

Economic Development Commission

Town of Bethel, Connecticut

*Bethel Municipal Center * 1 School Street * Bethel, Connecticut 06801*

(203)794-8540 Facsimile (203) 778-7520

MINUTES OF REGULAR MEETING

WEDNESDAY, JANUARY 17, 2024

4:00 PM

VIA GOOGLE MEET

RECEIVED
TOWN CLERK
BETHEL, CT.
2024 JAN 18 P 2:42

PRESENT- Chairman Mike Boyle, Vice Chairman Roy Steiner, Steve DeMoura, Nick Vitti, Jay Streaman and Kevin McMahon. Also present was Janice Chrzescijanek, Economic Development Director

ABSENT~ Noel Gill.

CALL TO ORDER~ Chairman Boyle called the meeting to order at 4:03 p.m. with the pledge of allegiance.

PUBLIC COMMENT~None

APPROVAL OF MINUTES- Kevin McMahon made a motion to approve the minutes of the Special Meeting dated 12/13/2023. Roy Steiner seconded the motion.

Discussion:

Steve DeMoura made a motion to amend the minutes of 12/13/2023 to correct the date of the May meeting from May 17th to May 15th which is the third Wednesday of the month. (see attached).

The motion was seconded by Kevin McMahon, Vote taken, motion approved. Nick Vitti abstained.

Vote taken on the approval of the minutes as amended, motion approved.

Discussion took place regarding a letter of resignation from his position of Vice-Chair presented by Roy Steiner. There was discussion regarding this letter.

Chairman Boyle to follow up with First Selectman Carter.

Roy Steiner made a motion to nominate Nick Vitti as Vice-Chair of the Commission, the motion was seconded by Steve DeMoura, Vote taken, motion unanimously approved.

CLARKE PARK UPDATE (see attached)

Janice reported the Trowbridge Project has come in under budget. Janice was commended by the Commission for her hard work. Kevin McMahon inquired about an official ribbon cutting. Janice has asked State Rep Raghiv Allie-Brennan to look into having the Governor to attend.

2024 INITIATIVES: (see attached)

ECONOMIC DIRECTOR'S REPORT- (see attached)

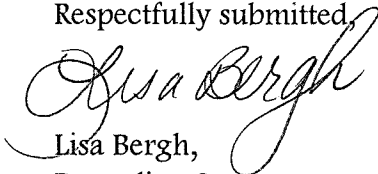
Janice reported a 98.8% commercial occupancy rate, with 9 commercial properties available. Restaurant week is coming up February 26th through March 3rd.

Roy Steiner wondered if the Bethel Chamber should be more aligned with the Danbury Chamber. Janice noted that Bethel businesses have more assistance with Bethel than they would as part of the Danbury Chamber. Janice reported that the Chamber will be in a much better place financially now that the litigation they were involved in is over, ironically on this day the case was settled. The volunteers who have been running the Chamber during the court case are burned out. The hope is now they will be able to hire someone.

ADJOURN- A motion to adjourn was made by Nick Vitti, the motion was seconded by Steve DeMoura. Vote was taken, all in favor, motion approved.

The meeting was adjourned at 4:30 PM

Respectfully submitted,



Lisa Bergh,
Recording Secretary

Economic Development Commission

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2024

AMENDED TO CORRECT MAY'S DATE

ANNUAL SCHEDULE

All Meetings held at 4:00 PM CJH Municipal Center Meeting Room "A" or via Zoom. Location noted on the Agenda.

January 17TH

February 21st

March 20th

April 17th

May 15th

June 19th

July 17th

August 21st

September 18th

October 16th

November 20th

December 18th



ECONOMIC DEVELOPMENT MONTHLY REPORT

JANUARY 2024

BUSINESS DEVELOPMENT AND SUPPORT

Business Visitation Program – 752 visits

Business Assistance (relocation, financial, expansion, location, permit) – 1,101

New Businesses

Name	Location	Industry
Pink Lemon	184 Greenwood Ave.	Retail/Boutique

Restaurant Week 2024 – February 26-March 3rd

COMMERCIAL REAL ESTATE

Inventory

Date	Available Commercial Properties	Occupancy Rate*	Sq. Footage Available	Available Sites	Acres Available
January 2024	9	98.8%	36,410	1	3.02 – Expansion
December 2023	7	99.1%	35,760	1	3.02 - Expansion
October 2023	6	99.2%	68,575	1	3.02 - Expansion
July 2023	9	98.8%	55,675	2	5.57 – Expansion
June 2023	9	98.8%	57,482	4	13.20 - Expansion
April 2023	10	98.67%	69,155	4	13.20 - Expansion
March 2023	7	99.1%	61,981	4	13.20 - Expansion
January 2023	6	99.2%	49,872	4	13.20 - Expansion

