



Information Session

November 18, 2025

“Making Barrett an Even Better Place to Live, Work & Play”

Today's Agenda

The Facts About BEDCo

Addressing "The Ordinances"

Strategic Planning

Small Steps & Helping Hands

Community Visioning & Planning

Q & A

The Facts About BEDCo



What is BEDCo?

- Barrett Economic Development Corporation is a *local, nonprofit, charitable* group.
- The IRS calls it an economic development “corporation” ☐ government lingo.
- None of its founders/board members get paid ☐ prohibited from turning a profit.
- It is **NOT** part of the government and will work with **ANY** Supervisors ☐ intended to be driven by community involvement.
- Groups like BEDCo exist all over Pennsylvania and the United States to fix up downtowns, get abandoned properties back in use, and bring jobs and training programs to current residents.

What is an Economic Development Corporation?



- An EDC is a non-profit organization – ***NOT a company; NOT part of government*** – created to promote economic growth within a specific geographic area.
- ***Anyone*** from ***anywhere*** has a right to create and run one; but it takes a lot of work.
- EDCs work to do the following:
 - Attract new companies to an area and/or help existing businesses expand
 - Improve public infrastructure (roads, sewers, etc.)
 - Provide data, research and community input to inform how government addresses economic planning and distributes funds
 - Apply for grants on behalf of a community and/or issue grants or other incentives to support business development
 - Help create training programs and assist with workforce recruitment
 - Fund community projects like affordable housing, parks, and museums

Why Was BEDCo Formed?

- Without new businesses and residents, our taxes will keep climbing.
- The Four Corners of Canadensis has been sliding downhill for 25+ years.
- Empty buildings attract crime, drugs, and vagrancy.
- Out-of-town speculators buy properties cheap, hide behind LLCs, and let them rot.
- Property maintenance rules, ***on the books since 2008***, haven't been enforced evenly.
- Most people want to maintain their homes or businesses; but many can't afford to.
- There aren't enough good jobs, and it is too hard to start and grow a business here.

When Was BEDCo Formed & By Whom?



- Idea started about two years ago.
- Michael Allegretti, Karl Stearns and Karl Weiler met while attending Barrett Township Supervisors meetings. ***They realized essentially no one else was attending.***
- As the Four Corners of Canadensis continued to rot, ***we decided to do something***, rather than simply complain to the government.
- Idea picked up steam when yet another property near the Four Corners of Canadensis went to auction.
- Organization officially formed in April 2025.



Mission Statement

*To strengthen and support the Barrett community
by enhancing the local economy
and the economic opportunities of town residents.*

What Are BEDCo's Goals?



- Revitalize the Four Corners of Canadensis.
- Provide community feedback to the government to complete BARC buildout.
- Advocate for the fair and equal enforcement of municipal building codes.
- Organize clean up days to help businesses and homeowners improve their properties.
- Provide grant assistance to businesses to improve their properties.
- Offer technical training workshops for businesses.
- Create a resource list for residents with job training information.

Who Runs BEDCo?

- We are building three boards; all are ***still being formed***; anyone can take part.

Board of Directors

Finances and Legal Matters

Michael Allegretti (Chair)
 Sarah Aubrey (Finance)
 David Christine (Treasurer)
 Elliot Dee (Strategy)
 Karl Weiler (Secretary)

Organization

Marshall Boles (Operations)
 Aneal Krishnan (Biz Dev)
 Marlene Moreno (Administration)

Community Advisory Board

Full & Part Time Residents

Jenn Amantea
 Michael Capone
 Tom Dente
 Carole Hardy
 Craig Harley
 Angela Jones
 Sarah Kelly*
 Carla Price
 Shannon Price*
 Bethany Uggioni
 Jane Wachter*

Business Advisory Board

Local Business & Land Owners

Christine Esposito
 Logan Evans
 Mark Fisher
 Jay Kim
 Pat McCabe
 Chris Pipiliangas
 Jeff Place
 Dave Price
 Neil Sukonik
 Moshe Tal

*Also serving as Volunteer
Coordinators

Addressing “The Ordinances”



Why Did BEDCo Propose “The Ordinances”



- We spent 14 months researching what worked for other PA towns and villages.
- We then gathered sample ordinances that produced results in townships like Barrett, based on a playbook developed by the Pennsylvania Housing Alliance.
- We then suggested ideas to the Supervisors and ***BEDCo covered the cost*** of producing the first drafts, rather than having taxpayers foot the bill.
- If we had to do it over, ***we certainly would have waited and collected more community feedback first...***
- ***...but until recently, there weren't really people attending Board of Supervisors meetings*** where this was being discussed publicly and consistently for nearly a year.

