. Construction must commence 12-24 months from the date of the application. M. Krenesky noted that for clarification, until the construction is completed and assessed, neither business will see tax relief. M. Krenesky noted that the Dibra LLC project has been going on for 3 years, but given that the incentive program did not exist at onset of his construction, where does he fall?

C. Bielik noted that we do not tax partially completed buildings. The tax incentive program actually spurred the completion of the construction by Dibra LLC. Without the incentive program, the project may have languished longer. The ability to apply for tax exemption sped the completion of the construction.

M. Krenesky noted that for purposes of both applications, does Goldenrod have 24 months to complete construction based on how the ordinance is written and further, what constitutes completion? C. Bielik noted that both businesses have 24 months to complete the project and the date the building inspector issues a CO would be the applicable completion date.

B. Giglio of 274 Bethany Road asked if the incentive applies when a second tenant would come into the building. C. Bielik noted the incentive applies 100% of building, regardless of its occupancy. The entire structure is taxed. Additional tax revenue would come to the town from the tenants through business/personal property tax, as taxes on their operational equipment.

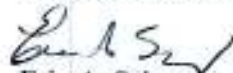
G. Smith asked since there is a tax incentive to the builder, do tenants also get a tax incentive. C. Bielik noted that the incentive is currently for the property owner only. The Board of Selectmen is looking at revisions of the ordinance to give tenants a personal property tax incentive. This type of revision will be considered for the future.

8. **Move Question 2 to Vote:** C. Bielik called 3 times for discussion and seeing none Question 2 was moved to a vote. Shall the Town of Beacon Falls approve the Tax Incentive Program Application for Dibra LLC, dated April 24, 2018? **The show of hands count was 8 ayes, 10 nays, 1 abstention.** Question #2, the Dibra LLC application was denied.

**BEACON FALLS BOARD OF SELECTMAN  
SPECIAL TOWN MEETING  
Woodland Regional High School  
Tuesday, August 28, 2018  
(DRAFT – Subject to Revision)**

**C. Bielik called for a motion to adjourn the meeting. L. Greene made the motion to adjourn the meeting at 7:33 PM. M. Krenesky seconded the motion. All ayes.**

Respectfully submitted,

  
Erin A. Schwarz