



FY 2023-2024 ANNUAL REPORT (FINAL DRAFT 3)

LEDYARD ECONOMIC DEVELOPMENT COMMISSION



EDC OVERVIEW

The Economic Development Commission (EDC) is comprised of 7 volunteer members who are appointed to 3-year terms by the Mayor. There are currently two vacancies on the commission.

The EDC is responsible for expanding the tax base of the Town of Ledyard and for advocating, facilitating, promoting, and advising on economic development issues within the town through marketing, property tax incentives, and infrastructure improvement.

The role of the EDC is primarily advisory and not regulatory. Therefore, the EDC focuses on fostering a productive and positive relationship with both large and small businesses.

This report summarizes the work of the Economic Development Commission as well as other significant economic activity in Ledyard for the period of July 2023 through June 2024.



LEDYARD PROFILE

[AdvanceCT](#) generates profiles every year for all of Connecticut's 169 towns. Here is some of the information that their [2024 Ledyard Profile](#) contains.

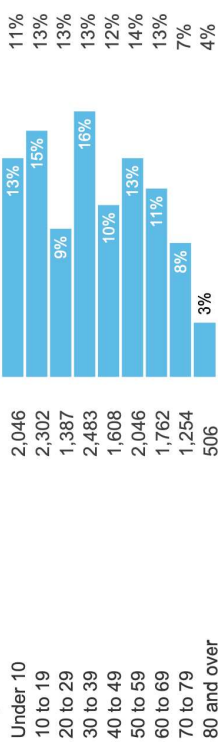
General

ACS, 2018–2022	Ledyard	State
Current Population	15,394	3,611,317
Land Area <i>mi</i> ²	38	4,842
Population Density <i>people per mi</i> ²	403	746
Number of Households	5,567	1,409,807
Median Age	38	41
Median Household Income	\$94,509	\$90,213
Poverty Rate	7%	10%

Demographics

ACS, 2018–2022

Age Distribution



Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$63,935,073
Property Tax Revenue	\$39,445,437
<i>per capita</i>	\$2,544
<i>per capita, as % of state avg.</i>	79%
Intergovernmental Revenue	\$21,000,821
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	\$62,318,555
Educational	\$37,903,144
Other	\$24,415,411

Grand List

Equalized Net Grand List	\$1,709,335,985
<i>per capita</i>	\$111,459
<i>per capita, as % of state avg.</i>	69%
Commercial/Industrial Share of Net Grand List	5%
Actual Mill Rate	34.97
Equalized Mill Rate	22.83

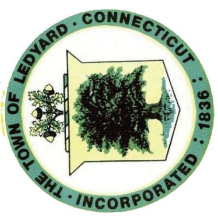
Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA
Total Inc indebtedness	\$34,713,322
<i>per capita</i>	\$2,264
<i>per capita, as % of state avg.</i>	83%
<i>as percent of expenditures</i>	56%
Annual Debt Service as % of expenditures	\$4,172,901 7%



LEDYARD OVERVIEW

- Less than 1% of the Town of Ledyard's real estate is commercially or industrially developed.
- For comparison, East Lyme has 9%, Colchester has 10%, Montville has 12%, Stonington has 15%, and Waterford has 26%.
- As a result, the Town has a limited ability to work with what it has, but there are opportunities presented by the old Dow Chemical site, the #4 tax payer in town, as well as some conceptual projects in Ledyard Center and Gales Ferry.



LEDYARD TOP TAXPAYERS - GRAND LIST 2023

GRAND LIST OF 2023 LEDYARD'S TOP TAXPAYERS					
TAXPAYER	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLES	TOTAL	G/L RATIO
CONN LIGHT & POWER CO	\$125,930	\$90,905,619		\$91,031,549	6.91%
MASHANTUCKET PEQUOT TRIBAL NATION & GAMING ENTERPRISE	\$19,846,187	\$1,238,294		\$21,084,481	1.60%
FOX RUN-LEDYARD LLC "FOX RUN" APARTMENTS	\$7,635,040	\$1,270	\$13,580	\$7,649,890	0.58%
GALES FERRY INTERMODAL LLC	\$3,954,580			\$3,954,580	0.30%
NS RETAIL HOLDINGS	\$3,072,020			\$3,072,020	0.23%
YANKEE GAS		\$2,658,325		\$2,658,325	0.20%
LEDYARD MEADOWS ESTATES LLC	\$2,633,190	\$20,364		\$2,653,554	0.20%
U-STORE IT	\$2,414,720			\$2,414,720	0.18%
AMERICAN STYRENICS LLC		\$2,364,702		\$2,364,702	0.18%
LEDYARD CENTER LLC	\$2,207,870			\$2,207,870	0.17%
TOTALS	\$41,889,537	\$97,188,574	\$13,580	\$139,091,691	10.55%
TOTAL NET GRAND LIST				\$1,317,930,660	
*** SHOPS, RESTAURANTS, AND VENDORS AT FOXWOODS INCLUDING TANGER OUTLETS - COMBINED ***					
		\$17,750,000			1.35%

Data Source: Town of Ledyard – Mayor's Office



LEDYARD BUILDING/TRADES PERMITS

Building and Trades Permits
FY19-20 to FY23-24



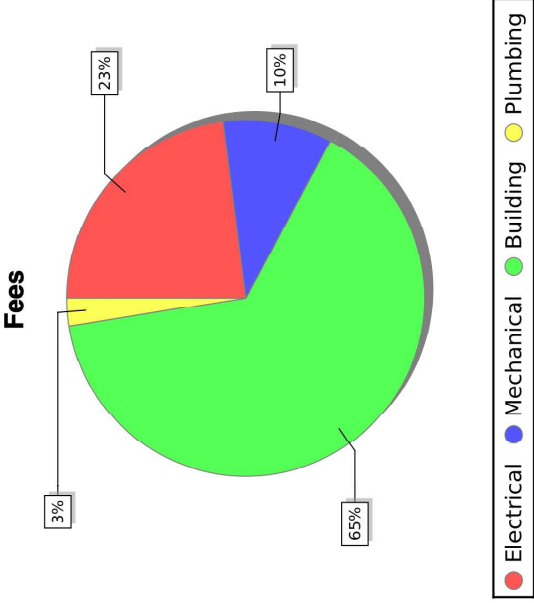
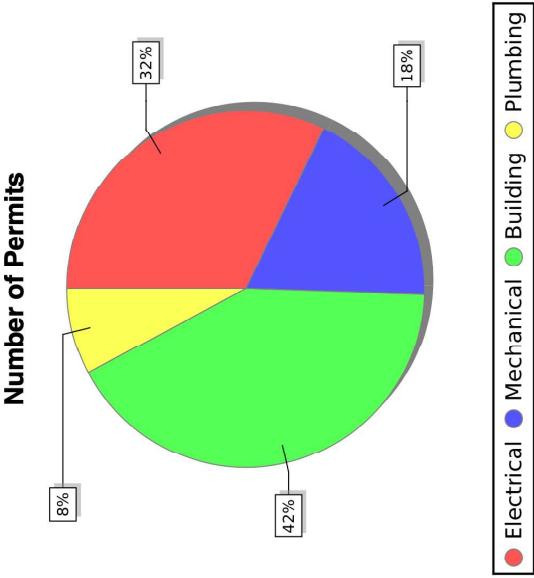
Breakdown by type unavailable for FY 19-20 through FY 22-23

