



FY 2023-2024 ANNUAL REPORT (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.

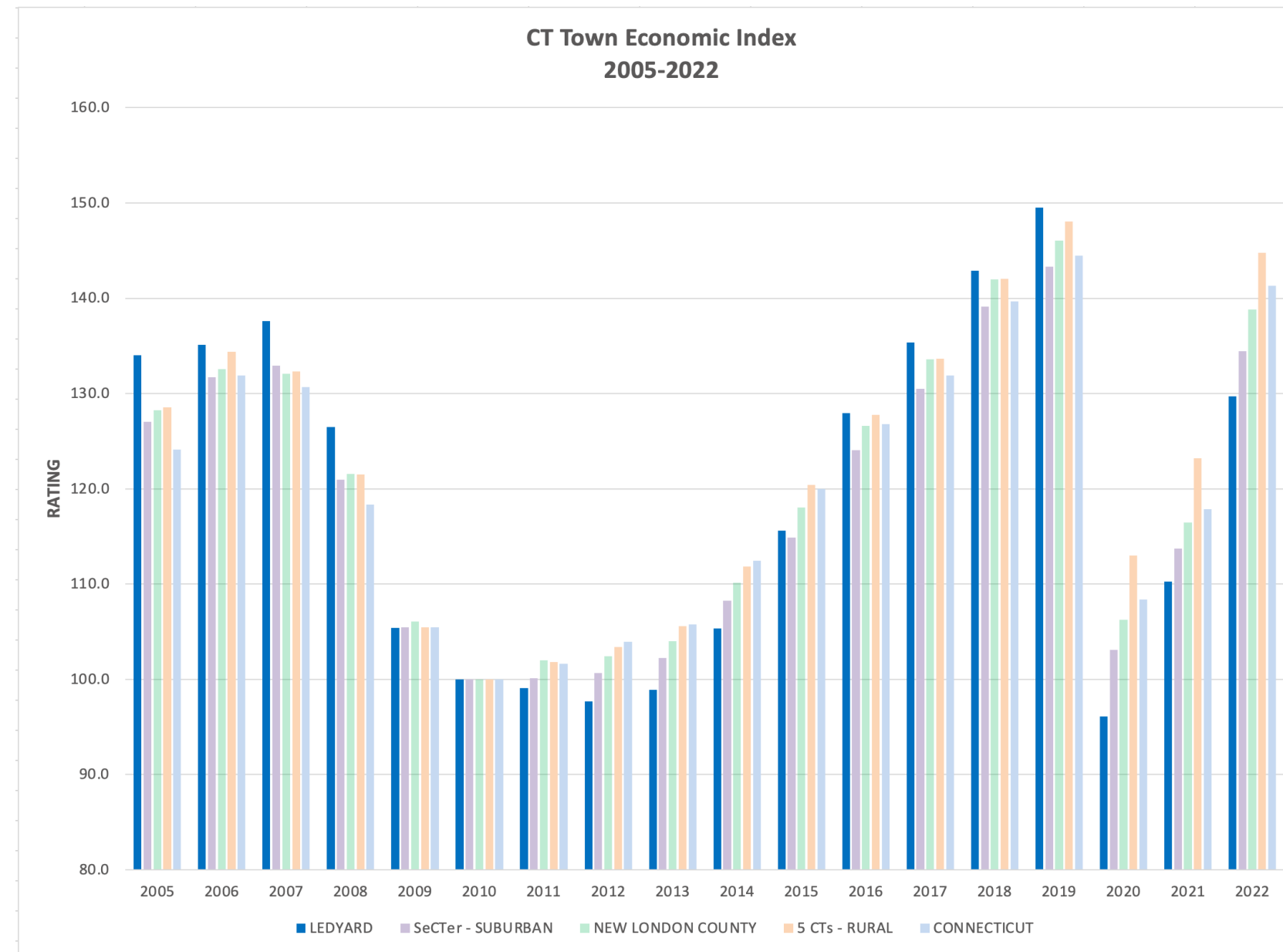


LEDYARD OVERVIEW

- 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 ECONOMIC INDEX



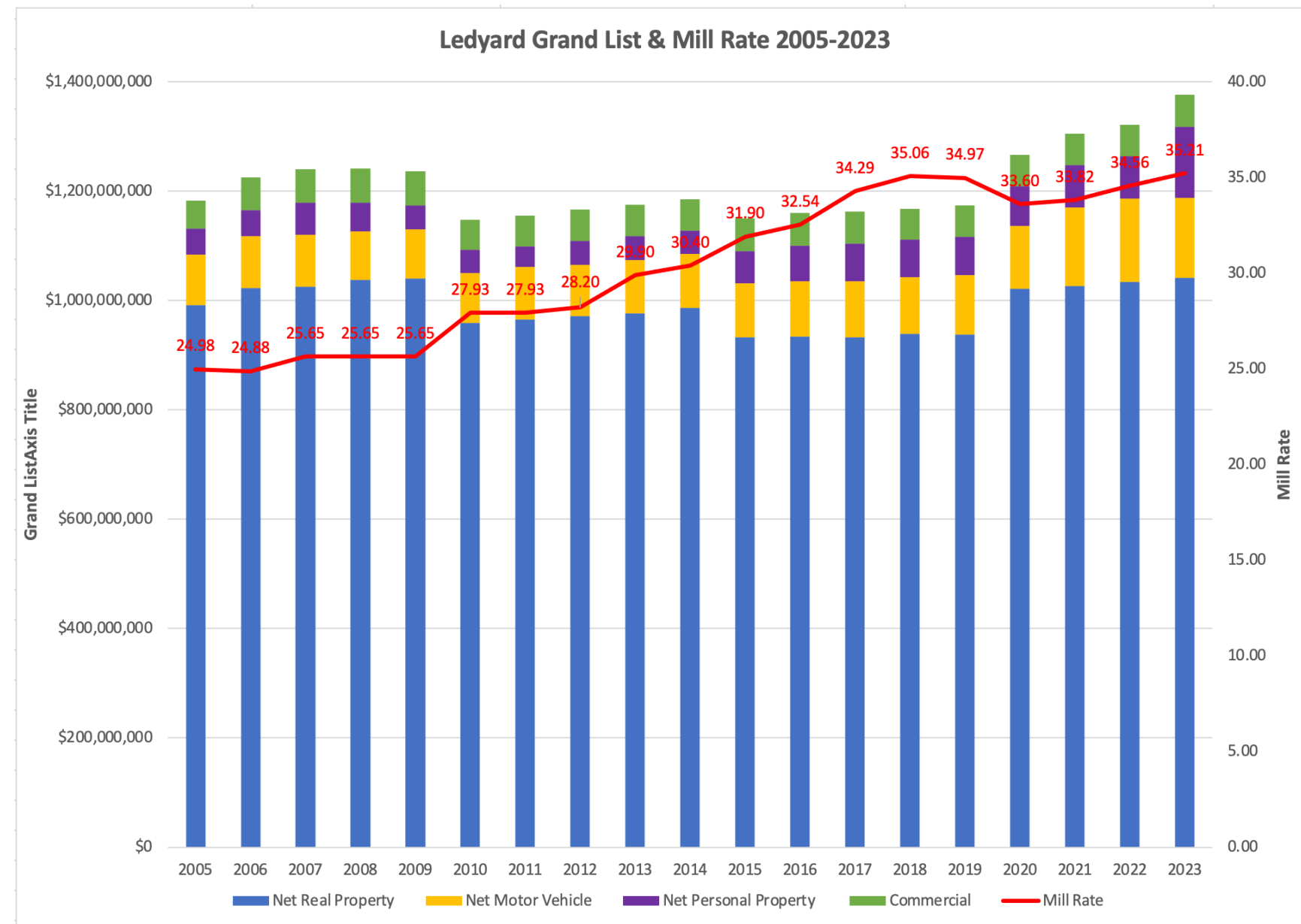
[Data Source: Connecticut Economic Digest](#)

[SeCTer CEDS](#)

[Univ. of Connecticut – 5 CTs](#)



LEDYARD GRAND LIST VS. MILL RATE



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



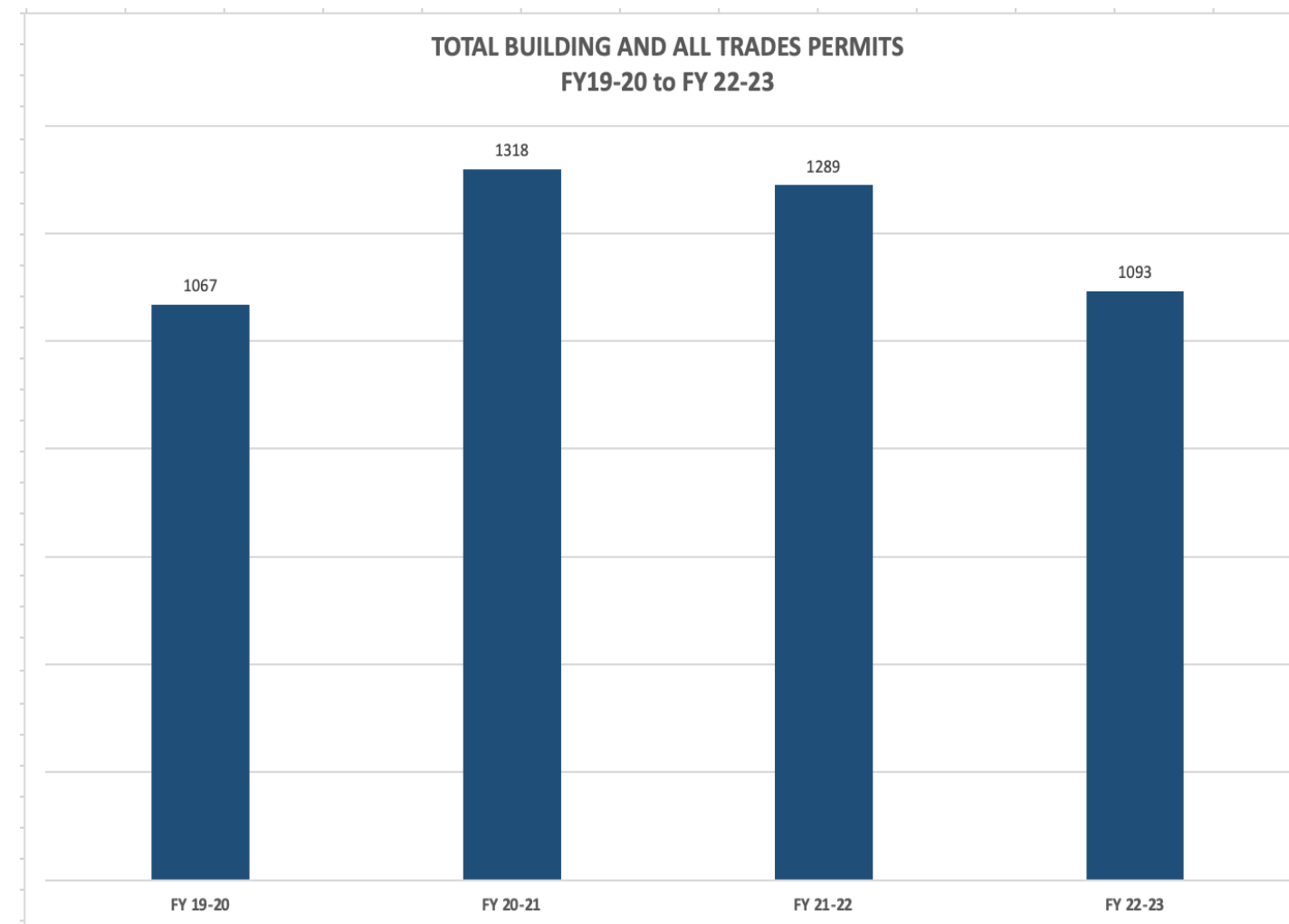
LEDYARD TOP TAXPAYERS - GRAND LIST 2023

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	
<hr/>					
*** 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

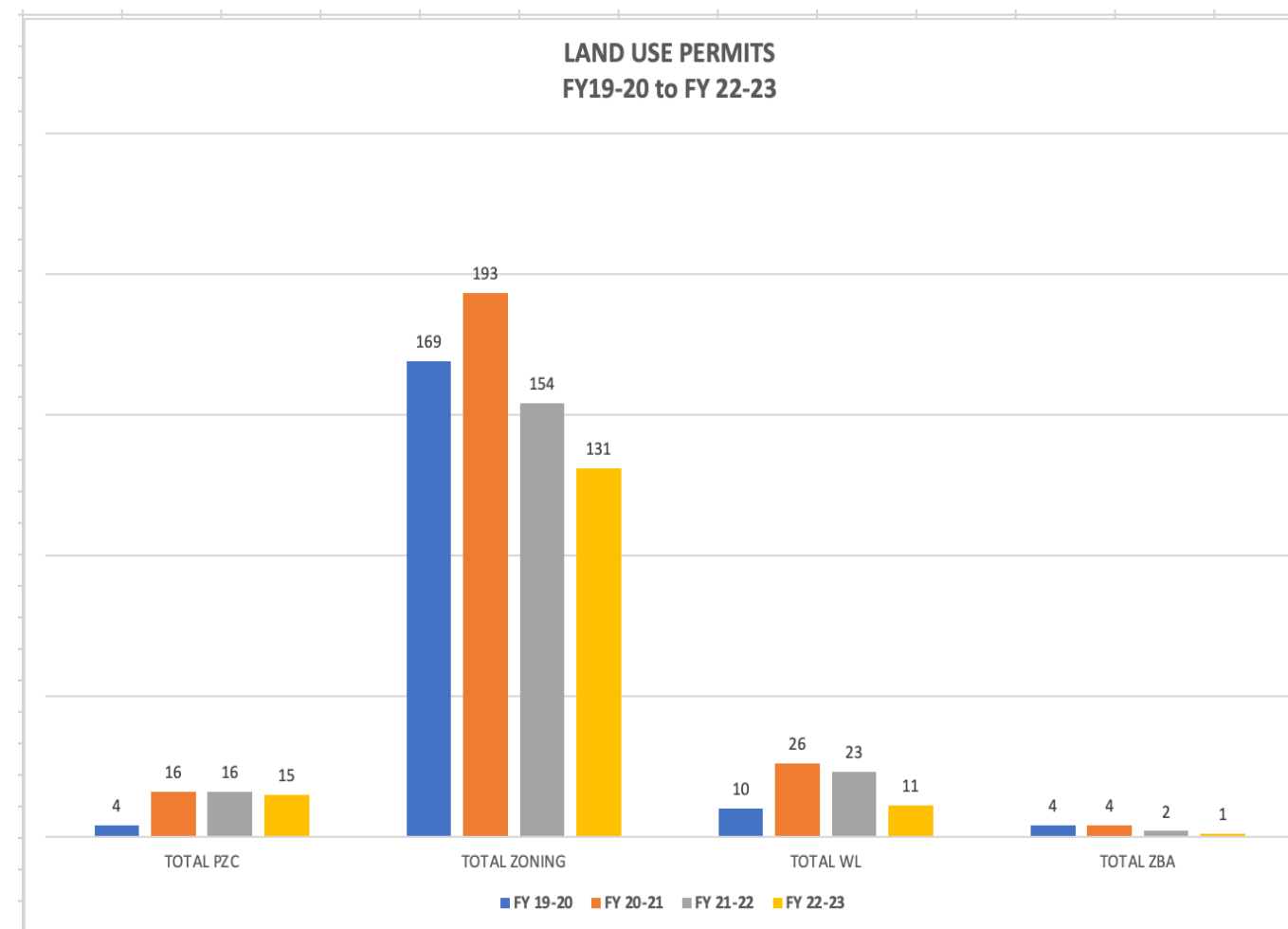


Update required. The total construction value of all permits in FY 22-23 was \$24,906,000, \$3M higher than last fiscal year despite the drop in total permits processed. We are closer to pre-pandemic numbers with respect to permits processed.

