

## ECONOMIC DEVELOPMENT DIVISION UPDATE

*January 2023*

The following summarizes Economic Development Division activities for January 2023.

Additional news specific to Groton Economic Development is found here:

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

### **Economic Development Activities:**

- American Recovery Plan (ARPA) Programming: Staff participated in a COW meeting on January 17<sup>th</sup> at which approximately \$2.5 million in ARPA funding was designated toward project requests. Over \$7 million in funding requests were submitted for funding. The Town Council will address approving the requests on February 7<sup>th</sup>.
- Groton Community Center Theater: Staff communicated with a theatrical production group who is interested in using the Groton Community Center. A tour was provided by the Parks and Recreation Director. The group has submitted a letter of interest to the Town Manager for Town Council consideration.
- CT "Community Investment Fund" (CIF) Grant: Staff worked towards the submittal of grant proposals to DECD by January 6<sup>th</sup>. Staff coordinated with the Thames Valley Council for Community Action (TVCCA) to support their direct submittal for funding the construction of an early childhood facility. Staff applied for funds for demolition and site preparation at the former Pleasant Valley School. Only select CT municipalities can submit grant applications.  
[https://portal.ct.gov/CommunityInvestmentFund?language=en\\_US](https://portal.ct.gov/CommunityInvestmentFund?language=en_US)

### **Public Property Redevelopment:**

- Public Property Redevelopment (Mystic Education Center): There was no activity in January since the State of CT (DECD) terminated the Purchase and Sales Agreement with Respler Homes, LLC. The Town has also taken steps to terminate the local development agreement. The current property today has over 160,000 square feet of existing building space including a 40,000 indoor recreation facility. Also, the site holds environmentally contaminated land.
- Public Property Redevelopment (Groton Heights): No change in January. ThayerMahan has been completing final internal review and they determined the project faces significant environmental remediation costs. ThayerMahan has grown from three to over 70 employees in three years. They are committed to the project in making this their future world headquarters.  
<https://www.exploremoregroton.com/news-and-media/project-updates>
- Public Property Redevelopment (517/529 Gold Star Highway): PJ&A, holder of the option agreement, continues to seek quality developers since A.R. Builders withdrew their project interest. The project had envisioned about 324 apartments 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. <https://ctexaminer.com/2022/05/11/groton-council-greenlights-324-unit-apartment-complex-on-former-town-land/>

## ECONOMIC DEVELOPMENT DIVISION UPDATE

January 2023

- Triton Square (former Seely School): No change in January. The project awaits final resolution on the zoning approval appeal. The site plan for multi-family housing has been approved by the Groton Planning & Zoning Commission. Ground breaking is anticipated for a 305-unit multi-family apartment development. 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 (Colonel Ledyard School): Bellsite, LLC submitted plans to the City of Groton’s Planning & Zoning Commission for consideration. The detailed plans include a total of 65 residential units (multi-family). The next step is to submit the final site plans for City of Groton PZC review. 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.exploremoregroton.com/news-and-media/project-updates>
- Public Property Redevelopment (Pleasant Valley School): No change in January. Town Council continues to address the property reuse process changes. Staff did submit a grant Community Investment Fund (CIF) grant proposal for building removal and land preparation. Interest in the property by the development community is strong.

### Economic Development Metrics:

#### Trade Name Metrics:

- There were 3 trade name certificates this month in the Town of Groton.

#### Social Media Metrics:

- 884 Facebook followers, minimal change from December.  
\*\* Please follow the Facebook page and share our posts to your network:  
<https://www.facebook.com/GrotonEconomicDevelopment/>
- 111 followers to our LinkedIn page, minimal change from December.  
\*\* 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 (Dec 27-Jan 25) [www.exploremoregroton.com](http://www.exploremoregroton.com)
  - Total Sessions: 843 (774 new/69 returning), 27 pct. below 12-month avg.
  - Pages per session: 1.72, 5 pct. below 12-month avg.
  - Total Page Views: 1,450, 31 pct. below 12-month avg.
  - Average Time Duration: 1 minute 3 sec, 4 pct. above 12-month avg.
- There are 647 subscribers on the Newsletter Mailing List, up five percent from December.  
<http://www.exploremoregroton.com/groton/news-and-media/sign-up-for-our-newsletter>
- GreaterGroton.com Activity (Dec. 28, 2022 – Jan 27, 2023) [www.greatergroton.com](http://www.greatergroton.com)
  - Total Visits 445
  - Max. Visitors Per Day 18
  - New Registrations 3

## ECONOMIC DEVELOPMENT DIVISION UPDATE

January 2023

- Engaged Visitors 16
- Informed Visitors 169
- Aware Visitors 279

- Top Projects

Project	Engaged Participants	Informed Participants	Aware Participants
Short Term Rentals in Groton	12	91	125
American Rescue Plan Act	0	40	58
Cannabis in Groton	0	11	34
Downtown Mystic Resiliency & Sustainability Plan	2	12	24
Parking in Mystic	0	8	19

- Unemployment Data (Percent %)

	Groton	Norwich-New London-Westerly Labor Market Area	Connecticut
December 2021	3.8	5.1	4.4
January 2022	3.8	4.9	4.4
February 2022	4.6	5.7	5.0
March 2022	4.2	4.7	4.3
April 2022	3.6	4.0	3.7
May 2022	3.7	4.2	4.0
June 2022	4.0	4.4	4.1
July 2022	4.0	4.5	4.3
August 2022	3.6	4.5	4.3
September 2022	3.8	4.1	3.9
October 2022	4.2	4.2	4.0
November 2022	3.4	3.7	3.5
<b>December 2022</b>	<b>3.0</b>	<b>3.2</b>	<b>3.1</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>

Keep up to date on news pertaining to Groton & Economic Development by going to the website here: <http://www.exploremoregroton.com/news-and-media/news>