FY 2024-2025 Annual Report (Draft #2)

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.

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 2024 through June 2025.

LEDYARD PROFILE

AdvanceCT generates profiles every year for all of Connecticut's 169 towns. Here is some of the information that their 2025 Ledyard Profile contains.

General

ACS, 2019–2023

	Ledyard	State
Current Population	15,394	3,598,348
Land Area *mi²*	38	4,842
Population Density *people per mi²*	403	743
Number of Households	5,504	1,420,170
Median Age	37	41
Median Household Income	$107,774	$93,760
Poverty Rate	7%	10%

Demographics

ACS, 2019–2023

Age Distribution

			State
Under 10	2,048	13%	10%
10 to 19	2,367	15%	13%
20 to 29	1,502	10%	13%
30 to 39	2,410	16%	13%
40 to 49	1,697	11%	12%
50 to 59	2,099	14%	14%
60 to 69	1,469	10%	13%
70 to 79	1,302	8%	8%
80 and over	500	3%	4%

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	$66,004,147
Property Tax Revenue	$41,109,833
per capita	$2,660
per capita, as % of state avg.	81%
Intergovernmental Revenue	$21,939,791
Revenue to Expenditure Ratio	103%

Municipal Expenditure

Total Expenditure	$64,181,779
Educational	$38,637,354
Other	$25,544,425

Grand List

Equalized Net Grand List	$1,726,045,882
per capita	$111,675
per capita, as % of state avg.	63%
Commercial/Industrial Share of Net Grand List	5%
Actual Mill Rate	33.60
Equalized Mill Rate	23.73

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA
Total Indebtedness	$35,080,341
per capita	$2,270
per capita, as % of state avg.	77%
as percent of expenditures	55%
Annual Debt Service	$4,189,044
as % of expenditures	7%

Data Source: AdvanceCT

LEDYARD OVERVIEW

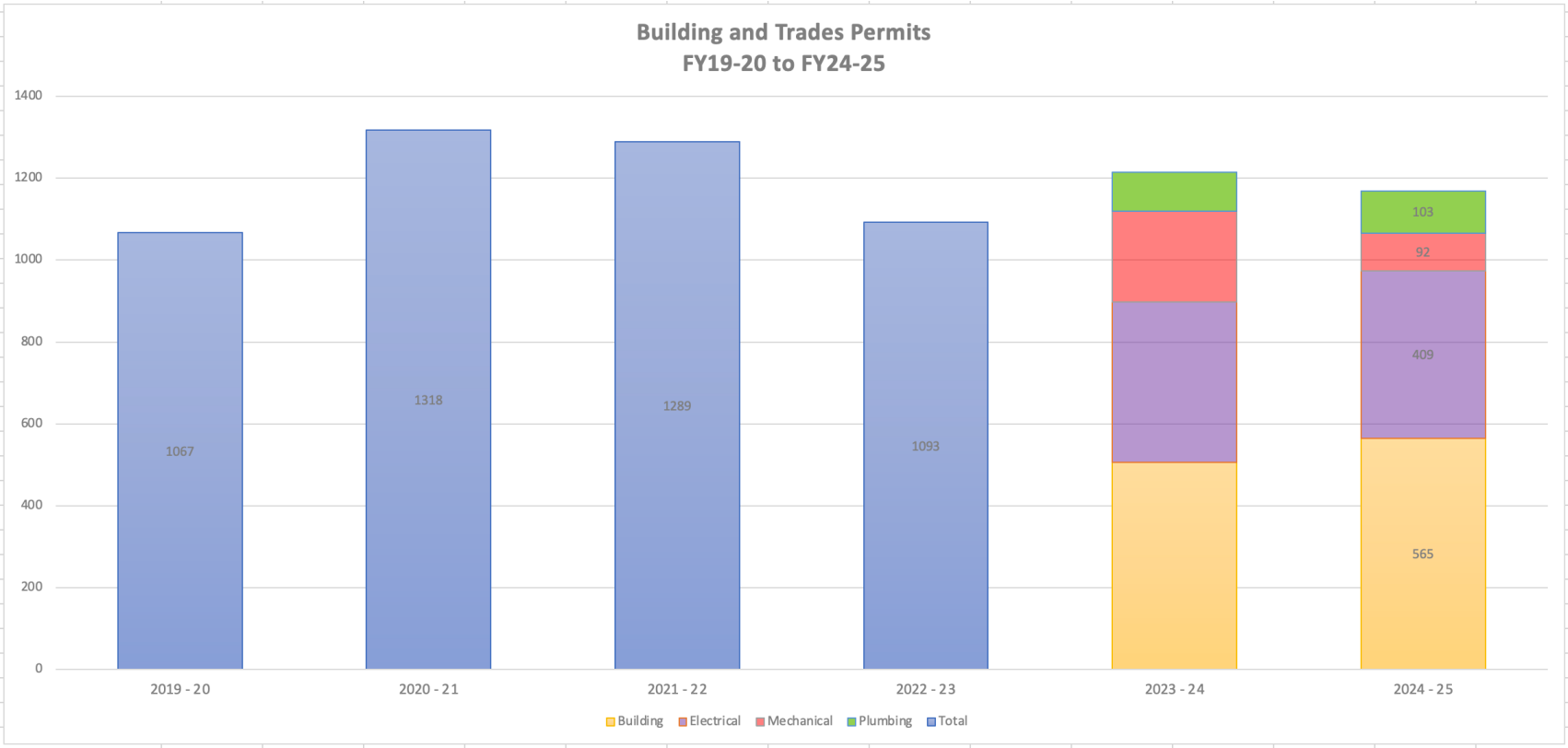
- Less than 1% of the Town of Ledyard's real estate is commercially or industrially developed.
- For comparison, East Lyme has 9%, Colchester has 10%, Montville has 12%, Stonington has 15%, and Waterford has 26%.
- 66.8% of land in Ledyard that is zoned as Industrial is either unbuildable or open space.
- As a result, the Town has a limited ability to work with what it has.

