

## ECONOMIC DEVELOPMENT DIVISION UPDATE

June 2023

The following summarizes Economic Development Division activities for June 2023.

Additional news specific to Groton Economic Development is found here:

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

### Economic Development Activities:

- American Rescue Plan Act (ARPA): Staff has been finalizing legal grant agreements and coordinating with project coordinators. Some agreements were approved in June. Funding is being made available to non-municipal recipients on a reimbursement basis. Some of the larger projects will be phased over time with reimbursements made upon attaining milestones.
- Community Challenge Grant: Staff continues to coordinate with the state regarding the awarded \$8.4 million grant for various projects in the Poquonnock neighborhood. Such agreements included budget, scheduling, and implementation details. Legal agreements will be drafted by DECD for review and approval by the project partners.
- CT Department of Tourism “Listening Tour” Meeting: The Town of Groton hosted a “Listening Tour” meeting held by the CT Department of Tourism on June 13th. Anthony Anthony, CT Marketing Chief, held a meeting at the Town Hall Annex to address tourism. Approximately forty people attended to express ideas, concerns and to discuss future opportunities.
- Connecticut’s Legislative Commerce Committee: Staff was invited and participated in a CT Commerce Committee meeting on June 14<sup>th</sup>. The Committee solicited feedback from about 30 municipal economic development professionals regarding economic development ideas and opportunities. Testimony addressed many broad topics such as housing, transportation, labor, business, jobs, and municipal benefits.

### Public Property Redevelopment:

- Public Property Redevelopment (Mystic Education Center): There was no activity in June. 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): Staff is awaiting the conclusion of the Town Council’s Excess Property Review process. Once completed, staff seeks direction on the timely release of an RFP for Groton Heights. Numerous investors and developers have expressed interest in developing this property.
- Public Property Redevelopment (517/529 Gold Star Highway): There has been no official change in June, but there are many developers reviewing the property. PJ&A, holder of the option agreement, continues to seek quality developers. The Town Council granted an 18 month extension to the option agreement for the property. 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/>

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- Triton Square (former Seely School): Don Mar Development has begun the development of a 305 unit residential development. Last month, they prevailed in court from a zoning appeal. Building plans have been approved and permits issued. 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 received approval for the project on June 23<sup>rd</sup> from Groton City’s Planning & Zoning Commission. 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 (Pleasant Valley School): No change in June. Town Council continues to address the property reuse process changes prior to releasing this project for RFP. Interest in the property by the development community is strong.

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 were 4 trade name certificates this month in the Town of Groton.

#### Social Media Metrics:

- 931 Facebook followers, no change from May.  
\*\* Please follow the Facebook page and share our posts to your network:  
<https://www.facebook.com/GrotonEconomicDevelopment/>
- 116 followers to our LinkedIn page, minimal change from April.  
\*\* 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 (April 1-30) [www.exploremoregroton.com](http://www.exploremoregroton.com)
  - Not available this time period.
- GreaterGroton.com Activity (May 26-June 30) [www.greatergroton.com](http://www.greatergroton.com)
  - Total Visits 551
  - Max. Visitors Per Day 29
  - New Registrations 2
  - Engaged Visitors 18
  - Informed Visitors 183
  - Aware Visitors 390

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- Unemployment Data (Percent %)

	<b>Groton</b>	<b>Norwich-New London- Westerly Labor Market Area</b>	<b>Connecticut</b>
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
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
<b>May 2023</b>	<b>3.3</b>	<b>3.6</b>	<b>3.7</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>