



# What is an Economic Development Commission?

Dave Hammond

April 2022

(first presented to Stonington Uplands Association, April 6, 2022)



# EDC Purpose

The Economic Development Commission (EDC)

- Strives to **grow** the commercial tax base **while preserving the residential character** of the Town as described by the Plan of Conservation and Development (POCD).
- Serves to **attract, assist, and retain businesses and residents** critical to the Town's vitality.
- Develops **initiatives that support** economic growth.



# Who We Are

- **12-member EDC:** All volunteer, 9 regular members, 3 alternates
- Work closely with Stonington **Department of Planning** – Susan Cullen, Keith Brynes
- **Strong connections** with Board of Selectmen, Planning and Zoning Commission, Board of Finance

## EDC Members

- Dave Hammond, Chair
- Kevin Bowdler, Vice-Chair
- Virginia Abernathy
- Elsie Bisset
- Don Fiore
- John Godin
- Cullen Hagan
- Bill Hobbs
- Derek Johnson
- Suzanne Lane
- Jim Lathrop
- Dan McFadden



# How We Operate

Regular Meetings, 2<sup>nd</sup> Tuesday of every month

- Review the work on initiatives
- Initiatives driven by sub-committee teams at Special Meetings
- Make recommendations to other Boards and Commissions (Selectmen, Finance, PZC)
- Note the EDC is not a legislative body
- Special Meetings as needed
- EDC FY 2022-2023 Budget request = **\$13,470**



# EDC Accomplishments – last 4 years or so

- Recommendations to attract investment to downtown Pawcatuck
  - Heritage Mill District zoning updated for Mechanic Street Mills: more uses
  - PV-5 zoning updated for Downtown Pawcatuck: more mixed use and density
  - Changed “lookback period” from 5 years to 1: speeds investment subject to FEMA regulations
  - Achieved Historic Structure designation for 4 buildings: opens funding opportunities
  - Assisted Campbell Grain property owner with marketing the site
- Established Stonington1649 EDC website to promote economic development in Stonington.
- Supported drafting of the Affordable Housing Plan (draft considered for adoption by PZC on April 5)
- Provided Letters of Support for applications to the PZC
- Hosted Community Conversations



# Why Have Development At All?

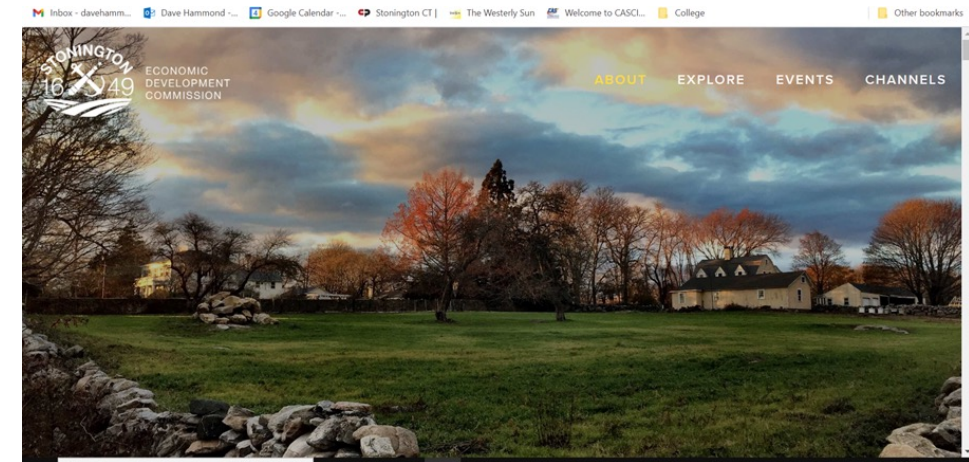
- Stonington's FY 2022-2023 Budget Request = **\$77.3 million**
- About **91%** of the budget is funded by property taxes
- Roughly **80%** of Town revenue is tax on residential property, **~20%** commercial
- The EDC seeks to grow the commercial tax base
  - Encourage commercial development where it makes sense, and where infrastructure exists.
  - Repurpose under-utilized property
- ***If we can grow the commercial tax base more, residential taxpayers pay less***



# Economic Clusters

**6 Economic Clusters that drive Stonington's Economy (see the EDC's [Stonington1649](#) website – please sign up!)**

1. Agriculture / Aquaculture
2. Marinas
3. Manufacturing
4. Tourism / Hospitality
5. Real Estate / Housing (Residential / Commercial)
6. Eldercare



**Alignment with the regional Comprehensive Economic Development Strategy (CEDS) produced by the Southeastern CT Enterprise Region organization (see [seCTer](#) website)**



# POCD Provides Guidance

- The Plan of Conservation and Development – the Town’s Strategic Plan – guides the efforts of the EDC
- EDC Initiatives map to the POCD as shown in the Appendix
- The EDC Chair is a regular member of the POCD Implementation Committee





# What we are working on

## Initiatives have been prioritized for advancement by the EDC

1. **Support** the Town's Comprehensive Zoning Update
2. **Inspire** a vision to make Exit 90 a more inviting gateway: more mixed use, realization of economic value, river access, pedestrian-friendly
3. **Revive and renew** the Circus Lot as a Community amenity, coupled with unsticking the Dahl Oil lot for commercial / residential development
4. **Plan** a Donahue Park Riverwalk Extension as a Community amenity (safety)
5. **Instill** community / visitor sense of place through marketing, branding, placemaking
6. **Continue to support** the draft Affordable Housing Plan through PZC adoption
7. **Encourage** the creation of a Cultural District(s) with SECT Cultural Coalition
8. **Conduct** stuck property analyses to return underperforming property to prosperity
9. **Increase** community pride by Mechanic Street Gateway streetscape improvements
10. **Connect** with Marinas to help address challenges



# Appendix

EDC Annual Planning Exercise and Status Report – January 2022

Town Top 10 Taxpayers

Stonington Budget: Sources and Uses

# 2018-2019 EDC Initiatives Align with Clusters and POCD

## 2022 EDC Goals and Objectives - Economic Cluster and POCD Mapping



No.	2022 Initiatives / Areas of Focus	Primary Economic Cluster						Outreach / Community Development	POCD							
		Agra / Aqua	Marinas	Manufacturing	Tourism / Hospitality	Real Estate / Housing	Eldercare		4 - Agriculture	7 - Scenic & Historic Resources	8 - Villages	9 - Residential Housing	10 - Com'l & Ind'l Development	12 - Utilities	13 - Transportation	
1	Comprehensive Zoning Update	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
2	Exit 90				x							x	x			x
3	Circus Lot / Dahl Oil Lot				x			x		x	x					
4	Donahue Park Ext				x			x		x	x					
5	Marketing / Branding / Placemaking	x	x	x	x	x	x	x	x	x	x	x	x	x		
6	Affordable Housing Plan					x		x			x	x				
7	Cultural District	x			x			x		x						
8	Stuck Property Analysis			x		x					x	x	x			
9	Business Outreach	x	x	x	x	x	x	x					x			
10	Mechanic Street "Gateway"				x	x		x			x					
11	Maritime / Marinas		x										x			
12	Campbell Grain lot					x					x	x				
13	Cogswell Pedestrian Bridge					x					x					x
14	POCD Update	x	x	x	x	x			x	x	x	x	x	x	x	x
15	Agriculture / Aquaculture	x							x							
16	Stillman Mill EA							x			x					
17	Stillman Mill Remediation							x			x					
18	Promote Fishing / Town Dock	x						x								

Key
In-progress, 2022 activity
Parking Lot: awaiting action
Hold and monitor

## 2022 EDC Goals and Objectives - Status Report as of February 2022


Key
In-progress, 2022 activity
Parking Lot: awaiting action
Hold and monitor



No	Initiatives	2022 Key Objectives	Lead	Accomplishments / Next Steps
1	Comprehensive Zoning Update	support consultant: provide Economic Development-specific recommendations (incl: contemporized Zoning District Regs, parking, signage, etc); partner with DoP to assist with Community Conversations	DoP / Dave	consultants interviewed, award in Feb; <b>kickoff meeting in Mar</b>
2	Exit 90	Develop strategic plan to account for increasing visitor numbers; continue to promote Vision; continue to engage public; use effort as catalyst for pedestrian / bike greenway effort	Kevin	<b>Community Conversation summary; subcommittee meeting TBD</b>
3	Circus Lot / Dahl Oil Lot	topo survey; decide EA; purchase Circus lot, illustrative renderings / landscape architect designs; Community Conversations for use	Jim	3-D conceptual rendering done; EDC \$2K for landscape architect rendering; <b>Topo survey by 3/11; 3-D final</b>
4	Donahue Park Ext	complete survey and permitting; conceptual design; quotes for engineering / construction; explore financing alternatives	John	1/5 pre-app w/ DEEP will lead to completion of design / cost; <b>apply for permit (45-90 days to approval), then cert of permission</b>
5	Marketing / Branding / Placemaking	continue to leverage 1649 website; explore public engagement platform; submit quarterly Stonington Magazine articles; continue incremental approach to placemaking through branding and wayfinding efforts	Kevin	EDC \$1.5K for Stonington mktg video, <b>EDC input at March meeting</b>
6	Affordable Housing Plan	Follow-through until adopted by PZC (addendum to POCD); advocate for incorporating recommendations into Comprehensive Zoning Regulation update	DoP / Dave	<b>Public Hearing at 4/5 PZC meeting, step before considering adoption</b>
7	Cultural District	Work closely with SECT Cultural Coalition to realize establishment of Cultural District(s)	Elsie	<b>begin to meet with potential Committee members</b>
8	Stuck Property Analysis	Focus on Mechanic Street Mills - establish connections with owners to plan, save buildings / realize value; identify other specific properties to target such as Breslin; what is stuck due to zoning regs, such as CS-5?	Cullen	
9	Business Outreach	Continue: collaborate with seCTer; support new and existing business; monitor cannabis post approval at referendum (late 2022)	Suzanne / Cullen	
10	Mechanic Street "Gateway"	consider streetscape improvements to establish neighborhood identity and placemaking, connecting to the important Mechanic St Mill assets	Jim	
11	Maritime / Marinas	Re-engage with Marinas, inspired by surge in boating interest	Dan	
12	Campbell Grain lot	Monitor and continue to pursue options for highest and best use infill development as a key part of Downtown Pawcatuck revitalization effort	Dave	
13	Coggswell Pedestrian Bridge	contingent upon development of Campbell Grain lot	Jim	
14	POCD	2023 or later	DoP / Elsie	
15	Agriculture / Aquaculture	Monitor	Dave	
16	Stillman Mill EA	grant awarded, monitor progress	Dave	\$139K grant awarded; EA consultants interviewed
17	Stillman Mill Remediation	2023 or later: Once EA complete, seek remediation path; continue to partner with Eastern CT Landbank	Dave	
18	Promote Fishing / Town Dock	Partnering with SNEFLA to promote fishing	Dave	Several meetings; working on webpage



