

## ECONOMIC DEVELOPMENT DIVISION UPDATE

*December 2023*

The following summarizes Economic Development Division activities for December 2023.

Additional news specific to Groton Economic Development is found

here: <http://www.exploremoregroton.com/news-and-media/news>

### **Economic Development Activities:**

- Small Business Pivot Grant: The application period for the Groton Business Pivot grant closed as of the December 15, 2023 deadline. Staff will review the applications early in the new year. Maximum awards up to \$5,000 may be awarded to existing businesses.
- Community Challenge Grant: Staff has been working with Connecticut DECD and Groton Housing Authority to finalize the “Poquonnock Bridge Village Revitalization” project legal agreement. It is due by January 11<sup>th</sup>, 2024. The agreement will be paired with the recently state approved \$6.4 million project budget for the Poquonnock neighborhood to add housing (51 units at Grass Gardens) and public infrastructure upgrades (sidewalks, boardwalk, and walkways).
- ICSC NYC “Dealmaking” Event: Economic development staff attended the ICSC event in New York City showcasing Groton as an investment community. Meetings were held with developers and business prospects. Follow up meetings are being scheduled with select and interested companies.
- American Rescue Plan Act (ARPA): Staff has finalized most of the ARPA legal agreements. Payments to projects are being made as they meet specified thresholds. Funding is being made available to non-municipal recipients on a reimbursement basis.

### **Public Property Redevelopment:**

- Public Property Redevelopment (former Groton Heights School): Staff has prepared the draft RFP for the January 23, 2024 COW meeting. Staff coordinated the completion of an updated appraisal. The previously held TOPE meeting recommended support for this project including advancing a future RFP to the Town Council. Developers were notified that a Request for Proposals (RFP) for Groton Heights will soon be issued. As a result, several property tours are being conducted with various groups. Numerous investors and developers have expressed interest in this property.
- Public Property Redevelopment (517/529 Gold Star Highway): PJ&A, holder of the land option agreement, has progressed in finalizing terms with a multi-family use developer. The Town Council granted an 18 month extension to the option agreement. The project had envisioned a multi-family housing development on 17.75 acres encompassing four lots (two town-owned and two private-owned). Anticipated tax benefits will be in the order of \$1 million annually.

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<https://ctexaminer.com/2022/05/11/groton-council-greenlights-324-unit-apartment-complex-on-former-town-land/>

- Triton Square (former Seely School): Photos of the ongoing construction are provided as an attachment to this report. Don Mar Development continues with the construction of a 305 unit residential development. Structural walls are now visible. Targeted future tenants are both young professionals and “empty-nesters.” Anticipated future property tax revenue is in the magnitude of \$1 million annually. <https://www.seelyschool.com/>
- Public Property Redevelopment (former Colonel Ledyard School): Bellsite, LLC is now preparing for construction. The town and Bellsite, LLC completed the sale for the property on September 14, 2023. The project will include 64 residential units (multi-family) within close proximity to Electric Boat. Phase I will modify the existing school building for residential unit development. Phase II will include new buildings and apartments on the rear of the site. <https://www.theday.com/local-news/20230623/plans-for-apartments-at-former-groton-city-school-approved/>
- Public Property Redevelopment (former Pleasant Valley School): Staff has prepared the draft RFP for the January 23, 2024 COW meeting. Staff coordinated the completion of an updated appraisal. The previously held TOPE meeting recommended support for this project including advancing a future RFP to the Town Council. Developers were notified that a Request for Proposals (RFP) for Pleasant Valley will soon be issued. As a result, several property tours are being conducted with various groups. Numerous investors and developers have expressed interest in developing this property.
- Public Property Redevelopment (former S.B. Butler School): Staff participated in the Town Owned Excess Property Committee (TOPE) meeting on November 15, 2023. The TOPE opened a discussion regarding the future excessing of the former S.B. Butler School. Public comments were taken during the meeting.

An article with an update on all town owned properties ran in The Day on May 27, 2023.

<https://www.theday.com/local-news/20230527/a-look-at-grotons-unused-town-owned-properties/>

### **Economic Development Metrics:**

#### Trade Name Metrics:

- There was trade name certificates received this month in the Town of Groton.

#### Social Media Metrics:

- 979 Facebook followers, minimal change from November.  
\*\* Please follow the Facebook page and share our posts to your network: <https://www.facebook.com/GrotonEconomicDevelopment/>

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- 119 followers to our LinkedIn page, minimal change from November.
  - \*\* Please follow the LinkedIn page and share our posts to your network: <https://www.linkedin.com/company/groton-economic-development/>
  - \*\* Please like and SHARE posts on social media to expand the reach!
- Website Metrics [www.exploremoregroton.com](http://www.exploremoregroton.com) – Not available this time period.
- GreaterGroton.com Activity (Dec. 4-Jan. 2) [www.greatergroton.com](http://www.greatergroton.com)
  - Total Visits 954
  - Max. Visitors Per Day 51
  - New Registrations 14
  - Engaged Visitors 37
  - Informed Visitors 261
  - Aware Visitors 703

- Unemployment Data (Percent %)

	Groton	Norwich-New London-Westerly Labor Market	Connecticut
October 2022	4.2	4.2	4.0
November 2022	3.4	3.7	3.5
December 2022	3.0	3.2	3.1
January 2023	3.5	4.1	4.2
February 2023	3.8	4.5	4.6
March 2023	3.8	4.1	4.3
April 2023	2.8	2.9	3.0
May 2023	3.3	3.6	3.7
June 2023	3.3	3.7	4.0
July 2023	3.2	3.6	3.9
August 2023	2.9	3.2	3.5
September 2023	2.6	2.7	3.0
October 2023	2.9	3.2	3.4
<b>November</b>	<b>3.1</b>	<b>3.2</b>	<b>3.5</b>

Keep up to date on town meetings including agendas, minutes etc. by visiting the Calendar on the town's website here: <http://www.agendasuite.org/iip/groton>

Click here for events going on around Groton: <https://www.exploremoregroton.com/events/?v=list>

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### Triton Square Progress as of 12/23/23

