



# Information Session

November 18, 2025

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

# Today's Agenda



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The Facts About BEDCo

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Addressing "The Ordinances"

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Strategic Planning

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Small Steps & Helping Hands

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Community Visioning & Planning

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Q & A

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# 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.

<u>Board of Directors</u>	<u>Community Advisory Board</u>	<u>Business Advisory Board</u>
<i>Finances and Legal Matters</i>	<i>Full &amp; Part Time Residents</i>	<i>Local Business &amp; Land Owners</i>
<p>Michael Allegretti (Chair)</p> <p>Sarah Aubrey (Finance)</p> <p>David Christine (Treasurer)</p> <p>Elliot Dee (Strategy)</p> <p>Karl Weiler (Secretary)</p>	<p>Jenn Amantea</p> <p>Michael Capone</p> <p>Tom Dente</p> <p>Carole Hardy</p> <p>Craig Harley</p> <p>Angela Jones</p> <p>Sarah Kelly*</p> <p>Carla Price</p> <p>Shannon Price*</p> <p>Bethany Uguccioni</p> <p>Jane Wachter*</p>	<p>Christine Esposito</p> <p>Logan Evans</p> <p>Mark Fisher</p> <p>Jay Kim</p> <p>Pat McCabe</p> <p>Chris Pipiliangas</p> <p>Jeff Place</p> <p>Dave Price</p> <p>Neil Sukonik</p> <p>Moshe Tal</p>
<p><u>Organization</u></p> <p>Marshall Boles (Operations)</p> <p>Aneal Krishnan (Biz Dev)</p> <p>Marlene Moreno (Administration)</p>		

\*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"

<b>Update 2008 Inter. Property Maintenance Code</b>	Suggested updating to the 2024 version, rather than keep outdated rules on the books.
<b>Quality of Life Tickets</b>	Quick fines for junk, weeds, trash, abandoned appliances, vehicles, etc. — to stop absentee owners from letting properties become dangerous or eyesores.
<b>Vacant Property Registration</b>	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"

<b>Repair &amp; Rehab Help</b>	<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>
<b>Asset Attachment</b>	<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>
<b>Conservatorship</b>	<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

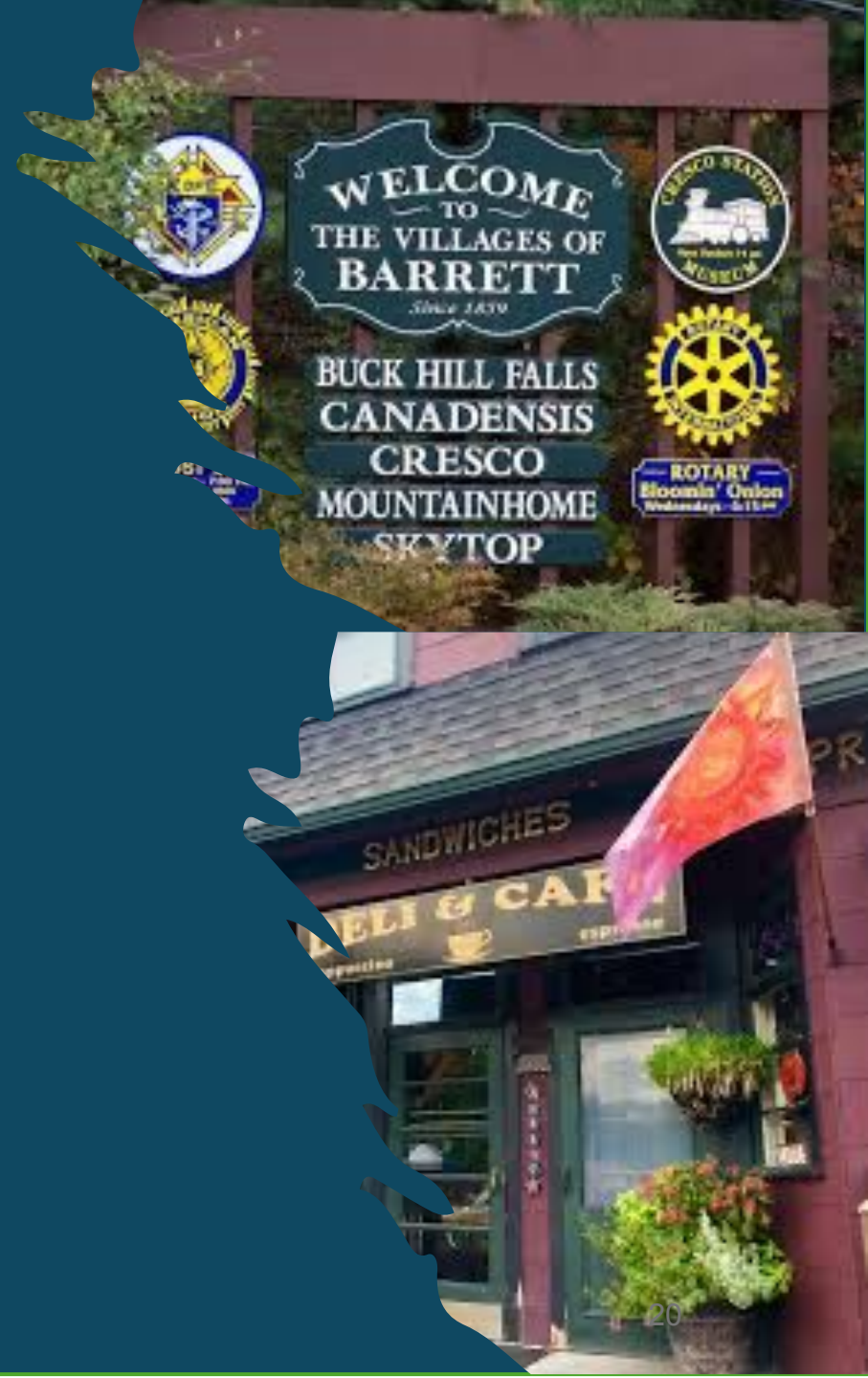
- **Recent:**
  - Fix Verizon lines along Route 390 (*done*)
  - Create a gateway to BARC with landscaping (*done*)
- **Present:**
  - Railing repairs on Route 390 bridge in Cresco (*in progress*)
- **Near Term**
  - Free junk removal day?
  - Free paint program?
- **Longer Term:**
  - Matching grant 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](http://www.BetterBarrett.org)

Sign-Up, Volunteer, Send Feedback: [AskUs@betterbarrett.org](mailto:AskUs@betterbarrett.org)

Follow Us on Social Media:

