



Located on Fishers Island Sound between the Thames and Mystic Rivers, **Groton, Connecticut** is a community of over 40,000 residents, committed to quality of life while at the same time enhancing its position as the hub of commerce and industry in southeastern Connecticut.

Groton is home to over 1,000 businesses, including Pfizer Inc., General Dynamics/Electric Boat Corp., and a U.S. Naval Submarine Base. Attracted by key assets like available industrial and commercial land, multi-modal

transportation access, a low and stable tax rate, a centralized location within New England, a skilled regional workforce, and several available local and state incentives, Groton's commercial base continues to thrive. Further, surrounding this productive industrial economy are the unique villages of Mystic, Groton Long Point, Groton Bank, and Noank, which offer excellent cultural and recreational opportunities for residents and visitors.

Looking to the future, Groton will be welcoming several exciting new developments over the next couple years which will translate into additional commercial and residential opportunities for residents, businesses and their employees, and visitors alike. A number of former schools are being transformed into new and exciting uses, including luxury apartments, a hotel, a co-working space, and tech-industry offices. Through these new developments, the Town is working to create a greater sense of place and to encourage a lifestyle where people can live, work, and play within the same community.

## Groton's Opportunity Zone Explained

Groton contains one of Connecticut's 72 Opportunity Zones, which are designated around historically underserved census tracts. Opportunity Zones offer an incentive for development as capital gains taxes derived from qualified investments are deferred for up to ten years, depending on when the initial investment is made. Investments are made through opportunity funds, which encourage investors to pool their resources and increases the scale of the investments.

Opportunity funds may invest equity into businesses, real estate, or infrastructure that are located mostly or fully within the Opportunity Zone. Real estate projects should either be new development or substantial renovation of an existing building and can include multi- and single-family housing, commercial, retail, industrial, and mixed-use developments.

Business investments can include any company willing to take equity investors either as control or non-control positions. Qualified businesses must operate within the Opportunity Zone (at least 70% of their operations) and derive most of their revenues from sales within the Opportunity Zone (at least 50% of their sales).



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Energy efficiency and renewable energy projects can also qualify and may derive their appreciation value from reliable long-term cash flow.

Successful investments are those most likely to appreciate over the 10-year investment hold period. If an equity investment in a qualified business or project must be liquidated before the 10-year period is over, the opportunity fund can reinvest in another qualified business or project.

## Additional Incentives



Households



Median Household  
Income



Median Home  
Value



Median Age



Bachelor's/ Grad/  
Prof. Degree



Unemployment  
Rate



**Economic Assistance Fund:** A local incentive program offering financial support for public infrastructure associated with new development projects. Example uses include utility line extensions, sidewalk and road improvements, traffic control, and street lighting.

**Tax Increment Financing:** A local incentive program allowing tax revenue created as part of a development project to be reinvested into that project and the surrounding area.

**Enterprise Zone:** A state incentive program allowing a tax abatement and corporate business tax credit for companies involved in manufacturing, research associated with manufacturing, and distribution warehousing as well as certain services.

**Airport Development Zone:** A state incentive program providing tax incentives for manufacturers and certain related businesses that build or substantially renovate facilities in the Groton-New London Airport area.

**Local Tax Abatement:** Tax abatements and fixed assessments targeted toward projects with high anticipated job creation or other economic benefits. Eligible uses include new construction, expansion and renovation of existing facilities, and manufacturing machinery upgrades.

**Brownfield loan:** Low-interest loans for brownfield investigation, assessment, remediation, and development. They are available for manufacturing, retail, residential, and mixed-use developments, expansions, or reuses.

**C-PACE loans for energy conservation:** Financing solutions through the State of Connecticut for technologies such as high-efficiency lighting, HVAC upgrades, and renewable energy systems.

**Connecticut Subsidized Training and Employment (STEP-UP):** State-sponsored wage and training subsidies to promote the hiring of unemployed jobseekers. Six-month wage subsidy or training grants of up to \$12,500 available per new employee.

**Energize Connecticut:** Incentives, rebates, financing, and services for energy efficiency and clean energy improvements to save energy and reduce energy bills.

**Manufacturing Assistance Act:** Incentive-driven direct loans from the State for projects where there is a strong economic development potential. Eligible investments include planning, engineering, market studies, acquisition or property or equipment, construction, renovation, and demolition.

**Manufacturing Innovation Fund – incumbent worker training:** Matching grants for training projects that equip workers to begin or advance their careers, targeted toward economically vital industries with high-growth occupations like manufacturing and bioscience.

**Manufacturing Innovation Fund Voucher:** Matching grants up to \$25,000 for investments in process improvement or marketing.