LEDYARD TOP TAXPAYERS - GRAND LIST 2024

TAXPAYER	REAL ESTATE	PERSONAL PROPERTY	MOTOR VEHICLES	TOTAL	G/L RATIO
CONN LIGHT & POWER CO	$ 125,930	$ 95,183,770		$ 95,309,700	7.35%
MASHANTUCKET PEQUOT TRIBAL NATION & GAMING ENTERPRISE	$ 19,324,197	$ 1,170,249		$ 20,494,446	1.58%
FOX RUN-LEDYARD LLC "FOX RUN" APARTMENTS	$ 7,626,290	$ 8,769	$ 11,460	$ 7,646,519	0.59%
GALES FERRY INTERMODAL LLC	$ 3,786,720			$ 3,786,720	0.29%
NS RETAIL HOLDINGS	$ 3,072,020			$ 3,072,020	0.24%
RIVERSIDE MALL INC	$ 2,622,480			$ 2,622,480	0.20%
AMERICAS STYRENICS LLC		$ 2,507,226		$ 2,507,226	0.19%
YANKEE GAS SERVICES CO		$ 2,503,387		$ 2,503,387	0.19%
U-STORE IT LP	$ 2,414,720			$ 2,414,720	0.19%
LEDYARD CENTER LLC	$ 2,207,870			$ 2,207,870	0.17%
TOTALS	**$ 41,180,227**	**$ 101,373,401**	**$ 11,460**	**$ 142,565,088**	**10.99%**
TOTAL NET GRAND LIST				**$ 1,296,906,876**	
***** SHOPS, RESTAURANTS, AND VENDORS AT FOXWOODS INCLUDING TANGER OUTLETS - COMBINED *****		$18,080,886			1.39%

Data Source: Town of Ledyard – Tax Assessor's Office

LEDYARD BUILDING/TRADES PERMITS

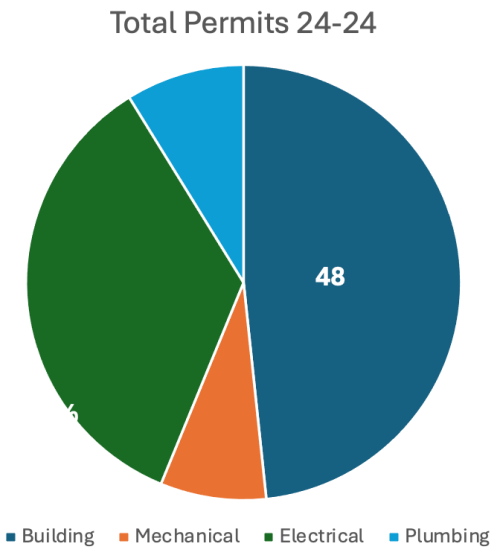


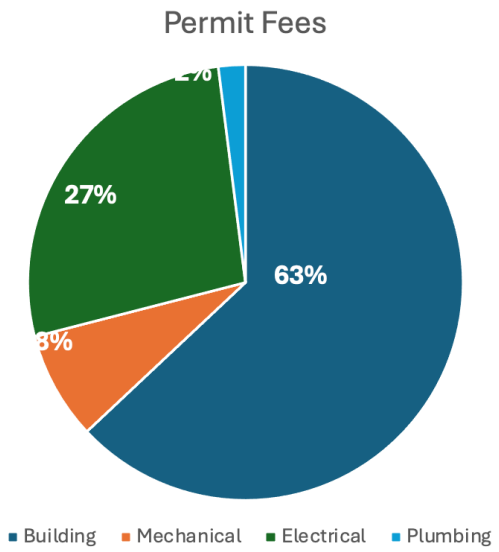
Breakdown by type unavailable for FY 19-20 through FY 22-23

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

LEDYARD BUILDING/TRADES PERMITS

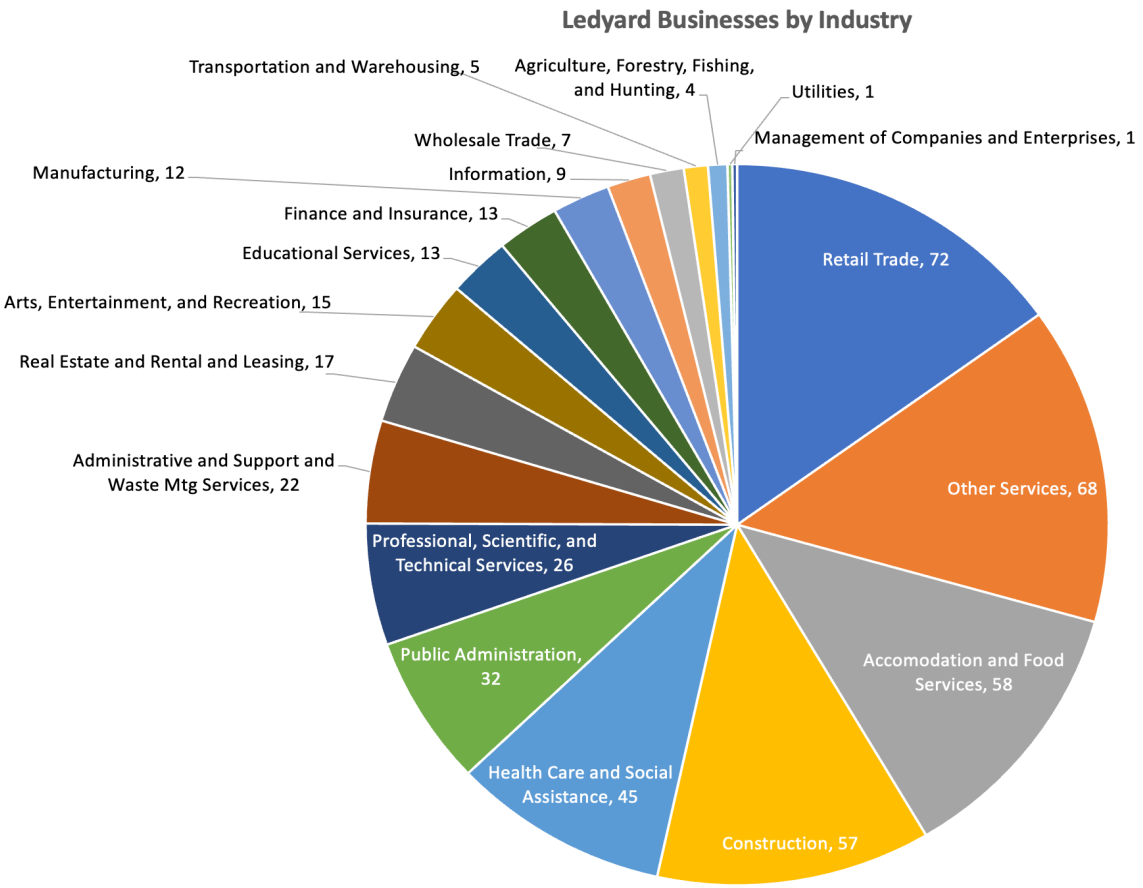
	Number of Permits	Cost of Projects	Total Fees
Building	565	15,443,738.76	241,365.08
Mechanical	92	3,937,272.00	31,653.50
Electrical	409	6,776,928.00	106,488.02
Plumbing	103	549,740.00	9,228.16
TOTALS	1,169	26,707,678.76	388,734.76





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
Holdridge Flowerland	Florist	50 – 99 employees
Student Transportation of America	Buses-School Transportation Service	50 – 99 employees
Ocean State Job Lot	Variety Store	20 - 49 employees
Starwood Village Market	Grocer	20 - 49 employees
CVS	Pharmacy	10 – 19 employees
Americas Styrenics	Chemicals-Manufacturers	10 – 19 employees