Data Source: Town of Ledyard - Town Planner's Office



LEDYARD BUILDING/TRADES PERMITS

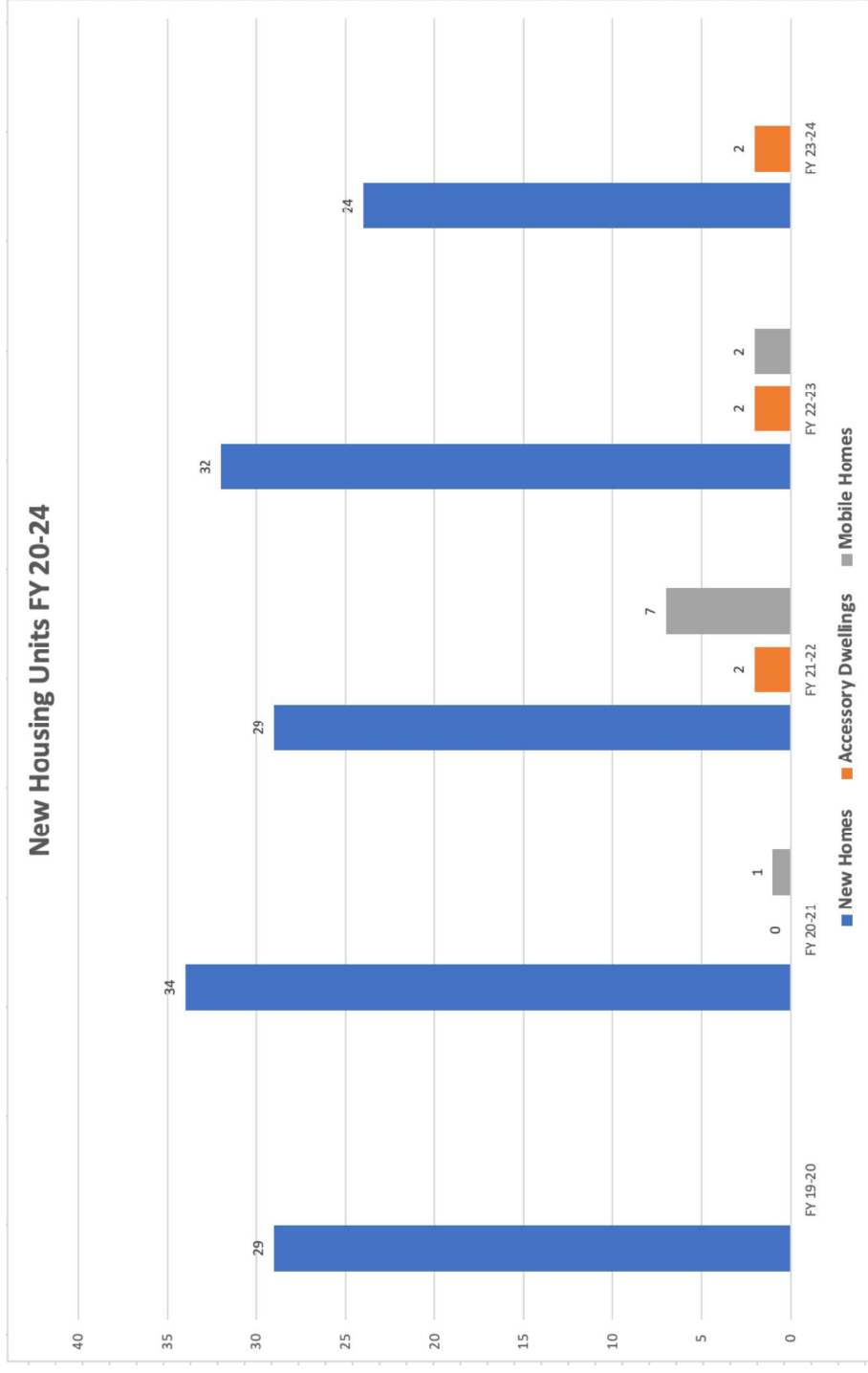
	Number of Permits	Cost of Projects	Total Fees
Electrical	391	\$5,847,000	\$62,949
Mechanical	223	\$2,200,000	\$27,125
Building	506	\$17,662,000	\$177,269
Plumbing	95	\$535,000	\$6,865
Totals	1215	\$ 26,244,000.00	\$ 274,208.00



Data Source: Town of Ledyard - Town Planner's Office



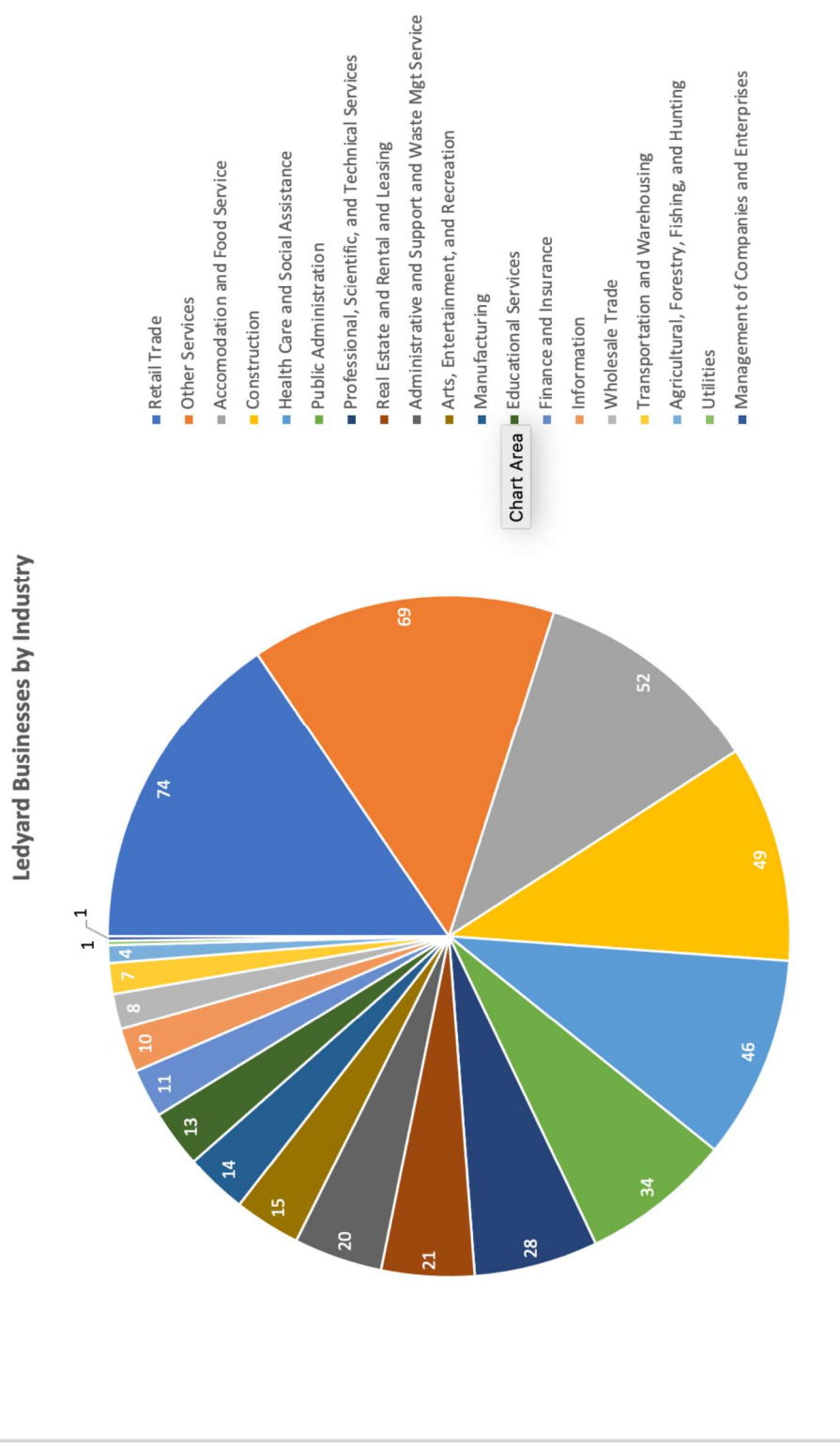
LEDYARD NEW HOUSING UNITS



Data Source: Town of Ledyard - Town Planner's Office



LEDYARD BUSINESSES



Data Source: [Connecticut Department of Labor](#)