# Stonington Top 10 Taxpayers

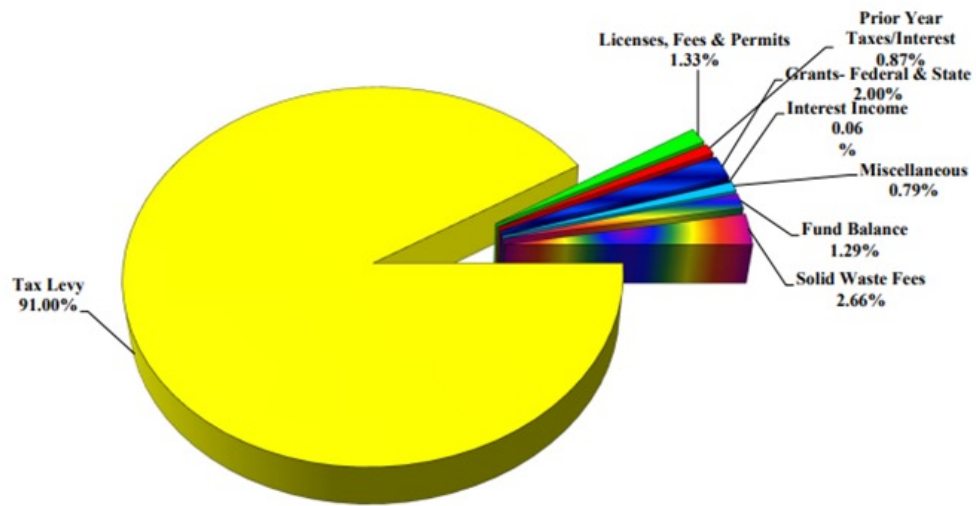
	
<b>TOWN OF STONINGTON</b>	
ASSESSOR'S OFFICE	
152 Elm Street • Stonington, Connecticut 06378	
(860) 535-5098 • Fax (860) 535-5052	
<b>TOP TEN TAXPAYERS</b>	
<b><u>OCTOBER 1, 2021 GRAND LIST</u></b>	
	<u>NET ASSESSMENT</u>
1. CONNECTICUT LIGHT & POWER CO.	\$51,843,240
2. SENIOR LIVING BY MASONICARE (PILOT)	28,396,480*
3. MYSTIC CT SENIOR PROPERTY LLC (Stone Ridge & ROC Senior)	24,396,990
4. AQUARION WATER CO OF CT	15,111,050
5. CFC-HBA SOLAR TRUST	10,840,690
6. MASHANTUCKET PEQOUT TRIBE	10,638,280
7. DDH HOTEL MYSTIC LLC (Mystic Hilton)	10,628,460
8. RESNIKOFF JOYCE O TRUSTEE (Olde Mistick Village)	10,021,100
9. YANKEE GAS SERVICES CO	9,670,970
10. VIII-HII-WHITEHALL AVENUE LLC (Residence Inn)	9,434,200

\*Based upon payment made under the Payment in Lieu of Taxes agreement (PILOT)



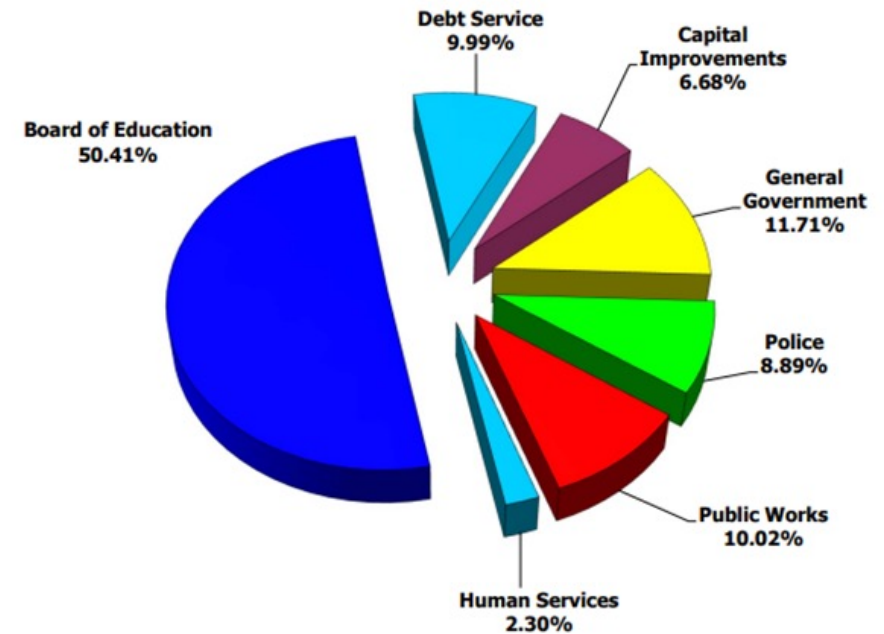
# Stonington Budget: Sources and Uses

Town of Stonington  
2022 - 2023 Proposed Revenue



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Town of Stonington  
2022 - 2023 Proposed Expenditures



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