What's Actually in “The Ordinances”



Update 2008 Inter. Property Maintenance Code	Suggested updating to the 2024 version, rather than keep outdated rules on the books.
Quality of Life Tickets	Quick fines for junk, weeds, trash, abandoned appliances, vehicles, etc. — to stop absentee owners from letting properties become dangerous or eyesores.
Vacant Property Registration	Forces out-of-towners who purchase property in Barrett under an anonymous LLC, leaving it to rot for years, to register and stay accountable.

What's Actually in “The Ordinances”

Repair & Rehab Help	<p>Provide direct financial assistance (<u>not loans</u>) to struggling small businesses and homeowners who want to maintain properties; but who can't afford it.</p> <p><i>Tabled as of December 2025 and no longer being considered.</i></p>
Asset Attachment	<p>Makes lazy landlords who ignore court orders pay up instead of dumping costs on taxpayers.</p> <p><i>Tabled as of December 2025 and no longer being considered.</i></p>
Conservatorship	<p>A last-resort tool when no owner can be found. Without an ordinance like this, a municipality's hands are tied when the owner of an abandoned property, usually someone out of town, refuses to obey the law. <u>This is not eminent domain.</u></p> <p><i>Tabled as of December 2025 and no longer being considered.</i></p>

What's the Latest with “The Ordinances”



- Board of Supervisors received draft proposals and shared with the Planning Commission
 - Currently under review by Planning Commission as of Nov. 2025.
- Misinformation on social media is staggering:
 - Property maintenance ≠ HOA
 - Nowhere is “Eminent Domain” mentioned
 - “High weeds” have been on the books for nearly 20 years
 - No one wants Data Centers or Big Boxes
- This is a public process in which you have a voice.

Strategic Planning for BEDCo



“Strategic Plan” for BEDCo



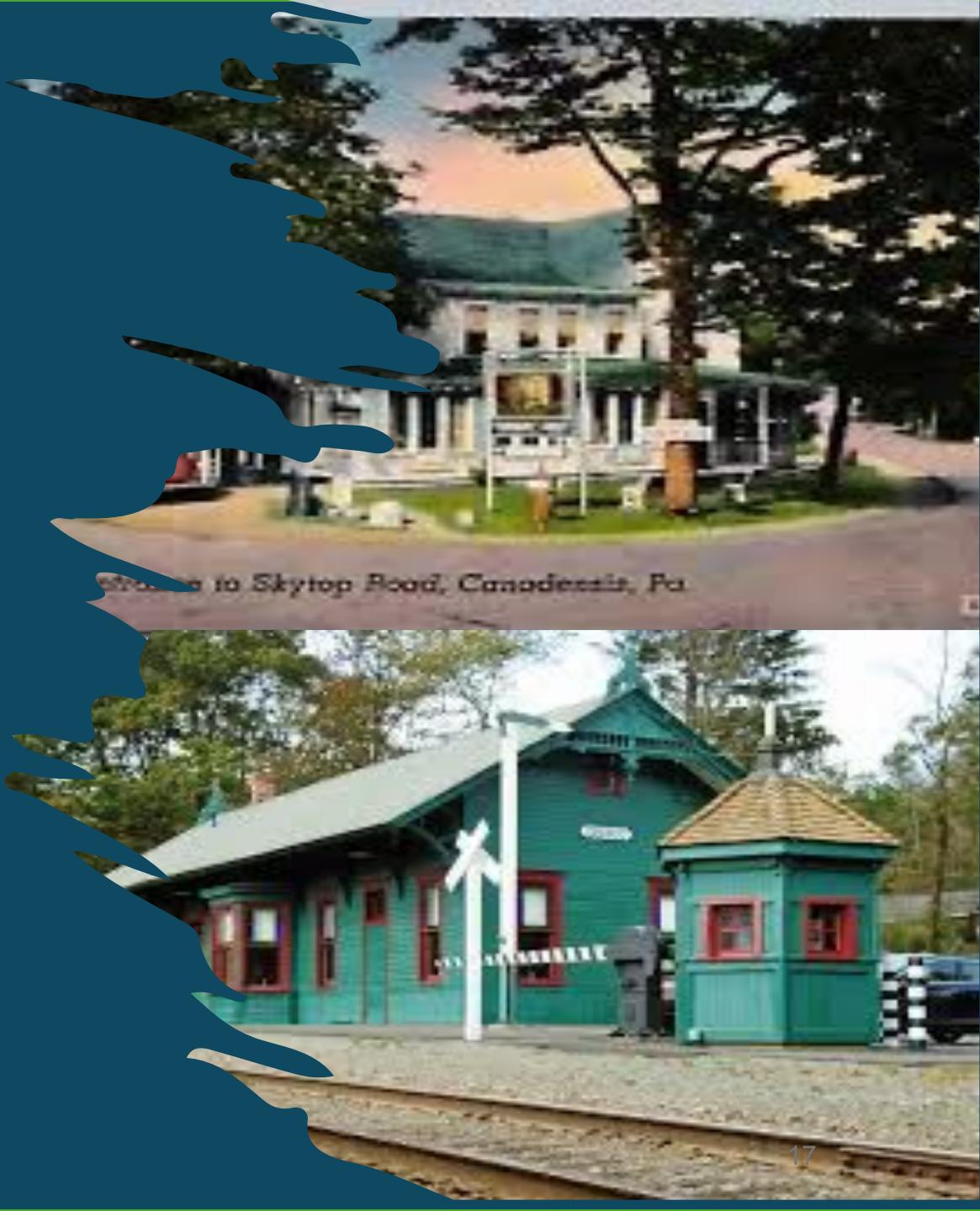
- What is a Strategic Plan?
- What will it include?
- What is the purpose?
- How will it be created?
- How can you participate?

Led By:
Elliot Dee,
Non-Profit Consultant

Paid By:
100% BEDCo Paid

Target Completion Date:
Spring 2026

Small Steps & Helping Hands



Small Steps to Improve Quality of Life

- **Recent:**
 - Fix Verizon lines along Route 390 (*done*)
 - Create a gateway to BARC with landscaping (*done*)
- **Present:**
 - Railing repairs on Route 390 bridge in Cresco (*in progress*)
- **Near Term**
 - Free junk removal day?
 - Free paint program?
- **Longer Term:**
 - Matching grant program for property owners in need
 - Main Street Matters program for business owners
 - Infrastructure improvements in Canadensis

What Do YOU Think?



*In your opinion,
how can BEDCo best help residents
and business owners in need?*

Community Visioning & Planning for Canadensis & BARC



“Visioning & Planning” for Canadensis & BARC

- **Goal 1**: Create roadmap to bring village back to life.
- **Goal 2**: Provide a vision to inform continued build-out of BARC.
- **Purpose**: Allow us to raise money from government; remove obstacles to development.
- **YOUR Role**:
 - Participate in visioning sessions
 - Complete surveys
 - Join an advisory board

Led By:
Derck & Edson, Urban
Partners & Arro Engineering

Paid By:
100% BEDCo

Target Completion Date:
Summer 2026

A Once-In-A-Generation Opportunity



- State and Federal government leaders are already supporting us.
- Non-Profit organizations are already partnering with us.



Pocono Mountains United Way



Questions?

Barrett Economic Development Corporation
P.O. Box 256 | Mountainhome, PA 18342 | www.BetterBarrett.org

Sign-Up, Volunteer, Send Feedback: AskUs@betterbarrett.org

Follow Us on Social Media: 

