

TOWN OF ASHFORD

Office of the Selectmen

William A. Falletti
First Selectman

CADLEROCK PROPERTIES

On November 19, 2021 the Town Clerks of both Ashford and Willington were presented with Quit Claim Deeds transferring a total of 12 land parcels (10 in Ashford and 2 in Willington totaling 351.68 acres) to their respective town. These transfers of ownership, initiated by an adjourned tax sale first held in October of 2011, came as the result of the reopening of that tax sale in May of 2021. At that time, the various owners of these parcels had 6 months to make current on their tax arrears and applicable penalties or forfeit the properties to the towns.

Failure on the part of Cadlerock Properties Joint Venture, L.P. and Cadlerock Properties of Connecticut, Inc. to redeem the 12 parcels resulted in the towns of Ashford and Willington assuming ownership. Thus, on November 19, 2021 the Towns of Ashford and Willington became the owners of the subject properties.

As a result of investigations undertaken by Connecticut's Department of Environmental Protection in 1991 a consent order (ordering targeted sites to be cleaned up) was placed on all 12 parcels. Based upon DEP's findings on lot 11 (located in Willington), the U.S. Environmental Protection Agency was called in to further investigate and perform a remedial action.

The bundling of the 12 parcels by the DEP was looked upon favorably and made it possible for Willington and Ashford to regionalize their brownfield assessment application. In 2017, the towns of Ashford and Willington filed a joint application with the Connecticut Department of Economic and Community Development, Remedial Action and Redevelopment Municipal Grant Program to assess the extent of contamination remaining on the Cadle parcels. In order to access the site, the towns relied on Section 22a-133dd of the Connecticut General Statutes which allowed us "to perform environmental site assessment or investigations on behalf of the municipalities." Shortly after award of the \$200,000 assessment grant, the towns contracted with BL Companies to perform an in-depth site assessment, in two phases, which was completed in December of 2020.

Another consequence of the bundling was the placement of two, non-specific liens placed against the entire 12 parcels by the DEP and the EPA. Some form of negotiating release of these liens (\$282,000 to the DEP and \$4,394,562.87 to the EPA) will have to be taken into account when use options are considered.

In preparation for applying for a remediation grant in the fall of 2020, the towns authorized BL Companies to prepare a remedial action plan, targeting areas around the property that remain to be investigated and/or cleaned up. Unfortunately, our remediation application was not awarded.

We surmise that one of the reasons we were denied related to the fact that the towns did not own the property so would have no legal entry onto the property,

Connecticut's Office of Policy and Management has announced the opening of a remediation grant round in July or August of this year. With ownership now resting with the towns, the Boards of Selectmen (of both Ashford and Willington) have voted to authorize submission of a remediation grant application in the amount of \$300,000 (which is reimbursable – both the expenditure and the reimbursement have been included in the Capital Projects section of Ashford's 2022-2023 budget).

If awarded and we are allowed to continue working on bringing this acreage into productive use, be it some kind of development or recreational, we plan to hold a series of public hearings to share ideas with you on future plans for the property.