LEDYARD KEY EMPLOYERS

Business	Industry	Employees
Foxwoods Resort Casino	Resort	5,000 - 9,999 employees
Town of Ledyard/BOE	Municipal	500 – 999 employees
Emprise Corp.	Engineering	100 – 249 employees
Prides Corner Farms, Inc.	Florist	50 – 99 employees
Student Transportation of America	Buses-School Transportation Service	
Ocean State Job Lot	Variety Store	20 - 49 employees
Starwood Village Market	Grocer	20 - 49 employees
CVS	Pharmacy	10 – 19 employees

Data Source: [Connecticut Department of Labor](#)

Non-Residential Property - Usage Breakdown

Non-residential parcels in Ledyard total 1,376.91 acres in 242 parcels. That represents about 5.74% of the town.

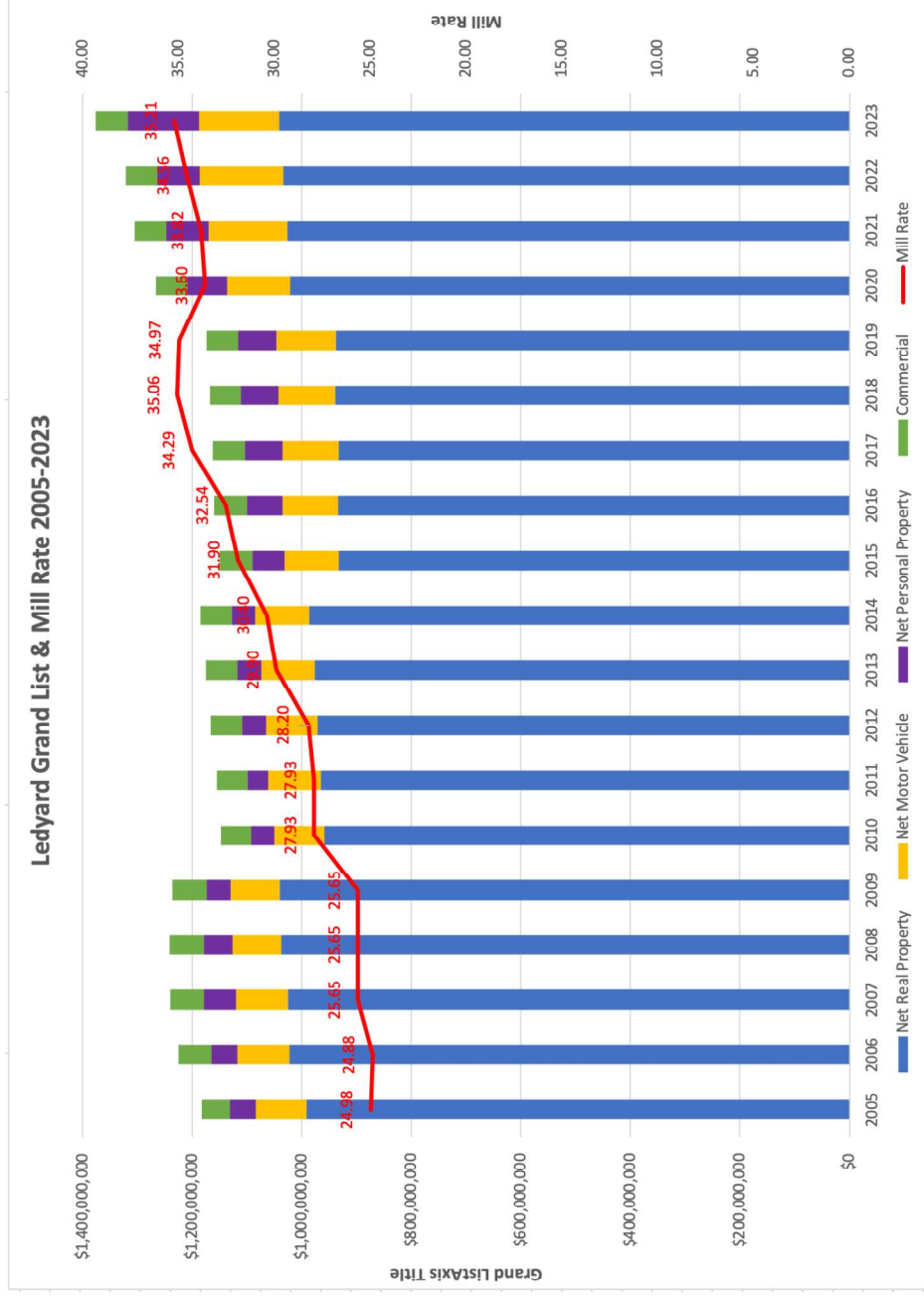
Only 0.95% of the property in town is undeveloped non-residential property. Almost half of the non-residential property (49.86%) is being used for non-commercial purposes (municipal, non-profit, open space, residential, or unbuildable).

<u>ZONE</u>	<u>Commercial</u>	<u>Municipal</u>	<u>Non-Profit</u>	<u>Open Space</u>	<u>Residential</u>	<u>Unbuildable</u>	<u>Undeveloped</u>	<u>TOTAL ACRES</u>	<u>PARCELS</u>	<u>% of NON-RESIDENTIAL ACREAGE</u>	<u>% of TOTAL ACREAGE</u>
CIP	152.04	0.00	1.50	0.34	19.06	52.19	57.45	282.58	51	20.52%	1.18%
CM	3.16	0.00	0.00	2.89	5.02	0.00	6.09	17.16	10	1.25%	0.07%
GFDD	61.92	0.00	47.33	0.00	33.08	1.52	36.78	180.63	87	13.12%	0.75%
I	175.30	1.85	0.00	161.63	8.26	220.29	4.26	571.59	12	41.51%	2.38%
LCDD	55.45	11.72	7.18	0.00	18.16	1.37	102.95	196.83	56	14.30%	0.82%
LCTD	3.65	0.00	0.00	0.00	59.18	22.67	0.00	85.50	13	6.21%	0.36%
NC	11.13	0.00	0.00	0.00	9.85	0.16	0.00	21.14	9	1.54%	0.09%
RCDD	0.00	0.00	0.00	0.00	1.21	0.00	20.27	21.48	4	1.56%	0.09%
Totals	462.65	13.57	56.01	164.86	153.82	298.20	227.80	1376.91	242	100.00%	5.74%
% Non-Residential	33.60%	0.99%	4.07%	11.97%	11.17%	21.66%	16.54%				
% Total Acreage	1.93%	0.06%	0.23%	0.69%	0.64%	1.24%	0.95%				

*Note: 4 parcels totaling 381.9 acres (66.8%) of Zone I (Industrial) are unbuildable or open space
As of January, 2023*



LEDYARD GRAND LIST VS. MILL RATE



Data Sources: [State of Connecticut – Office of Policy and Management : Grand List](#) – [Mill Rate](#)



CONNECTICUT TOWN ECONOMIC INDEXES

The Connecticut Town Economic Indexes (CTEI) are published annually in the [Connecticut Economic Digest](#) newsletter. The [Connecticut Department of Labor's Office of Research](#) developed the composite indexes of all 169 municipalities in the state to measure each town or city's overall economic health, which then can be ranked and compared to others to gain perspective.