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



LEDYARD LAND USE PERMITS

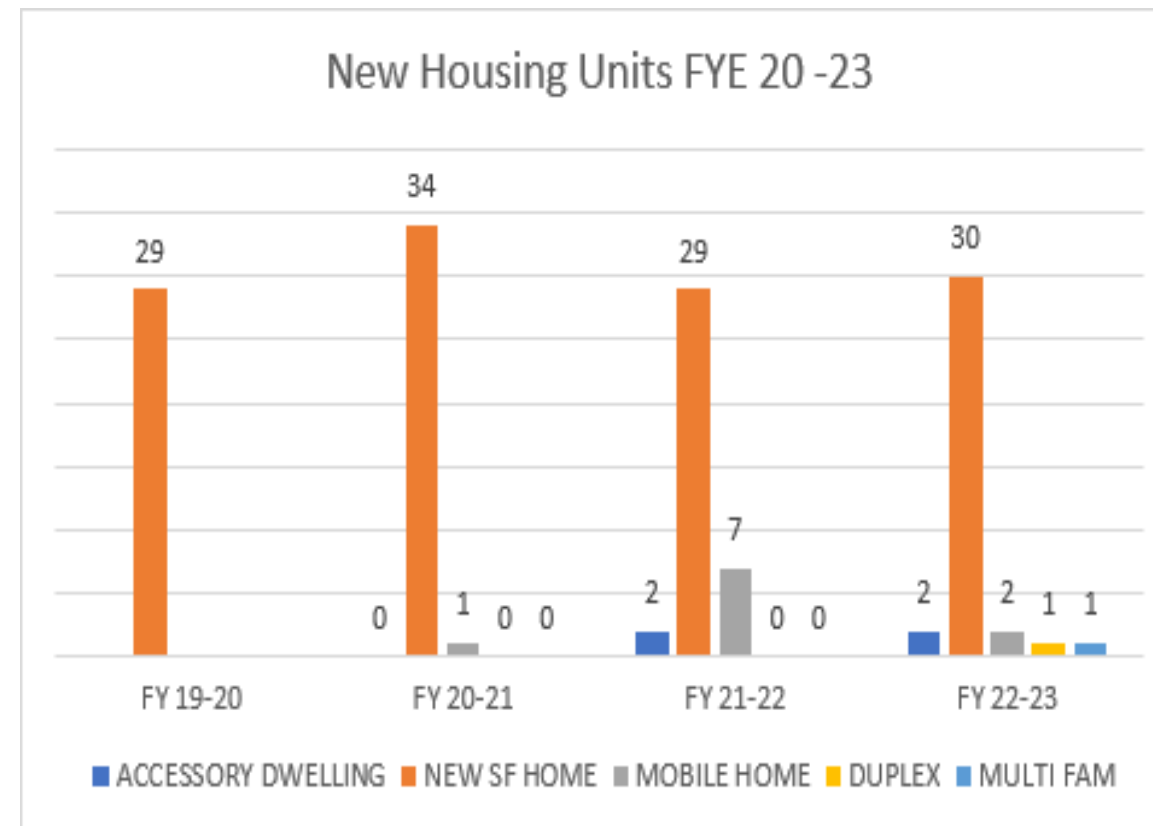


Update required. Though there has been a drop in the total number of permits, there were 33 new houses approved, 1 new commercial building, and 8 new businesses approved.

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



LEDYARD NEW HOUSING UNITS



Update required. New CT state law requires DECD to survey towns annually asking for the number of residential building permits it approved and denied, including the number of units proposed in the previous year. So we should include that info on this slide. Avery Brooks (13 lots off of Iron St.), Marty's Way (25 lots off of Vinegar Hill Rd.), ? (Stoddards Wharf Rd.) In Fiscal Year 22-23, 32 Houses received Building Permits. A mixed-use building in Gales Ferry was converted to all multi-family use. A 24-lot Open -space Subdivision was approved and several subdivisions approved within the last 3 years have been nearly fully built-out. A 4-lot affordable housing subdivision was approved and the last home is nearly complete.

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

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).