Data Source: Connecticut Department of Labor

Non-Residential Property - Usage Breakdown

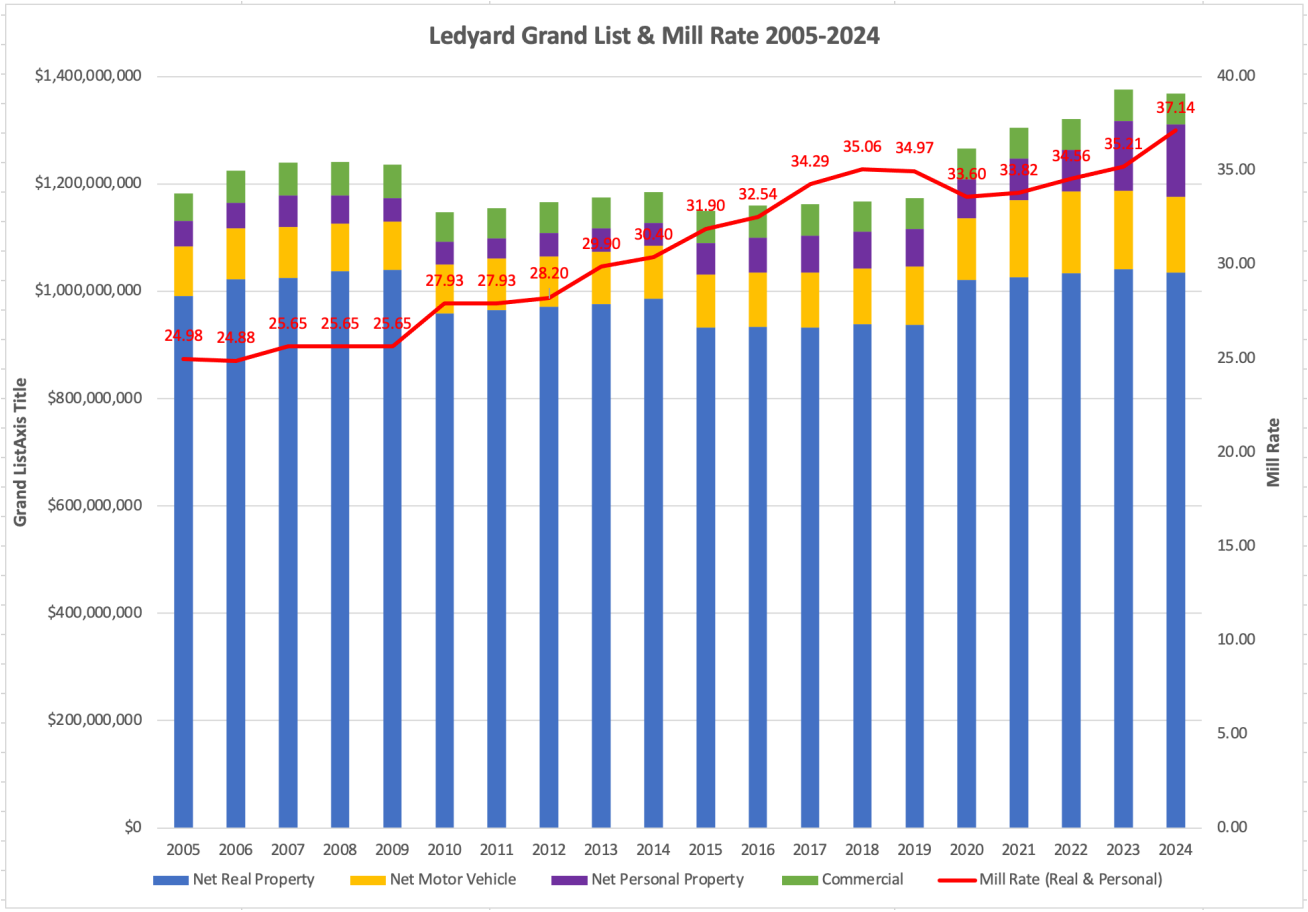
Non-residential parcels in Ledyard total 1,376.91 acres in 242 parcels. That represents about 5.74% of the town.

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).

ZONE	Commercial	Municipal	Non-Profit	Open Space	Residential	Unbuildable	Undeveloped	TOTAL ACRES	PARCELS	% of NON-RESIDENTIAL ACREAGE	% of TOTAL ACREAGE
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

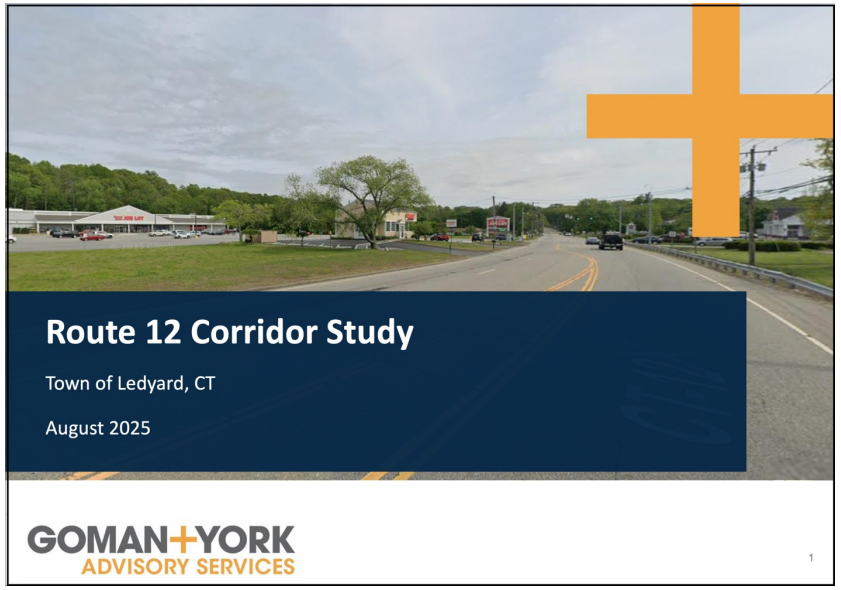
COMPLETED PROJECTS

- Updated EDC's "Reference Guide For Businesses" brochure
- Transparency & Governance document presented to Town Council on April 16, 2025
- CT Main Street did a ride through with the Mayor, Town Planner, and EDC Chairman on Dec. 16, 2024
  - Their report was received by the Mayor in April 2025
- Updated Ledyard Business Directory (online & PDF versions) – Sept. 2025
  - Add new Tourism Spots & Attractions category
- Ribbon Cuttings
  - Twisted Sugar Cake Design & Bakery – February 14, 2025
  - FRAG's Retro Zone – April 26, 2025
- Renewed memberships
  - Chamber of Commerce of Eastern Connecticut
  - Greater Norwich Area Chamber of Commerce
  - South Eastern Connecticut Enterprise Region (SeCTer)

COMPLETED PROJECTS

RT. 12 Corridor Study

- Completed by Goman & York in August, 2025
- Addresses 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



- Updated study required to qualify for future STEAP grants
- Final report, as well as previous studies and new documents, are posted on the Route 12 Corridor Study Resources webpage

COMPLETED PROJECTS

- Multi-Use Path & Sewer Extension
  - Work commenced in April 2024
  - Pathway is on the north side of Col. Ledyard Hwy from Ledyard Center to Ledyard High School
  - Funded by LOTCIP grant and ARPA funds
  - The project will be completed in September 2025.

