



The Corporation for New Milford Economic Development

Board of Directors Meeting Minutes
Thursday, October 23, 2025, 7:30 a.m.
Candlewood Valley Country Club

Present:

Oley Carpp, Chairman
Mayor Pete Bass
Liba Furhman
Mike Nahom (Zoom)
Ivan Shiffman (Zoom)
Tony Vengrove

Mir Ahmed
Ray Kostka (phone)
Ray Oneglia
Bob Reiling
Jerry Romaniello
Buck Whiteway
Stephanie Barksdale, Administrative Assistant

1. Call to Order

Mr. Carpp called the meeting to order at 7:42 am.

2. Chairman's Welcome

Mr. Carpp welcomed the Board of Directors to the meeting and thanked Jerry Romaniello for hosting the meeting at the Candlewood Valley Country Club.

3. Approval of Minutes of July 24, 2025

Mr. Whiteway moved to approve the minutes, seconded by Ms. Furhman. The motion carried without objection.

4. Treasurer's Report

Ms. Furhman presented a financial statement of activity, noting that most of the income reported is from State of Connecticut grants. She reported the following account balances:

Bank Balance

Operating Account	67,689
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Restricted Funds

Pop Up	21,664
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Riverfest	4,832
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Facade Grant Account	<u>880</u>
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27,376

Available Funds	40,313
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Ms. Furhman reported that Riverfest generated a net profit of \$2,182 and expressed appreciation to all event sponsors and members of the Corporation's Board of Directors who volunteered. She noted that the surplus will be carried forward into next year's Riverfest budget to support activities associated with the 250th anniversary of the nation's founding. Ms. Furhman also shared a draft of the Form 990 for Board review prior to filing. In addition, she is reviewing the Corporation's

Conflict of Interest Policy and will distribute it to Board members for signature in the coming weeks.

Mr. Vengrove moved to accept the Treasurer's Report. The motion was seconded by Mr. Oneglia and passed unanimously.

5. Community Update

Mayor Bass reminded attendees that early voting is underway at John Pettibone School. He also explained the details of the recently mailed Homestead Act application, noting that completed applications will be reviewed by the Town of New Milford to verify eligibility. The Mayor shared that the Homestead Act can help reduce the home valuation rate from 70% to as low as 45%. Applications are available on the town website or by contacting the town's tax office.

The Mayor then provided updates on local business and economic activity. A Gilmore Girls-themed hotel is being planned at 64 Bank Street; a commercial kitchen will open in the former Rent-A-Center location; and a new tire shop is opening near Veterans Bridge. He noted that New Milford's first Food Truck Festival was a success, and organizers plan to combine it with the "Touch-a-Truck" event next year. Mayor Bass also reported ongoing discussions with the State of Connecticut to explore opportunities for new workforce development projects.

6. Guest Speaker

Jerry Romaniello welcomed the Board to Candlewood Valley Country Club and highlighted several improvements completed since the new ownership assumed operations. Upgrades include enhanced drainage on multiple holes to mitigate flooding, the purchase of 50 new golf carts equipped with GPS, and five new lawnmowers. He emphasized that the club's management is committed to demonstrating to golfers that it is actively investing in and improving the course.

Mr. Romaniello also shared plans to expand parking capacity and enlarge the clubhouse to extend the restaurant and banquet hall, including the addition of a wraparound deck and patio. The country club employs approximately 75 people during its peak summer season.

7. Old Business

A. Small Business Summit & Survey:

Mr. Vengrove announced that the small business survey is now live. The survey link is posted on the Corporation's website along with a blog post summarizing the research objectives. He encouraged Board members to help spread the word and invite business owners and nonprofit leaders to participate. He also noted that 4" x 6" postcards with a QR code and project overview are available upon request. Mr. Carpp recommended creating a Spanish-language version of the survey and asked Mr. Vengrove to schedule a meeting with Economic Development Commission Chair Paul Murphy to review the initiative.

B. Grants Update:

Mr. Carpp reported that Fuss & O'Neill remains on schedule to complete its report and presentation on the DPW assessment in early December. The firm will present its findings to the Corporation's Board, followed by a formal presentation to the Town Council in January.

Regarding the East Street School assessment, Mr. Carpp shared that he is working with Cramer & Anderson to obtain their signature on the standard Opinion of Counsel form required by the DECD to finalize the Corporation's grant funding request.

C. Development Committee Report

Ms. Furhman reported that Mr. Dale Kroop responded to the Corporation's RFP, and the Development Committee recommended that he be retained. Ms. Furhman made a motion to retain Mr. Kroop to manage the East Street School DECD grant for a fee not to exceed \$10,000. Mr. Romaniello seconded the motion, and it passed unanimously.

Mr. Reiling then made a motion to authorize the Corporation to issue an RFP for environmental work at the East Street School. Mr. Romaniello seconded the motion, and it passed unanimously.

D. Riverfest Review

Ms. Furhman expanded on her earlier Riverfest comments, noting that the increase in sponsors and the favorable weather were key factors in this year's success. More than 3,000 people attended the event. She reported a slight decrease in overall revenue compared to 2024, which appeared to be tied to lower donations at the event gate. Ms. Furhman also noted that the Boy Scouts volunteered at the event and were very helpful and greatly appreciated.

7. New Business

Mr. Vengrove presented a resolution authorizing The Corporation to apply to the State of Connecticut for a grant not to exceed \$150,000 to support the East Street School Project (see Attachment A for full text). Ms. Furhman moved to adopt the resolution, Mr. Romaniello seconded, and the motion carried unanimously.

8. Adjournment

Mr. Whiteway moved to adjourn the meeting, seconded by Ms. Furhman. The meeting adjourned by consensus.

Respectfully submitted,



Tony Vengrove, Secretary (11/10/25)

ATTACHMENT A

The Corporation for New Milford Economic Development

Post Office Box 387

New Milford, CT 06776



I, Anthony Vengrove, Secretary, certify that below is a true and correct copy of a resolution duly adopted by The Corporation for New Milford Economic Development at a meeting of its Executive Committee duly convened on October 23, 2025, and which has not been rescinded or modified in any way whatsoever and is at present in full force and effect.

RESOLUTION

WHEREAS, pursuant to C.G.S Section 32-763, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and WHEREAS, it is desirable and in the public interest that The Corporation for New Milford Economic Development make an application to the State for up to \$150,000 in order to undertake the East Street School Project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Directors of the Corporation for New Milford Economic Development

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S Section 32-763
2. That the filing of an application for State financial assistance by The Corporation for New Milford Economic Development in an amount not to exceed \$150,000 is hereby approved and that Chairman of the Board, Alexander J. Carpp, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of The Corporation for New Milford Economic Development.