

ECONOMIC DEVELOPMENT DIVISION UPDATE

June 2024

The following summarizes Economic Development Division activities for **June 2024**.

Additional news specific to Groton Economic Development is found here: <http://www.exploremoregroton.com/news-and-media/news>

Economic Development Activities:

- Community Challenge Grant: Staff is finalizing documentation preparing for the legal closing process in order to receive this \$6.4 million state grant for the “Poquonnock Bridge Village Revitalization” project. This grant is for the Poquonnock neighborhood to add housing (51 units at Grasso Gardens) and public infrastructure upgrades (sidewalks, boardwalk, and walkways). DECD allows three years to initiate program expenses and up to five years for final expenditure. A related housing project at 58 Fort Hill Road is advancing to PZC review this summer. This 58 Fort Hill Road project was originally included in the original Community Challenge Grant proposal. DECD shifted this component to the CT Department of Housing (DOH) for financing.
- UConn Avery Point Property Redevelopment: Staff attended a UConn Avery Point “Meet and Greet” event on June 11th at which they presented their vision for expanding functions on campus. According to Avery Point, “UConn is eager to find a private partner with which to create transformative change at Avery Point, including housing for students and a potential conference space, hotel, or other use that would meet the needs of the region. UConn would provide the land for development, and the private partner would provide the needed capital investment.” UConn Avery Point released a “Request for Expressions of Interest” (RFEI) document in June. The Town of Groton’s Economic Development Division assisted in communicating with Avery Point and also in distributing this RFEI to our extensive developer listing. Here is a link to the UConn Today story: <https://today.uconn.edu/2024/06/uconn-avery-point-campus-seen-as-ripe-for-enhancements/>
- American Rescue Plan Act (ARPA): Most ARPA legal agreements are finalized. Payments to projects are being made as they meet specified thresholds. Funding is being made available to non-municipal recipients on a reimbursement basis. There is some ARPA fund balance remaining plus some projects funding may be reallocated by the end of 2024 to meet U.S. Treasury Final Rule guidelines. Project allocations must be made by December 2024 and full project expenditure by December 2026.
- Neighborhood Assistance Act (NAA): Staff submitted the NAA to the state for final approval. The deadline for this was July 1st. We anticipate being notified by the state for award status early September.
- ICSC Preparation: Staff has been preparing to attend the ICSC New England event in July to

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represent and showcase the town in attracting investors and commercial interests to Groton. Meetings with key interests are being scheduled for the two day event.

Public Property Redevelopment:

- Public Property Redevelopment (former Groton Heights School): Staff anticipates comments from the PZC and RTM on the draft RFP. Staff attended a Committee of the Whole (COW) meeting on May 14th to review and discuss the Groton Heights RFP. Town Council approval of the RFP is required prior to release in seeking developers. Groton staff have maintained discussions with the Bill Memorial Library regarding a potential land swap as a part of the overall project. 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): Staff coordinated the presentation to the Town Council in June including Orr Partners and PJ&A including the latest concept plan and an overview of Orr Partner’s multi-family development experience. PJ&A, holder of the land option agreement, has finalized terms with a multi-family use developer (Orr Partners). The detailed plans are similar to the previously received a concept plan on which the option agreement is based. 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.
<https://ctexaminer.com/2022/05/11/groton-council-greenlights-324-unit-apartment-complex-on-former-town-land/>
- Triton Square (former Seely School): The construction on-site has been advancing. Final inspections and initial leasing are expected later in 2024. Don Mar Development continues to construct the 304 unit residential development. The owner stated that they have a large waiting list for these future units. Targeted future tenants are both young professionals and “empty-nesters.” Anticipated future property tax revenue is in the magnitude of \$1 million annually. This property will be one of the top 10 taxpayers in Groton upon completion.
- Public Property Redevelopment (former Colonel Ledyard School): Bellsite, LLC is completing interior demolition and partial building renovation. Additional permits are being secured this summer to begin the next development phase. 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->

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[former-groton-city-school-approved/](#)

- Public Property Redevelopment (former Pleasant Valley School): Staff anticipates comments from the PZC and RTM on the draft RFP. Town Council approval of the RFP is required prior to release in seeking developers. The Committee of the Whole (COW) approved the draft Pleasant Valley School RFP. 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 coordinated the updating of an appraisal for the property. 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. Several developers have approached the town indicating interest in the property.

Economic Development Metrics:

Trade Name Metrics:

- There were 10 trade name certificates received this month in the Town of Groton.

Social Media Metrics:

- 1,060 Facebook followers, minimal increase from May.
** Please follow the Facebook page and share our posts to your network: <https://www.facebook.com/GrotonEconomicDevelopment/>
- 147 followers to our LinkedIn page, minimal increase from May.
** 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 – Not available this time period.
- GreaterGroton.com Activity (May 31 – June 30) www.greatergroton.com

○ Total Visits	1,292
○ Max. Visitors Per Day	149
○ New Registrations	10
○ Engaged Visitors	18

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- Informed Visitors 424
- Aware Visitors 967

- 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
November 2023	3.1	3.2	3.5
December 2023	3.4	3.7	3.9
January 2024	4.3	4.8	4.4
February 2024	4.4	5.2	5.4
March 2024	3.5	4.0	4.2
April 2024	3.2	3.5	3.5
May 2024	2.2	3.9	4.1

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>