  - Design phase for Phase 3 from Ledyard High School to Pennywise Lane is underway and will commence after Phase 1 is completed.
  - Phase 2 is from the Ledyard Congregational Church to the Rt. 117/Rt. 214 intersection. The design and engineering work is almost complete. It has to be completed by Dec. 2026 in order to use the ARPA funding.

New Projects

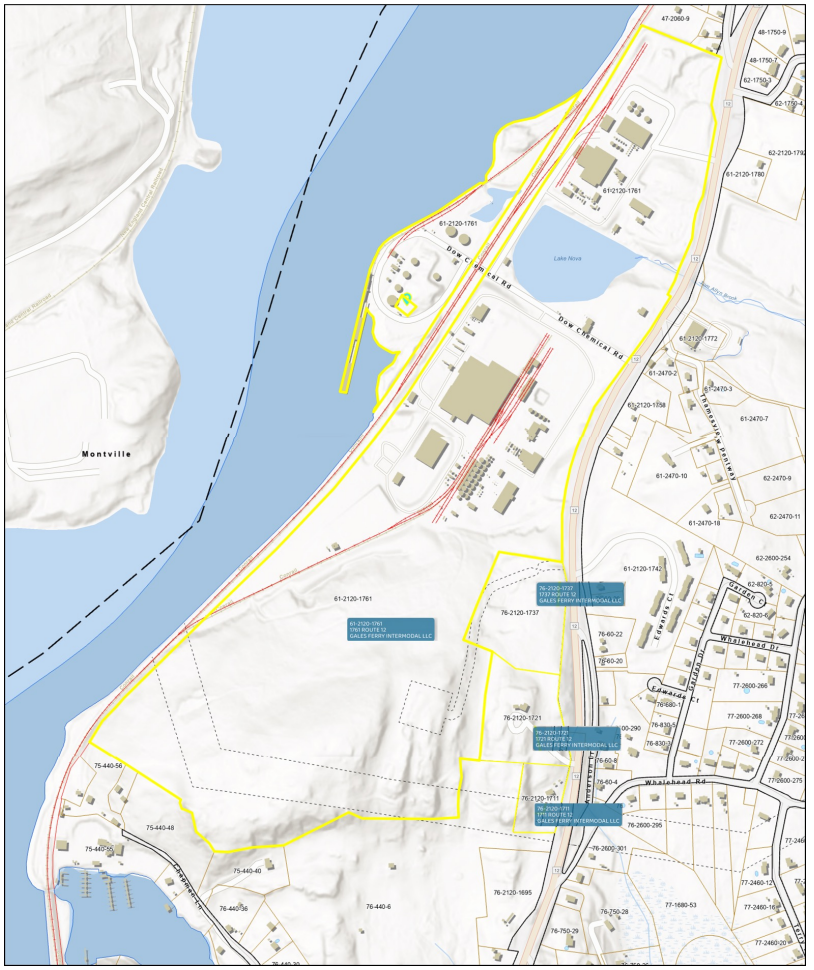
- CEDAS Best Practices Certification Program
  - Connecticut Economic Development Association
  - This program is intended to drive communities to pursue excellence in land use and economic development practices and to recognize the communities that have established best practices.
  - This was previously discussed by the EDC in Fall 2021
  - 2026 application period ended Aug. 2025 – Award ceremony in Oct. 2025
  - 2027 application period opens mid-2026
  - 32 questions with 250 total points available
    - Gold =200 to 250 points
    - Silver = 150 to 199 points
    - Bronze = 100 to 149
  - A review found about 105 points that have already been earned, 20 that may have been earned, and 20 points that would be easy to earn.
  - CEDAS membership required ($150 – due in December)

Business Changes

- **New**
  - FRAG's Retro Zone: 12 Military Hwy *(formerly BRO's Barbership)*
  - Twisted Sugar Cake Design and Bakery*:* 756 Col. Ledyard Hwy
  - BH Wine & Spirits*:* 1598 Rt. 12 *(Formerly O'Connor's Wine Cellar)*
  - Fur-Ever Friends: 725 Colonel Ledyard Hwy *(next to Valentino's)*
  - Circle Motors: Rt. 12 & Long Cove Rd. *(Formerly Computech Auto Center)*
  - Ryan's Reliable Services: 750 Col. Ledyard Hwy *(Formerly Lou's Garage)*
  - Blast of Energy: 1600 Rt. 12 *(Formerly Human Performance)*
- **New Ownership**
  - Triple B: 1649 Rt. 12
  - Gales Ferry Spirit Shop: 1674 Rt. 12
- **Closed**
  - BRO's Barbershop: 12 Military Hwy
  - Gales Ferry Animal Hospital: 1 Inchcliffe Dr. *(moved to Montville)*
  - O'Connor's Wine Cellar 1598 Rt. 12 *(new owner/name)*
  - Blueprint Thrift 1600 Rt. 12
  - Computech Auto Center 1496 Rt. 12 *(new owner/name)*

Prime Property Updates

- 1761 Rt. 12
  - Gales Ferry Intermodal
  - 157.97 acres – Zoned Industrial
  - 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
    - Adjacent parcels also owned by GFI are 1737 (undeveloped), 1721 & 1711 (both have houses)
  - Received approval for 10,000 sq ft bldg
  - Permit issued for 6,000 sq ft building
  - Request for special permit to allow blasting ledge denied Feb. 2025
    - Filed suit to appeal decision Mar. 2025

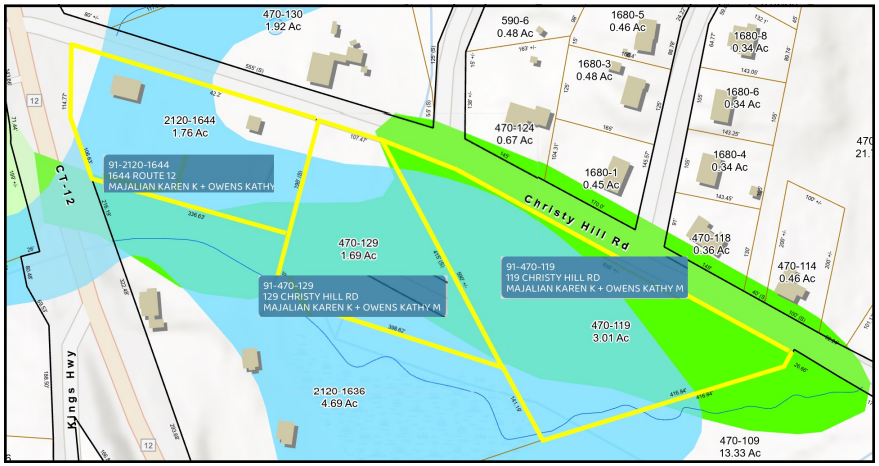


Prime Property Updates

- 740 Colonel Ledyard Hwy
  - Includes The Ledyard Center Shoppes (formerly Ledyard Center School)
  - 42.61 acres – Zoned LCDD
  - Owned by Ledyard Center LLC (Sal Monarca)
  - 12 multi-family apartments (two 2-bedroom units and 10 1-bedroom units) in the back of the at former Ledyard Center School have been approved. They'll be removing some of the parking in the back and creating a green space.
  - Proposed Fairway Dr extension would pass through this property to Iron St.