Four annual average town economic indicators are used as components to calculate the economic index. Three of them come from the [Quarterly Census of Employment and Wages](#) (QCEW) program and include all those who are covered under unemployment insurance law, thus capturing nearly 100 percent of all payroll employees in each town. Those three indicators are **total covered business establishments** (physical work units located in the municipality), **total covered employment** (number of payroll employees in establishments that are located in the town), and **inflation-adjusted covered annual average wages** (aggregate payroll pay divided by the total average employment). The fourth economic indicator is the **unemployment rate**.

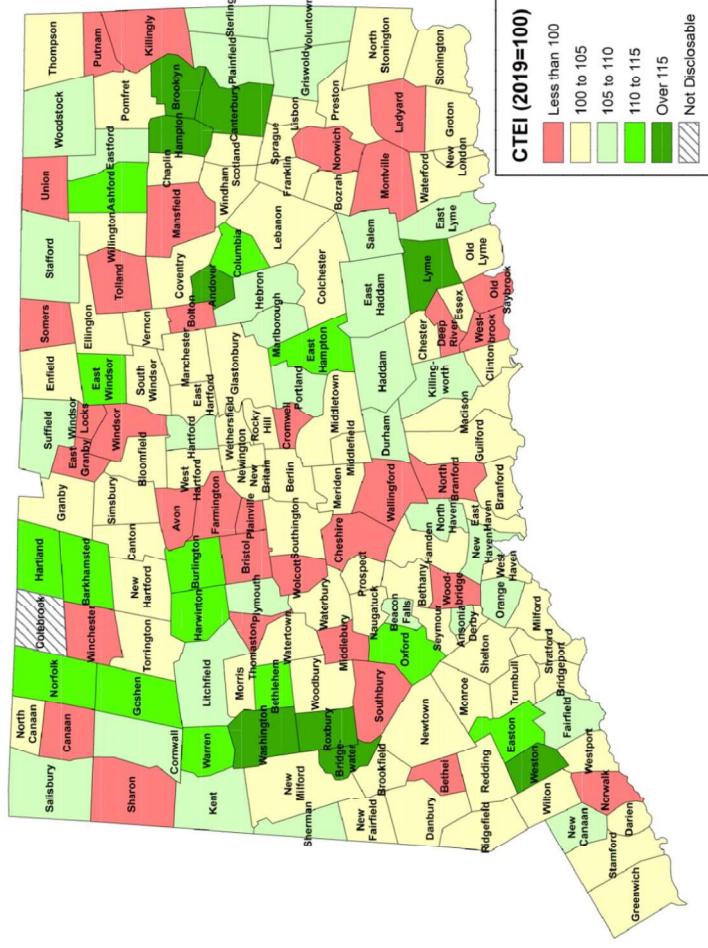
To compare the economic performance since the pandemic of 2020, the CTEI's base year was changed in this year's report from 2010 to 2019, which equals 100. The wage component was also adjusted to 2019 dollars and unemployment rate changes were inverted to reflect the right economic direction.

[Data Source: Connecticut Economic Digest](#)



CONNECTICUT ECONOMIC PERFORMANCE

Connecticut's overall economy grew last year with nearly all towns seeing increases (Warren, Darien, Westport, South Windsor, and New Canaan all had decreases). However, 33 of Connecticut's 169 cities and towns are still below pre-COVID-19 pandemic (2019) levels in 2023. Ledyard is one of those towns. The average index for the state is 104.3 and the average increase is +3.30. The statewide unemployment rate fell from 4.1% in 2022 to 3.8% in 2023.



Data Source: [Connecticut Economic Digest](#)



LEDYARD ECONOMIC COMPARISONS

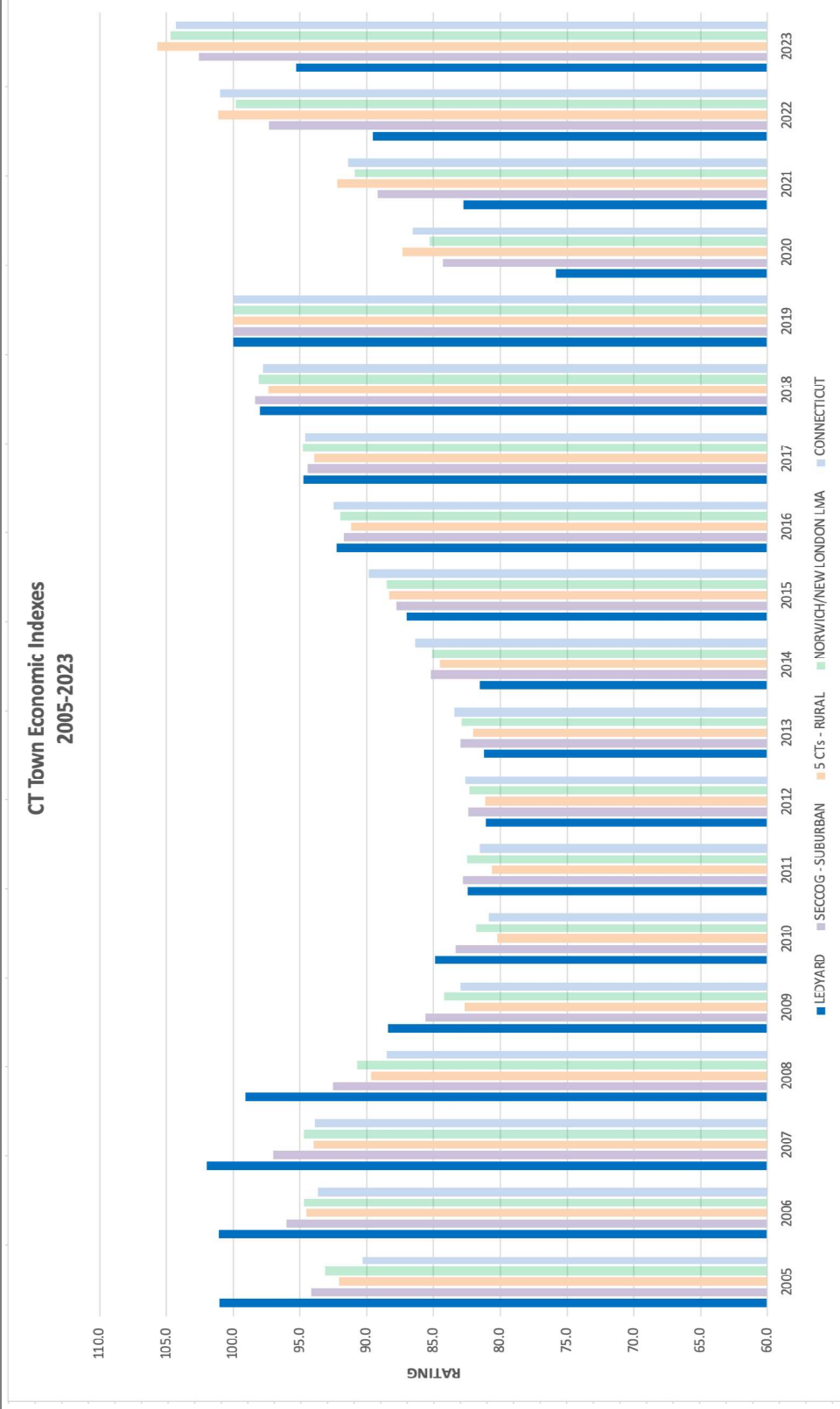
The chart on the following slide uses the Connecticut Town Economic Indexes to compare Ledyard with the following four groups:

- **SECCOG RPOCD** - The Southeastern Connecticut Council of Government's "[2017 Regional Plan of Conservation and Development](#)" divides the 17 towns that it covers into 3 groups – Urban, Suburban, and Rural ([see page 24](#)). Ledyard is in the Suburban group.
 - **Suburban:** Colchester, East Lyme, Griswold, Ledyard, Lisbon, Montville, Sprague, Stonington, and Waterford
- **Five Connecticut**s - In 2004 the University of Connecticut released a report titled "[The Changing Demographics of Connecticut — 1900 to 2000](#)". They assigned each town to one of five groups – Wealthy, Suburban, Rural, Urban Periphery, and Urban Core ([see page 15](#)). Ledyard was placed in the Rural group along with 62 other towns. In 2015 those classifications were [updated by DataHaven](#) based on the 2010 census data. The Rural category now contains 60 towns.
 - **Rural:** Andover, Ashford, Beacon Falls, Bethlehem, Bozrah, Brooklyn, Canaan, Canterbury, Chaplin, Colebrook, Cornwall, Coventry, Deep River, East Haddam, East Lyme, East Windsor, Eastford, Franklin, Goshen, Griswold, Hampton, Hartland, Harwinton, Kent, Killingly, Lebanon, Ledyard, Lisbon, Litchfield, Mansfield, Montville, Morris, New Milford, Norfolk, North Canaan, North Stonington, Plainfield, Plymouth, Pomfret, Portland, Preston, Putnam, Salisbury, Scotland, Seymour, Sharon, Sprague, Stafford, Sterling, Stonington, Thomaston, Thompson, Union, Voluntown, Warren, Washington, Waterford, Willington, Winchester, Woodstock
- **Norwich/New London Labor Market Area** – As [defined by the State of CT](#), this consists of all the towns in New London County except Colchester and Lebanon ([they are in the Hartford LMA](#)) and with the addition of Canterbury.
 - Bozrah, Canterbury, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford
- **Connecticut** – All 169 towns in Connecticut.



LEDYARD ECONOMIC PERFORMANCE

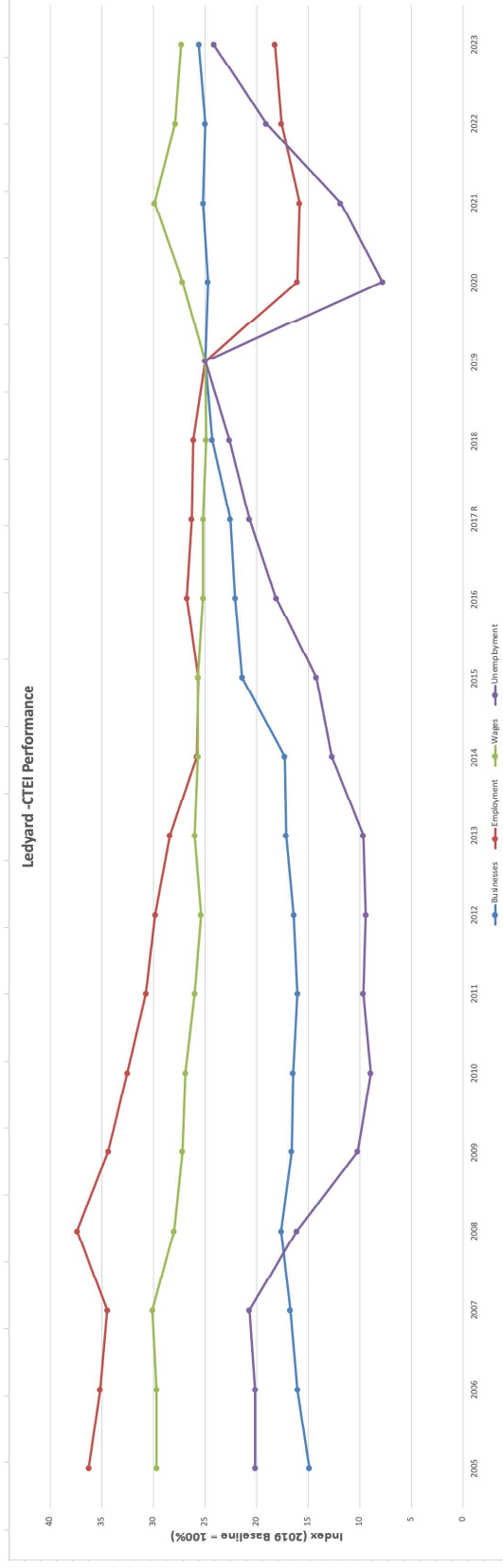
CT Town Economic Indexes
2005-2023



Data Source: [Connecticut Economic Digest](#) [SECCOG RPOCD](#) [Five Connecticut](#) [Norwich/NL LMA](#)



LEDYARD CTEI BREAKDOWN



LEDYARD	2019	2020	2021	2022	2023
Businesses	369 (25.0)	365 (24.7)	372 (25.2)	369 (25.0)	378 (25.6)
Employment	10,220 (25.0)	6,569 (16.1)	6,474 (15.8)	7,194 (17.6)	7,450 (18.2)
Wages	\$39,580 (25.0)	\$43,130 (27.2)	\$47,268 (29.9)	\$44,146 (27.9)	\$43,183 (27.3)
Unemployment	2.9% (25.0)	9.3% (7.8)	6.1% (11.9)	3.8% (19.1)	3.0% (24.2)
CTEI TOTALS	100	75.8	82.8	89.6	95.3

Data Source: [Connecticut Economic Digest](#)



LEDYARD CTEI ANALYSIS

Ledyard has the lowest Economic Index, 95.3, of all 169 towns in Connecticut for 2023. The number of people employed in the Town of Ledyard dropped 35.7% in 2020 and it has been very slow to recover. For reference, the number of people employed in Ledyard in 2005 was 14,826, almost double the number in 2023. Ledyard is tied with Sterling for the 28th largest index increase in the state in 2023 (+5.72).