*Occupancy Rate: Available Commercial Properties / 750 commercial properties

Current Commercial Development/Redevelopment

Building	Square Feet	Estimated Completion
185 Grassy Plain	100,000 – Light Manufacturing.	tbd
36 Stony Hill Road	20,900 - Medical	tbd
48 Stony Hill Road	9,606 – Retail	Q4 2024
70 Stony Hill Road	9,000 - Office	Q4 2024

Commercial Sales Transactions

Building	Sale Date	Sale Price	Price/SF	SF
21 Trowbridge	11/13/23	\$500,000		
23 Trowbridge	12/8/23	\$725,000		

YTD 2023 - \$17,849,000

Clarke Park Expansion

- Submit reimbursement to state.
- Eversource –
 - Pave gas company disturbance area - tbd

Invoices

Costs	Vendor	Invoice #	Budget	Invoice Amt.	Status
<i>Construction</i>	TD & Sons	1		\$763,312.80	Paid
		2		\$526,894.13	Paid
			\$1,410,906.56	\$1,290,206.93	<\$120,699.63>
<i>Construction Administration</i>	SLR International Corp.	172923		\$1,571.50	Paid
		174162		\$4,831.57	Paid
		175205		\$3,555.63	Paid
		176194		\$3,046.01	Paid
		177678		\$1,360.50	Paid
		178997		\$2,602.27	Paid
		180322		\$2,261.25	Paid
		181676		\$1,596.25	Paid
		182451		\$1,320.00	Paid
		186316		\$385.00	Paid
		187638		\$1,307.58	Paid
		188817		\$381.27	Paid
		189863		\$1,481.21	Paid
		191092		\$1,130.00	Paid
		<i>Total:</i>	<i>\$36,000</i>	<i>\$28,426.29</i>	<i><\$7,573.71></i>
<i>Inspection</i>	Special Testing Laboratory	36458		\$210.00	Paid
		36644		\$2,043.45	Paid
		36675		\$210.00	Paid
		36953		\$198.15	Paid
		36934		\$300.00	Paid
		37847		\$163.36	Paid
		<i>Total:</i>	<i>\$15,390.00</i>	<i>\$3,124.96</i>	<i><\$12,265.04></i>

ECONOMIC DATA

Bethel Labor Statistics

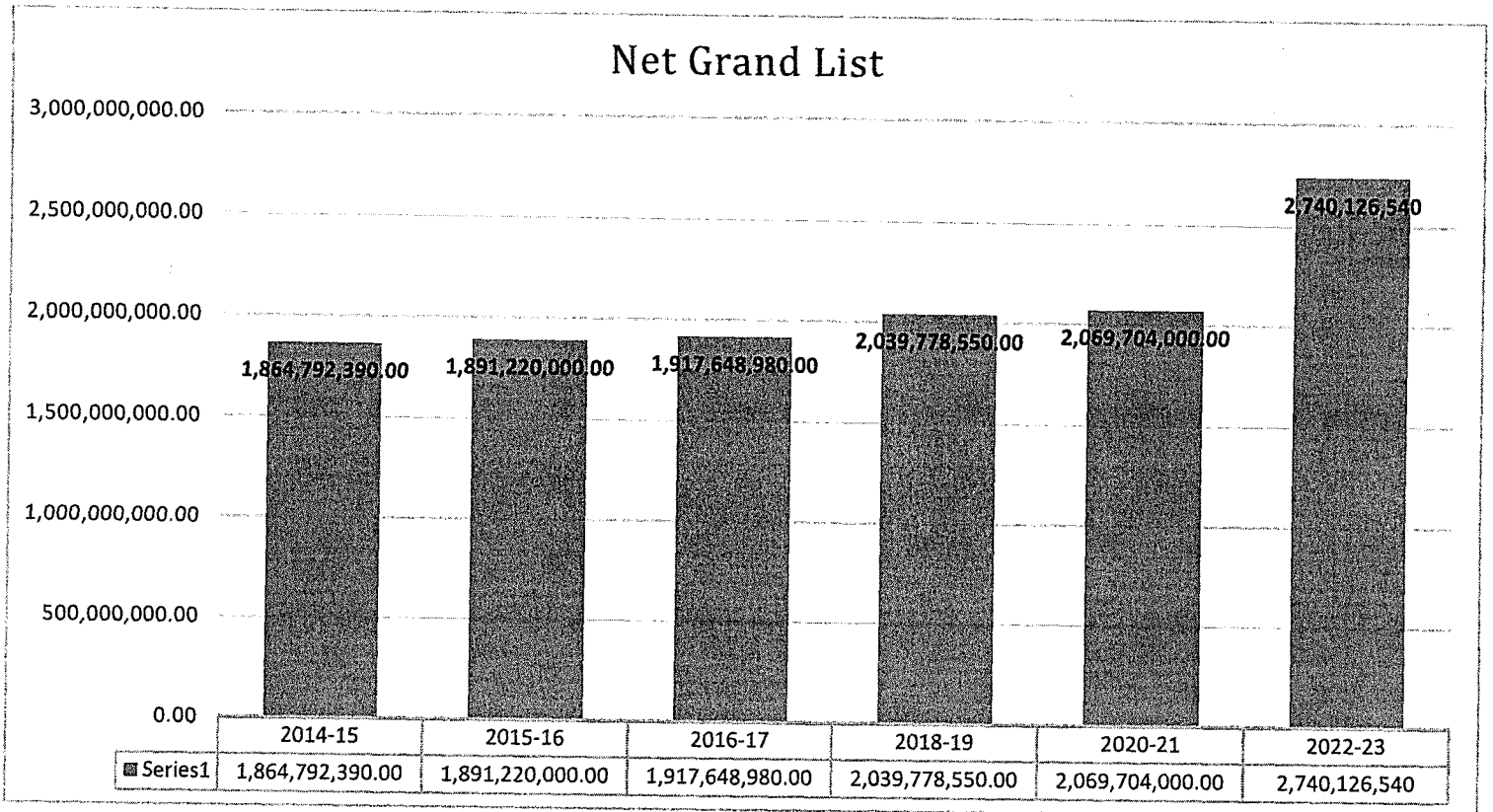
	Labor Force	Employed	Unemployed	Unemployment Rate
November 2023	10,935	10,589	346	3.2%
October 2023	10,896	10,562	334	3.1%
September 2023	10,957	10,659	295	2.7%
August 2023	10,985	10,631	354	3.2%
July 2023	11,238	10,808	430	3.8%
June 2023	11,173	10,775	398	3.6%
May 2023	10,907	10,563	344	3.2%
February 2023	10,893	10,435	458	4.2%
January 2023	11,051	10,627	424	3.8%