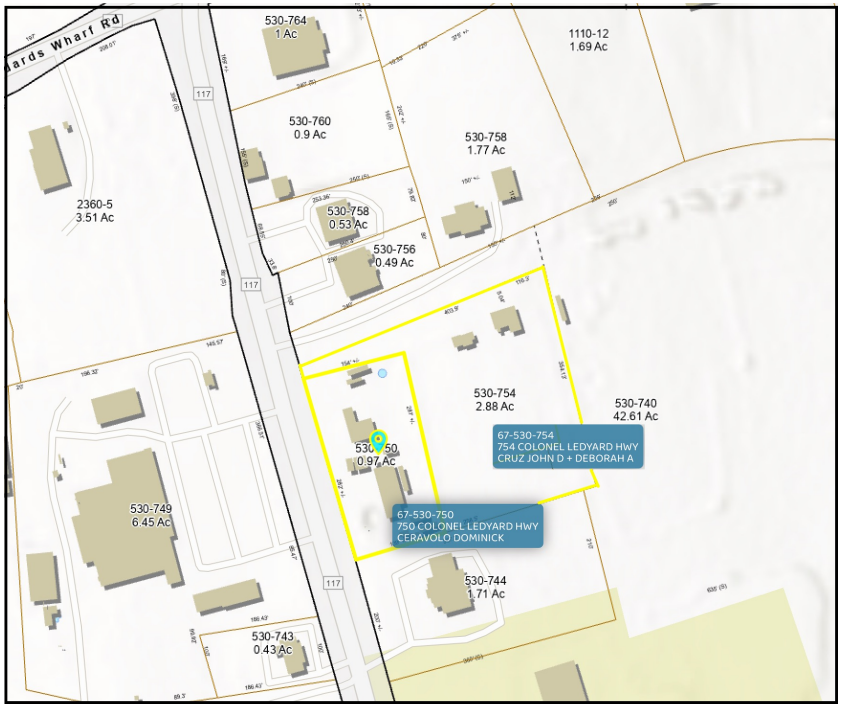
Prime Property Updates

- 1644 Route 12
  - Formerly Kartway
  - 1.76 acres – Zoned GFDD - Owned by Karen K. Majalian & Kathy M. Owens
  - Opened in 1963, closed since 2020
  - Was listed sale for $995,000 in 2024 – but is no longer on the market
  - Merged with adjacent parcels at 119 & 129 Christy Hill Rd (3.01 & 1.69 acres)
  - Southeast corner of the go-kart track was built over wetlands (green shading)
  - A majority of the property is in a 100-year flood plain (blue shading)
  - Zoning and Wetlands Enforcement Official contacted them in August which resulted in some clean-up being done



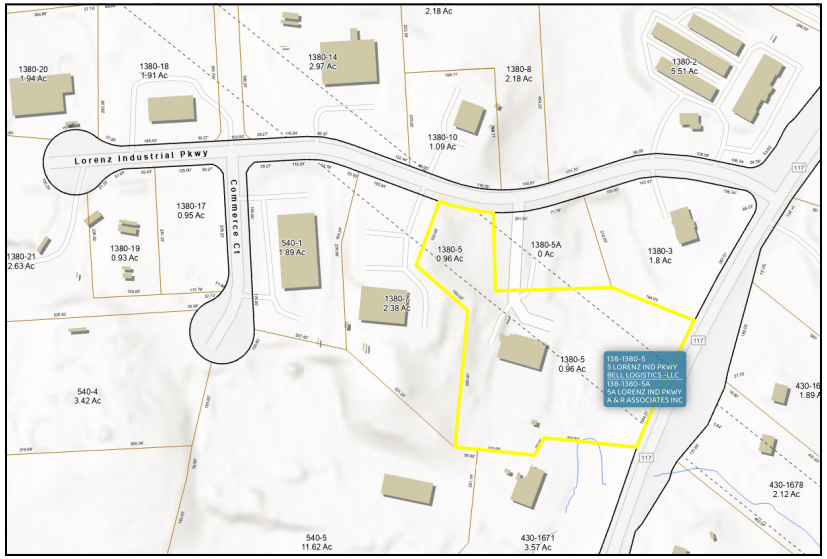
PRIME PROPERTY UPDATES

- 750 & 748 Colonel Ledyard Hwy
  - Formerly Lou's Garage
  - 0.97 acres – Zoned LCDD - Owned by Domonic Ceravolo (closed since 2017)
  - Was listed for sale for $575,000 but is off the market now
  - New business opening up on site - Ryan's Reliable Services (landscape company)



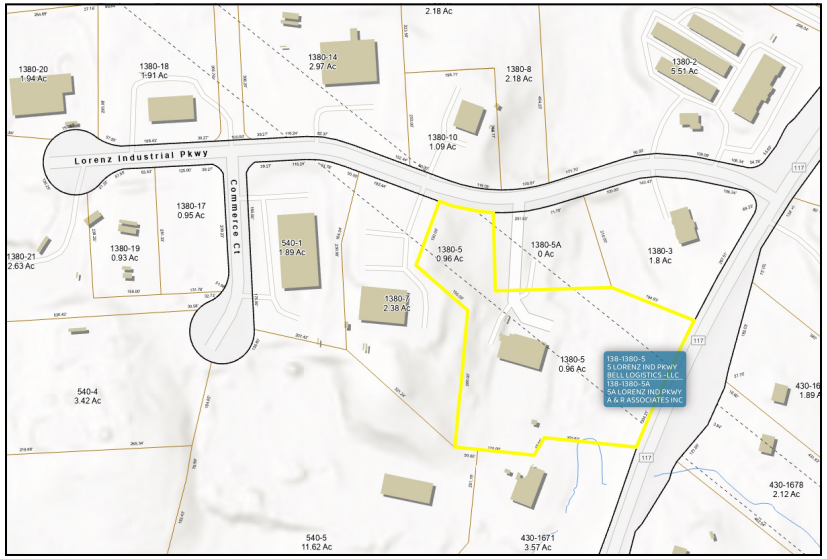
Prime Property Updates

- 5 Lorenz Industrial Parkway
  - 4.08 acres – Zoned CIP – Owned by Bell Logistics LLC
    - Currently listed For Sale for $474,000
      - MLS# 24084442



Prime Property Updates

- 5A Lorenz Industrial Parkway
  - 0.96 acres – Zoned CIP – Owned by A&R Associates, Inc.
  - Planning & Zoning Commission received a proposal in Oct. 2024 for a new 2370sf building and associated site improvements