- **Businesses:** Overall rise since 2005 (208), with a slight dip from 2009-2011, slight rise since 2019 (378 in 2023).
- **Employment:** A steady drop since 2005 (14,826), with a large drop in 2020 (6,569) and bottoming out in 2021 (6,474) followed by a slow rise since then (7,540 in 2023).
- **Wages:** Declining since 2007 (\$47,600) with a low point in 2018 (\$39,393), and a rise since then peaking in 2021 (\$47,268) followed by a drop (\$43,183 in 2023).
- **Unemployment Rate:** 2020's 9.3% exceeded 2009-2013 recession high of 8.1% in 2010, 2023's 3.0% is just above 2019's low of 2.9%.
- **SECCOG RPOCD** - Ledyard is one of two towns in this group whose index hasn't fully recovered to 2019 pre-pandemic levels. Montville is the other with an index of 99.5. However, Ledyard had the 4th largest increase from 2022 to 2023 (5.72). Lisbon had the largest increase (+8.01) and Colchester had the smallest (+2.87). The average index for this group is 102.6 and the average increase is +5.23.
- **Five Connecticut** - Ledyard is one of 10 towns in this group whose index hasn't fully recovered to 2019 pre-pandemic levels. The average index for this group is 105.7 and the average increase is +4.56. Ledyard's gain of +5.72 is significantly above the average of this group.
- **Norwich/New London Labor Market**- Ledyard is one of three towns in this group whose index hasn't fully recovered to 2019 pre-pandemic levels (Montville 99.5 and Norwich 98.7). However, Ledyard had the 5th largest increase (+5.72) behind Canterbury (+8.24), Lisbon (+8.01), Griswold (+6.97), and East Lyme +(6.48). Norwich had the smallest increase (+2.51). The average index for Norwich/New London LMA is 104.7 and the average increase is +4.92.

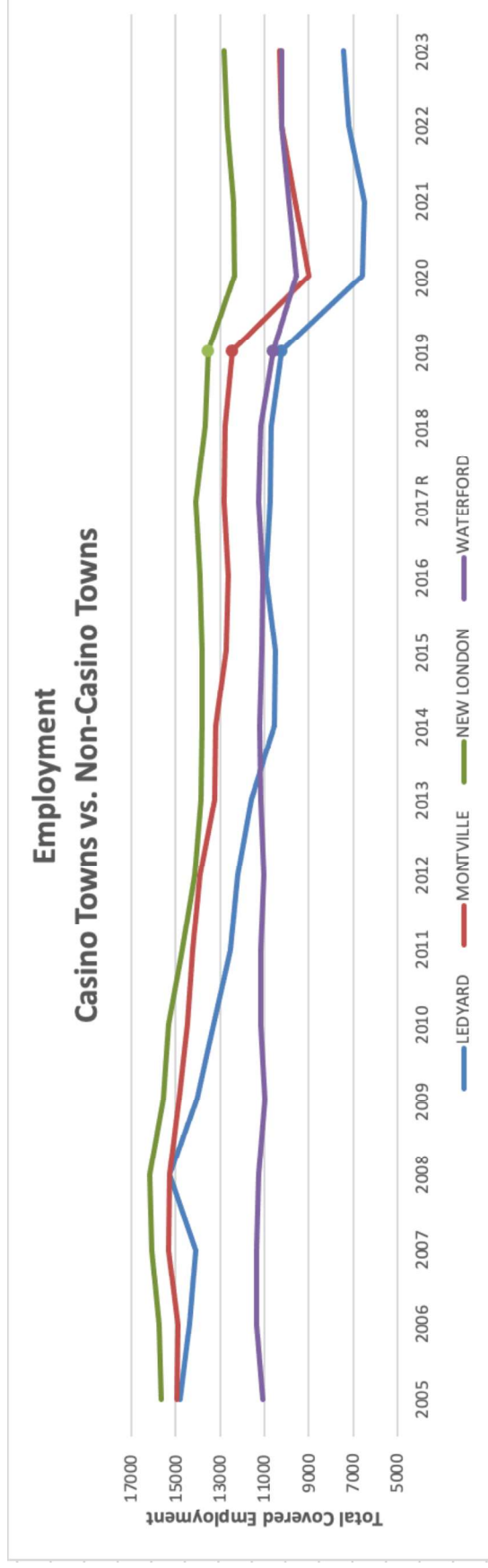
Data Source: [Connecticut Economic Digest](#)



CASINO EMPLOYMENT IMPACT

Foxwoods is the largest employer in Ledyard. Unsuccessful attempts were made to get the Foxwoods employment numbers from the State of CT and Foxwoods. So, employment numbers excluding Foxwoods could not be produced.

Montville's CTEI index has also not yet recovered to 2019 levels. Like Ledyard, their employment number is the primary reason for their low CTEI index. Like Ledyard, they host a large casino (Mohegan Sun). This chart compares the employment numbers for Ledyard and Montville with two other neighboring towns, Waterford and New London, that have similar employment totals but no casino in town. This chart shows that employment in Waterford and New London has fully recovered from the pandemic. This suggests that the continuing reduced employment numbers for Ledyard and Montville may be due to the two casinos significantly downsizing their employee head counts post-pandemic.

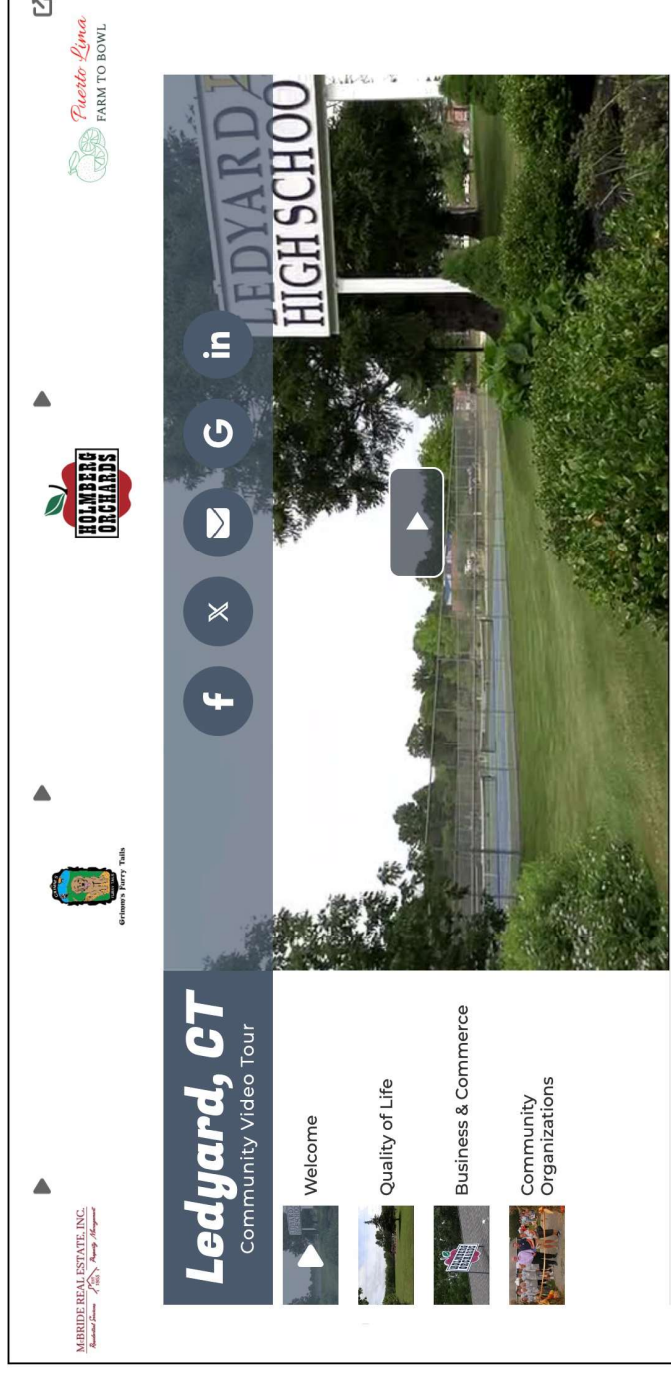


Data Source: [Connecticut Economic Digest](#)