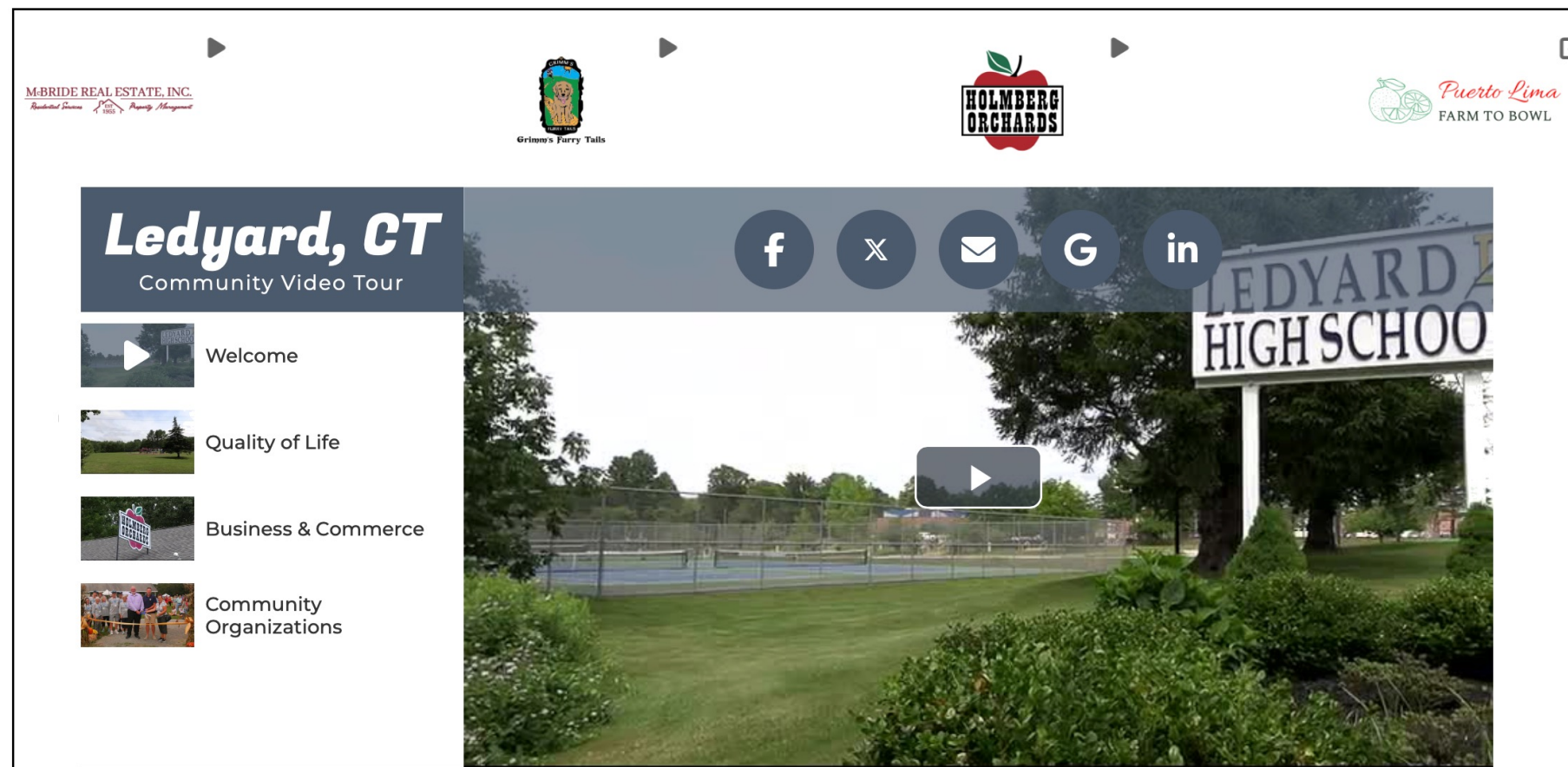
<u>ZONE</u>	<u>Commercial</u>	<u>Municipal</u>	<u>Non-Profit</u>	<u>Open Space</u>	<u>Residential</u>	<u>Unbuildable</u>	<u>Undeveloped</u>	<u>TOTAL ACRES</u>	<u>PARCELS</u>	<u>% of NON-RESIDENTIAL ACREAGE</u>	<u>% of TOTAL ACREAGE</u>
CIP	152.04	0.00	1.50	0.34	19.06	52.19	57.45	282.58	51	20.52%	1.18%
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*



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
 - The conduit is being run underground to the sign. It's expected to be installed by the end of July. (Status?)





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 (Is this correct?)
- 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