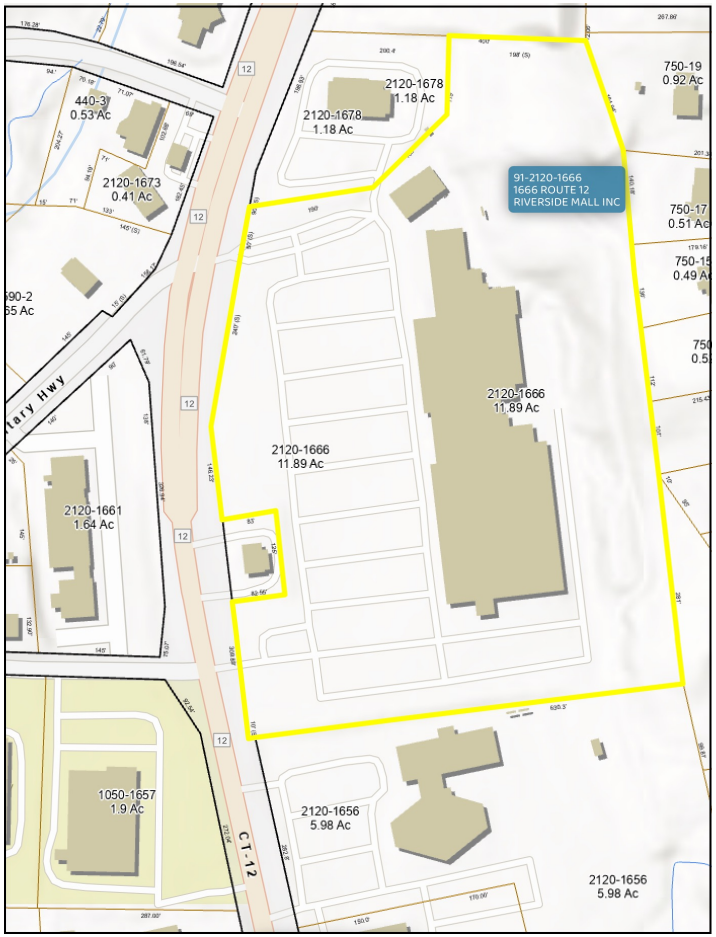


Prime Property Updates

- 8, 9, and 11 Colby Dr
  - 3,84, 2.82, and 9.1 acres – Zoned MFDD – Owned by Habitat for Humanity
  - Will consist of 38 homes, 27 structures, combination of two family and single family, with multiple 2 bedrooms, 3 bedrooms, and some 4 bedrooms single family homes.
  - All of the infrastructure is in the road and Colby Dr. will be completed all the way to Col. Ledyard Hwy.

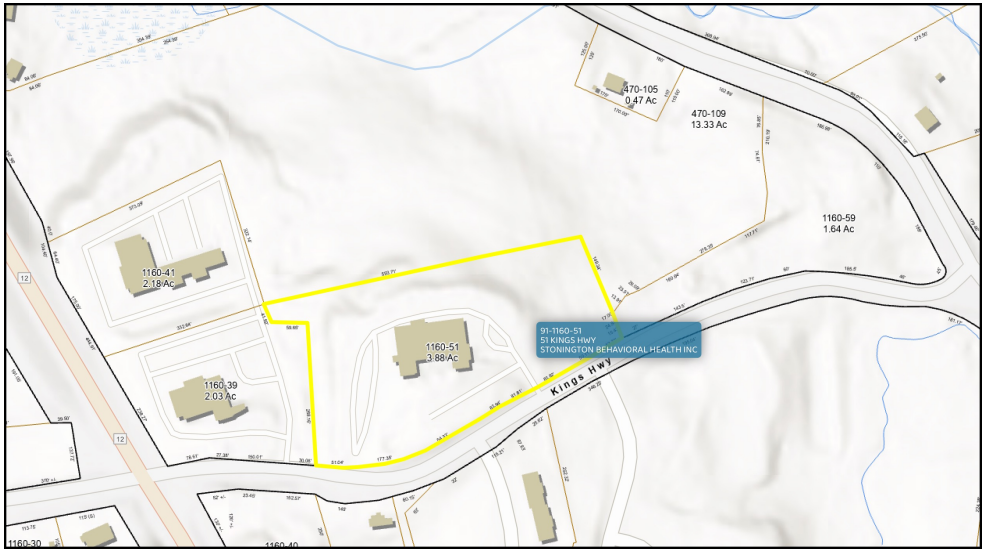
Prime Property Updates

- 1666 Route 12
  - Riverside Mall
  - 11.89 acres – Zoned GFDD – Owned by Riverside Mall Inc.
  - Two open spots:
    - Former My Pets World
    - Empty storefront left of Dollar Tree
  - Potential pad sites for new construction:
    - 2 on Rt. 12 next to Dunkin Donuts
    - 1 on south side next to Our Lady of Lourdes Church
  - Current occupants include:
    - Ocean State Job Lot
    - Dollar Tree
    - Gales Ferry Spirit Shop
    - Thirty Marketing
    - Golden Chopstix
    - Luna Salon
    - GOAT Physical Therapy and Wellness
    - Dance Country



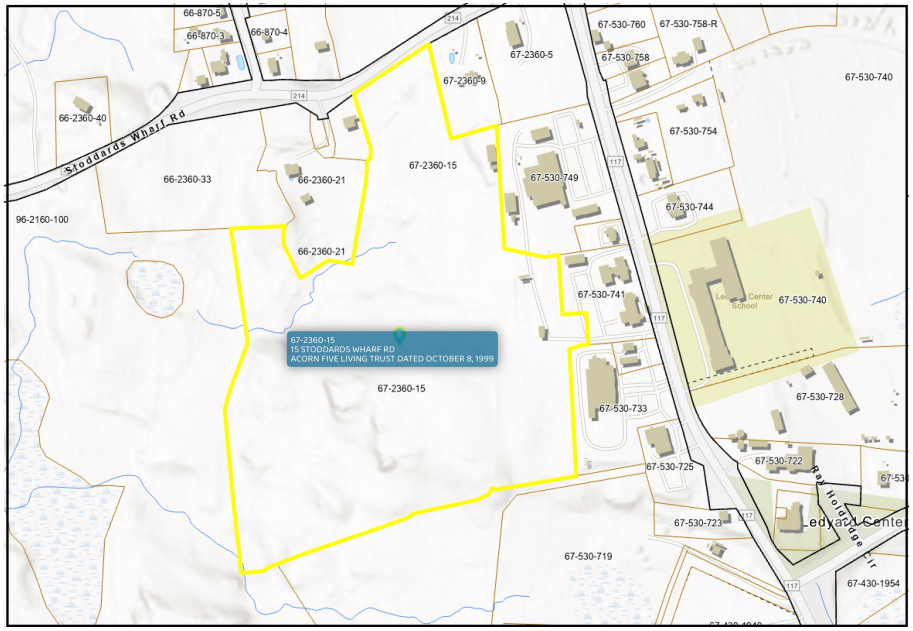
Prime Property Updates

- 51 Kings Hwy
- Formerly Daticon
  - 3.88 acres – Zoned GFDD - Owned by Stonington Behavioral Health, Inc.
    - A company in Kansas City, Kansas purchased Stonington Institute in 2004
    - They pay about $25,000 in taxes every year
    - The property hasn't been on the market since 2004