COMPLETED PROJECTS

- Town marketing video - March 2024
 - Produced by [CGI Digital](#), managed by EDC Commissioner Peter Hary
 - Posted on Town's website homepage
 - No cost to town due to paid advertising by McBride Real Estate, Inc., Grimms Furry Tales, Holmberg Orchards, and Puerto Lima





COMPLETED PROJECTS

- New PDF version of Ledyard Business Directory – April 2024
 - Also Updated [Online Business Directory](#)
 - Removed closed businesses
 - Added a photo to each listing
 - Added new submissions form and corrections form
- Ribbon Cuttings
 - Sweet Hill Creamery – July 13, 2023
 - BRO's Barbershop – August 8, 2023
 - Cashman (new pier) – December 12, 2023
 - Big Discount Wine & Liquor – January 13, 2024
 - GOAT – April 18, 2024
 - Barkin' Barley – April 26, 2024
- Renewed memberships
 - Chamber of Commerce of Eastern Connecticut
 - Greater Norwich Area Chamber of Commerce
 - South Eastern Connecticut Enterprise Region (SeCTer)



COMPLETED PROJECTS

Community Events Signs

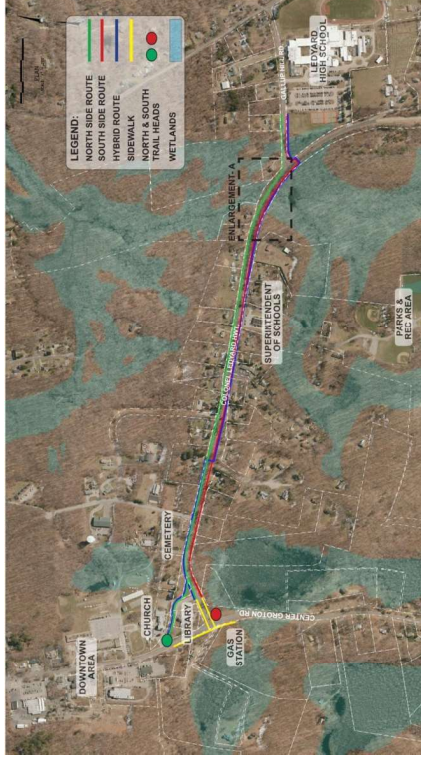
- Purchased with American Rescue Funds
- Two Locations
 - Gales Ferry – Rt. 12 in front Gales Ferry Volunteer Fire Dept.
 - Installed March 2024
- Ledyard Center – Colonel Ledyard Hwy in front of the Town Green
 - Installed August 2024.





ONGOING PROJECTS

- Multi-Use Path & Sewer Extension
 - Work commenced in April
 - Pathway will be on the north side of Col. Ledyard Hwy from Ledyard Center to Ledyard High School
 - Funded by LOTCIP grant and ARPA funds
 - The sewer line extension project is progressing nicely but a bit slower than anticipated.
- Design phase for Phase 3 from Ledyard High School to Pennywise Lane is underway and will commence after Phase 1 is completed. ARPA funding has to be authorized by Dec. 31st 2024.
- Phase 2 is from the Ledyard Congregational Church to the Rt. 117/Rt. 214 intersection. The design and engineering work for that will follow along with a cost estimate. 1 to 1.5 year away. It has to be completed by Dec. 2026 in order to use the ARPA funding.





NEW PROJECTS

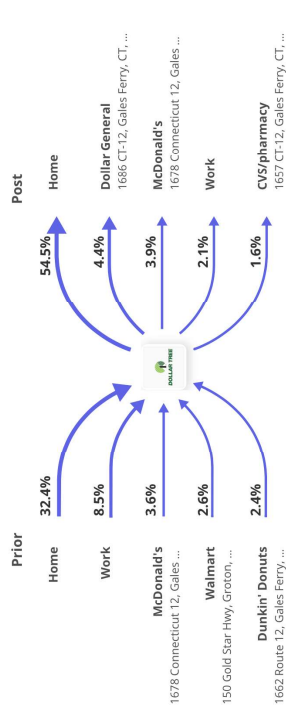
RT. 12 Corridor Study

- Last update was in 2008
- \$50,000 budgeted
- Updated study required to qualify for future STEAP grants
- RFQ/RFP was posted in July 2024, bids open Aug. 15th.
- Requests the following:
 - Which properties are underutilized?
 - Where are the opportunities for in-fill?
 - How are properties zoned and what is their current land use?
 - Which businesses would be appropriate and that could be supported on the Rt. 12 corridor?
 - What grants are available for possible projects?
- Possible sewer extension from Norwich to Groton

NEW PROJECTS

Placer.ai

- SeTeR EDC had a presentation in November 2023 by Placer.ai, a location analytics company that studies visit trends, trade areas, and demographics.
- Their product provides consumer visitation and demographic insights, competitive benchmarking, industry trends, among other things.
- Placer.ai also works with its municipal partners to use these data streams to analyze migration trends, event performance, seasonal customer trends, routes usage, and the study of retail, grocery, and dining recovery.
- They track cell phone locations using apps that have included their code if the cell phone user has granted permission to those apps to track their location.
- SECCOG has taken the lead on this and has the license. Available at no cost to towns.





FUTURE PROJECTS

- Business Directional Signs
 - [2022 Residents Survey](#) results showed poor knowledge of existing businesses
 - Co-located on existing street signs
 - Preliminary research has been started
 - Possibly modeled after [Killingly's program](#) (photo to right)
 - Permission may be required from state to use existing street signs on state right-of-way
 - Identify possible locations
 - Rt. 214 / Rt. 117 intersection
 - Rt. 214 / Rt. 12 intersection
 - Rt. 12 / Military Highway intersection
 - Rt. 12 / Hurlbutt Rd. intersection
 - Colonel Ledyard Hwy / Groton Town Line
 - Gallup Hill Rd / Pumpkin Hill Rd intersection
 - Rt. 214 / Rt. 2 intersection
 - Rt. 12 / Long Cove Rd. intersection





BUSINESS CHANGES

- **New**
 - [BRO's Barbershop](#): 12 Military Hwy (formerly Boss Hair Design)
 - [The Salty Heifer](#): 678 Col. Ledyard Hwy (formerly Parke's Place)
 - [Barkin' Barley](#) 1528 Rt. 12 (late summer)
 - [Blueprint Thrift](#) – 1600 Rt. 12 (near Human Performance)
 - [Tripple M](#) – 1598 Rt. 12 (near Yoko Loko)
 - Geer Automotive – 7 Fairway Dr.
 - [JY Glow Esthetics, Vanessa Villena](#), and [The House of Glamour](#)– 1600 Rt. 12 2nd Floor (all sharing the space in the former CT Lash location above Blueprint Thrift)
 - [Smaug's Chamber](#) - 1649 Rt. 12 (tattoos & collectibles)
 - [Fancy Nails](#) 1666 Rt. 12 (former location of 2Q Nail Salon)
 - [Gracie Jiu-Jitsu Gales Ferry](#) - 1649 Rt. 12
 - Village Market Car Wash - 733 Colonel Ledyard Hwy
 - [Family Tree Ministry](#) – 740 Col. Ledyard Hwy
- **Change of Ownership**
 - Floyd's Garage
- **Relocated**
 - Viability, Inc. from Gales Ferry to 2 Lorenz Pkwy
- **Closed**
 - CT Lash
 - 2Q Nail Salon
 - Sew Mindful
 - Edwards Martial Arts Academy