Source: CT Department of Labor

*Danbury LM UR – 3.2%

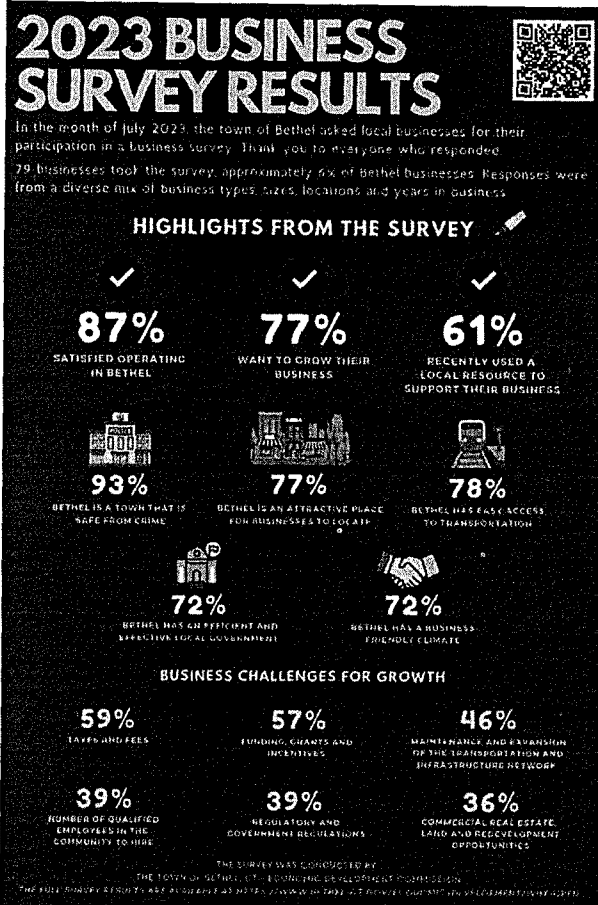
Connecticut UR – 3.5%

Net Grand List



PROPOSED STRATEGIC PLAN INITIATIVES

Survey Based:



1. Taxes and Fees
2. Funding, Grants and Incentives
3. Transportation
4. Workforce
5. Regulatory and Government Regs.
6. Commercial Real Estate Land and Redevelopment Opportunities

Other:

1. Parking and Mobility
2. Marketing Plan
3. Review Current Zoning Regulations (e.g., Use, signage)
4. Attract and develop business incubators, makerspaces, coworking facilities, light, small and craft manufacturing, popups and arts and entertainment.
5. Business Retention and Expansion