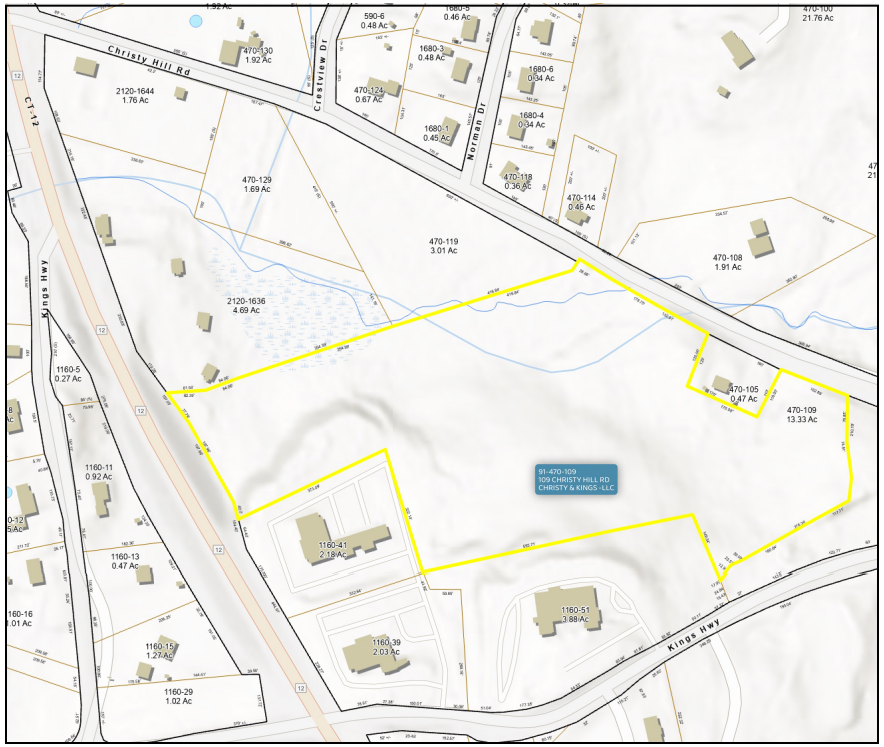
Prime Property Updates

- 15 Stoddards Wharf Rd.
  - 34.54 acres (Undeveloped) – Zoned LCDD - Owned by Acorn Five Living Trust
    - Was for Sale asking $650,000
      - Online listing is gone but the sign is still up
    - Possible interest in Fall 2024 from Eco Homes to build 125 homes here



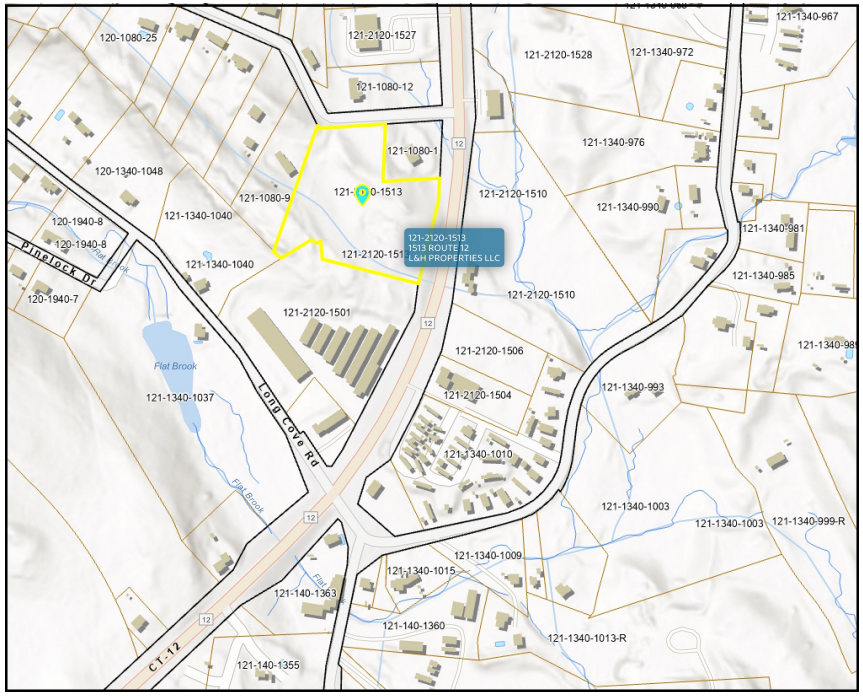
Prime Property Updates

- 109 Christy Hill Rd.
  - 13.33 acres (Undeveloped) – Zoned GFDD - Owned by Christy & Kings LLC / John Parillo (Wallingford, CT)
  - Actively looking into building apartments on this parcel as of Sept. 2025



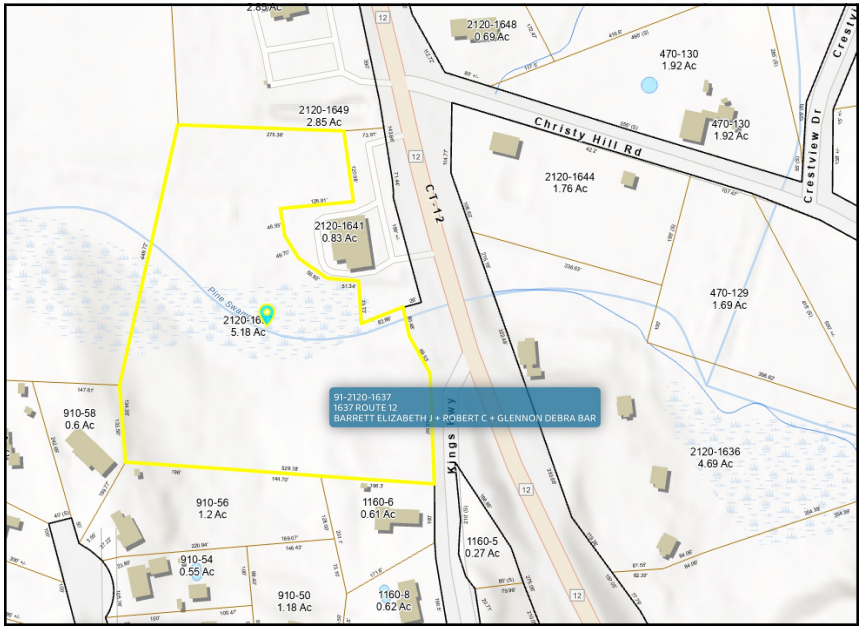
Prime Property Updates

- 1513 Route 12
  - Between GF Animal Hospital and CubeSmart
  - 4.63 acres (Undeveloped) - Zoned CIP – Owned by L&H Properties
  - For Sale for $200,000
    - MLS# 170581035