PRIME PROPERTY UPDATES

- GFI Intermodal (1761 Rt. 12)
 - 157.97 acres – Zoned Industrial - Owned by Gales Ferry Intermodal
 - Industrial site with rail and upgraded deep water pier currently being redeveloped
 - Cashman Dredging and Marine Contracting and Americas Styrenics are using about 30 acres combined
- 1737 Rt. 12 (7.8 acres – Zoned Industrial - undeveloped) is located in front of it on Rt. 12, also owned by GFI Intermodal
 - Received approval for 10,000 sq ft building
 - Proposal for 6,000 sq ft building resubmitted after moving it closer to Rt. 12
 - Proposal for blasting ledge resubmitted in April 2024
 - Proposal withdrawn again in May 2024
 - Proposal resubmitted in July 2024
 - Public hearing scheduled for Sept. 15th



PRIME PROPERTY UPDATES

- 740 Colonel Ledyard Hwy
 - 42.61 acres – Zoned LCDD
 - Owned by Ledyard Center LLC (Sal Monarca)
 - Includes The Ledyard Center Shoppes (former Ledyard Center School)
 - Proposed 13 1-bedroom apartments in rear of existing building
 - Proposed 200 units of market rate apartments.
 - Both proposals may be waiting for completion of Ledyard Center sewer extension
 - Proposed Fairway Dr extension would pass through this property to Iron St.



PRIME PROPERTY UPDATES

- Kartway (1644 Rt. 12)
 - 1.76 acres – Zoned GFDD - Owned by Karen K. Majalian and Kathy M Owens
 - Closed since 2020
 - [For sale for \\$995,000](#)
 - 119 & 129 Christy Hill Rd are adjacent to Kartway
 - 3.01 & 1.69 acres – Zoned GFDD – Also owned by Karen K. Majalian and Kathy M Owens
 - The listing for 1644 Rt. 12 shows 6.46 acres which suggests that it is for all three parcels, but the map on the listing only shows the Kartway parcel
 - Mayor Allyn spoke with a consultant early in 2024 who is working with the owner on a valuation and proposed used
 - The go-kart track was built over wetlands
 - A majority of the property is in a 100-year flood plain



PRIME PROPERTY UPDATES

- **Lou's Garage (750 Colonel Ledyard Hwy)**
 - 0.97 acres – Zoned LCDD - Owned by Domonic Ceravolo (closed since 2017)
 - For sale for \$575,000
 - 754 Colonel Ledyard Hwy (2.88 acres – Zone LCDD) located behind it is for sale for \$675,000
 - Owned by John D. and Deborah A. Cruz
- **Daticon/Stonington Institute (51 Kings Hwy)**
 - 3.88 acres – Zoned GFDD - Owned by a company in Kansas City, Kansas (closed since 2003)
 - They pay about \$25,000 in taxes every, hasn't been marketed for about 18 years
- **5 & 5A Lorenz Parkway**
 - 4.08 & 0.96 acres – Zoned CIP – Purchased by K-Trail
 - Manufactures galvanized steel trailers in Montreal and have a big dealer presence in the area.
 - They are looking to open a call center for dealer network, do dealer trainings there, and perhaps have a small showroom.
 - They want to build an additional building in the front of the old police station of about 8,000 sq ft.



PRIME PROPERTY UPDATES

- 59 Kings Hwy (wraps around corner at Christy Hill Rd. intersection)
 - 1.64 acres – Zoned GFDD - Owned by DONCO LLC
 - Sold in January 2023 for \$49,000
 - Approved 8-30g affordable housing development of 10 single-wide trailers
- 109 Christy Hill Rd.
 - 13.33 acres – Zoned GFDD - Owned by John Parillo (Wallingford, CT)
 - Sold at a Public Auction Partition Sale for \$80,000 on Feb. 24, 2024 ([KNL-CV20-6046270-S](#))
 - Possible self- storage facility
- 1513 Rt. 12 (between GF Animal Hospital and CubeSmart)
 - 4.63 acres - Zoned CIP – Owned by L&H Properties
 - [For Sale for \\$200,000](#)
- 1637 Rt. 12 (south of Puerto Lima)
 - 5.18 acres - Zoned GFDD – Owned by Elizabeth J & Robert C Barret and Debra Barrett Glennon
 - [For sale for \\$220,000](#)



PRIME PROPERTY UPDATES

- 1947 Center Groton Rd (Rt. 117, between Bestway and Grimms Furry Tails)
 - 10.60 acres - Zoned LCDD - Owned by 1947 Center Groton Rd LLC (DeForest Smith)
 - For sale for \$1,500,000
 - Could be a subdivision with commercial retail in front and mini-storage in back
- 1772A & 1792 Rt. 12 (North of the Gales Ferry Fire House)
 - 16 acres total - Zoned Industrial - Owned by Dow Chemical
 - For sale for \$1,140,000
 - An additional 52.37 acres behind which abuts the Whalehead Rd portion of the Pine Swamp Wildlife Corridor was split off from 1772A and donated to Avalonia as open space



PRIME PROPERTY UPDATES

- 215 Stoddards Wharf Rd.
- 220.29 acres – Zoned Industrial - Owned by Pfizer Inc.
- Mayor Allyn had a conversation with Wayne Bugden, vice president of the Eastern Connecticut Land Bank. They are a non-profit that acquires, remediates, and sells brownfield properties. The Pfizer dump on Stoddards Wharf Rd. is a possibility.
- In the 1960s Pfizer used about 15 acres of the property as a dump site. He has a report from Pfizer that mentions what they know that was dumped there which includes mycelium which isn't an issue. However, they also dumped about 1 million gallons of commercial-grade solvent into one of the kettle holes on the eastern end of the property and it is flowing west across the entire property towards the Ledyard Middle School and the Thames River.
- Pfizer is in a stewardship program with CT DEP to monitor the property with some monitoring wells, they have a detention basin, and they produce a report for the State on a routine basis.
- It may never be cleaned up enough for residential use, but it could be cleaned up for commercial or industrial use. There is an Environmental Land Use Restriction (ELUR) on the parcel.
- Pfizer's paid to have the houses at the west end of Stoddards Wharf Rd. connected to public water because their wells had been contaminated.



COMMISSION MEMBERS 2023-24

- John Vincent - Chairman (2018 – present)
 - Richard Tashea - Vice Chairman (1991 – present)
 - Michael Dreimiller – Secretary (2017 – present)
 - Carol Schneider (2016 – present)
 - Peter Hary (2021 – present)
 - Vacant (since Dec. 2023)
 - Vacant (since Aug. 2022)
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- Liz Burdick – Town Planner (2018 – 2021, 2024 - present)
 - Fred Allyn III – Mayor (2017 – present)
 - Jessica Buhle – Town Council Liaison to the EDC (2023 – present)

Past Members

- Juliet Hodge – Town Planner (2021 – 2024)
- Jessica Buhle (2021 – 2023)