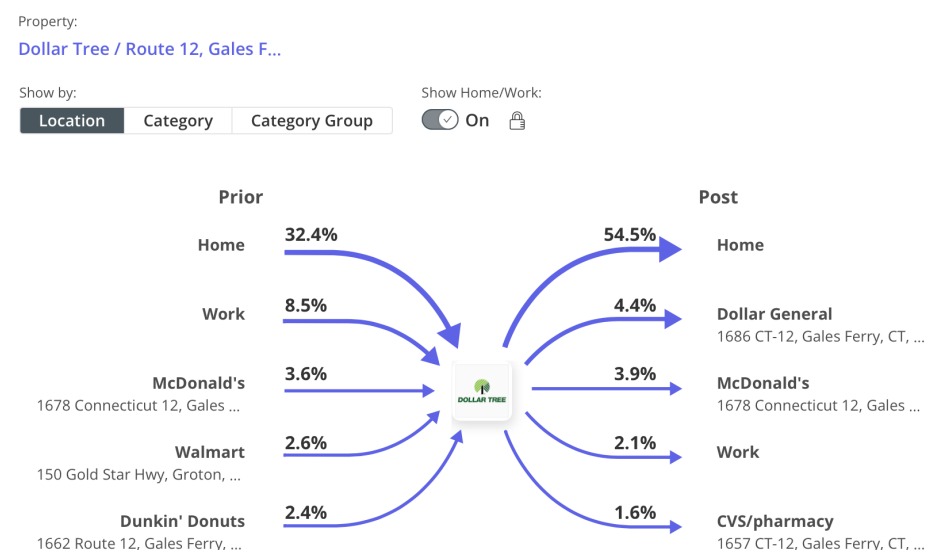
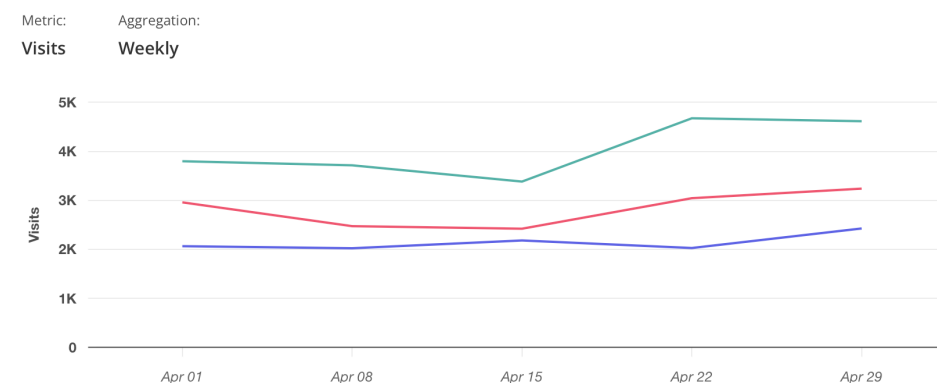


NEW PROJECTS

Placer.ai

- SeCTeR 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 app to track their location.
- SECCOG has taken the lead on this and has the license.

Metric Name	Dollar Tree 1666 Route 12, Gales Fer...	Dollar General 1686 CT-12, Gales Ferry, ...	Ocean State Job Lot 1666 CT-12, Gales Ferry, ...
Visits	8.8K	11.9K	16.9K
Visitors	6.3K	6.7K	12.2K
Visit Frequency	1.39	1.79	1.38





FUTURE PROJECTS

- Business Directional Signs
 - [2022 Residents Survey](#) results showed poor knowledge of existing businesses
 - Possibly modeled after [Killingly's program](#) (photo to right)
 - Co-located on existing street signs
 - 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
 - Computech Auto Center at Long Cove Rd. and Rt. 12 intersection? (*Not sure what is going on here*)
- **Relocated**
 - Viability, Inc. from Gales Ferry to 2 Lorenz Pkwy
- **Closed**
 - CT Lash
 - 2Q Nail Salon
 - Sew Mindful
 - Edwards Martial Arts Academy
- **Trade Name Certificates Filed**
 - *Provided by Town Planner*
 - One Black Crow Solar
- **Home Occupations**
 - *Provided by Town Planner*



PRIME PROPERTIES 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
 - *Status update?*



PRIME PROPERTIES 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 PROPERTIES UPDATES

- Kartway (1644 Rt. 12)
 - 1.76 acres – Zoned GFDD - Owned by Karen K. Majalian and Kathy M Owens
 - Closed since 2020
 - 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
 - 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



PRIME PROPERTIES UPDATES

- **Lou's Garage (750 Colonel Ledyard Hwy)**
 - 0.97 acres – Zoned LCDD - Owned by Domonic Ceravolo, listed for sale at \$675,000
 - Closed since 2017
 - [754 Colonel Ledyard Hwy](#) (2.88 acres – Zone LCDD) is located behind it and is also for sale (\$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 PROPERTIES 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
 - Proposal for 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
- **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)
 - Could be a subdivision with commercial retail in front and mini-storage in back



PRIME PROPERTIES 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)*

- 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)*