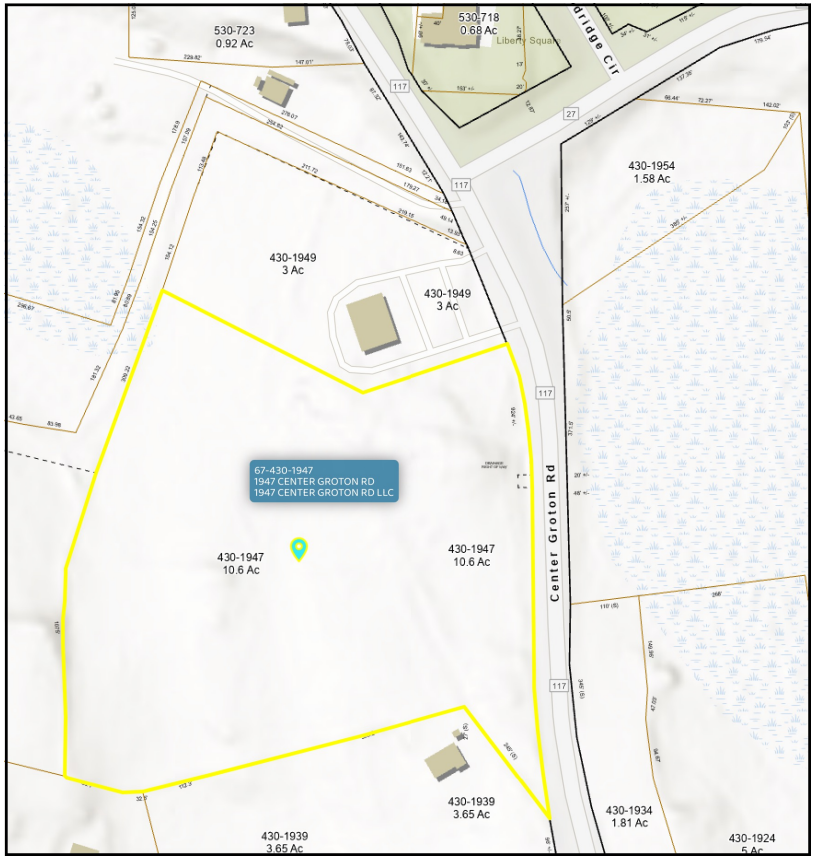
Prime Property Updates

- 1637 Route 12
  - South of Puerto Lima
  - 5.18 acres (Undeveloped) - Zoned GFDD – Owned by Elizabeth J & Robert C Barret and Debra Barrett Glennon
  - Was listed For sale for $220,000 but sign is no longer up



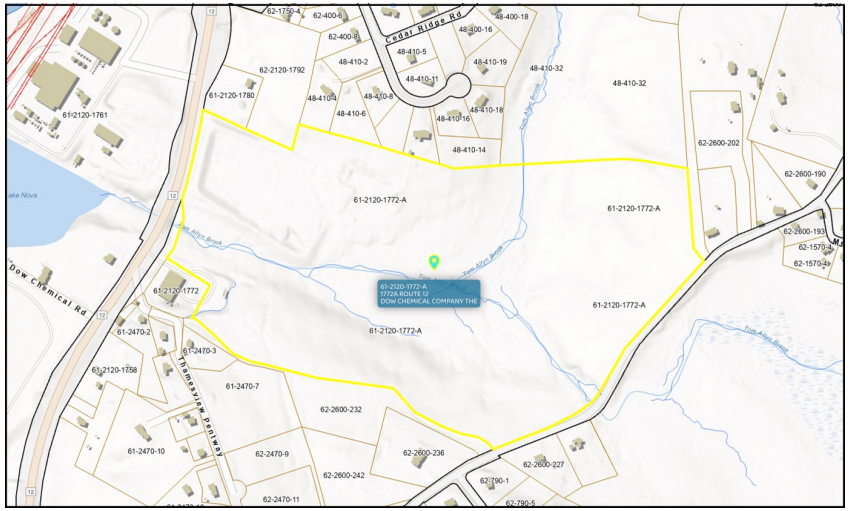
Prime Property Updates

- 1947 Center Groton Rd
  - Rt. 117, between Bestway and Grimms Furry Tails)
  - 10.60 acres (Undeveloped) - 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



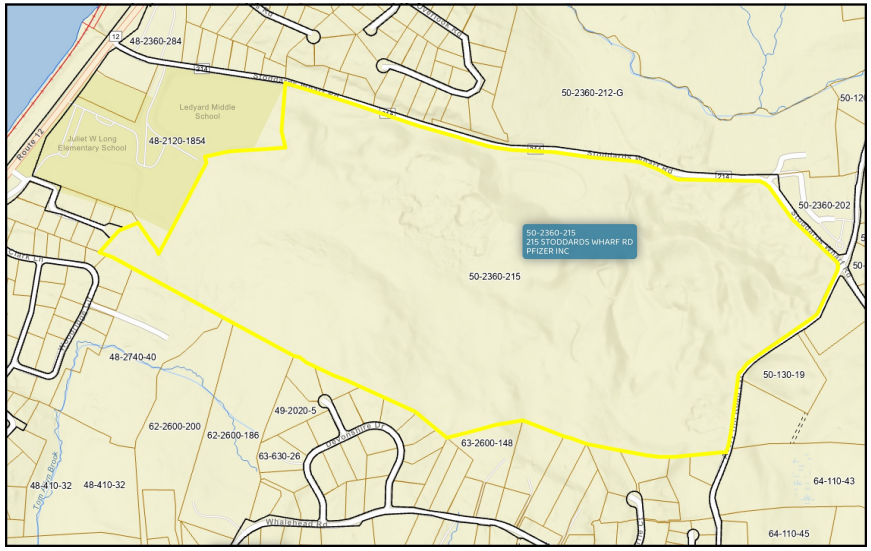
PRIME PROPERTY UPDATES

- 1772A & 1792 Rt. 12 (North of the Gales Ferry Fire House)
  - 16 acres total (Undeveloped) - 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 may be 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.
  - In the 1960s Pfizer used about 15 acres of the property as a dump site. 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 if Pfizer ever decided to sell it. There is an Environmental Land Use Restriction (ELUR) on the parcel.



COMMISSION MEMBERS 2024-25

- John Vincent - Chairman *(Joined 2018 – Current term ends 2027)*
- Richard Tashea - Vice Chairman *(Joined 1991 – Current term ends 2028)*
- Michael Dreimiller – Secretary *(Joined 2017 – Current term ends 2027)*
- Carol Schneider *(Joined 2016 – Current term ends 2027)*
- Peter Hary *(Joined 2021 – Current term ends 2028)*
- Mike Cherry *(Joined 2024 – Current term ends 2028)*
- Kevin Aherne *(Joined 2025 – Current term ends 2028)*

- Liz Burdick – Town Planner *(2018 – 2021, 2024 – present)*
- Fred Allyn III – Mayor *(2017 – present)*
- Jessica Buhle – Town Council Liaison to the EDC *(2023 – present)*