

Meadowood Conservation Purchase

April 6, 2020

J.T. Horn, Senior Project Manager

Trust for Public Land

- Non-profit conservation organization with “Land for People” mission
- Founded in 1972, based in San Francisco
- Active in Connecticut since 1986, office in New Haven
- Protected 92 properties/ 7,500 acres/ \$150 million fair market value in CT
- Past partnership w/ Simsbury with Ethel Walker Woods project (2007-14)

Project History

Meadowood: Residential Development

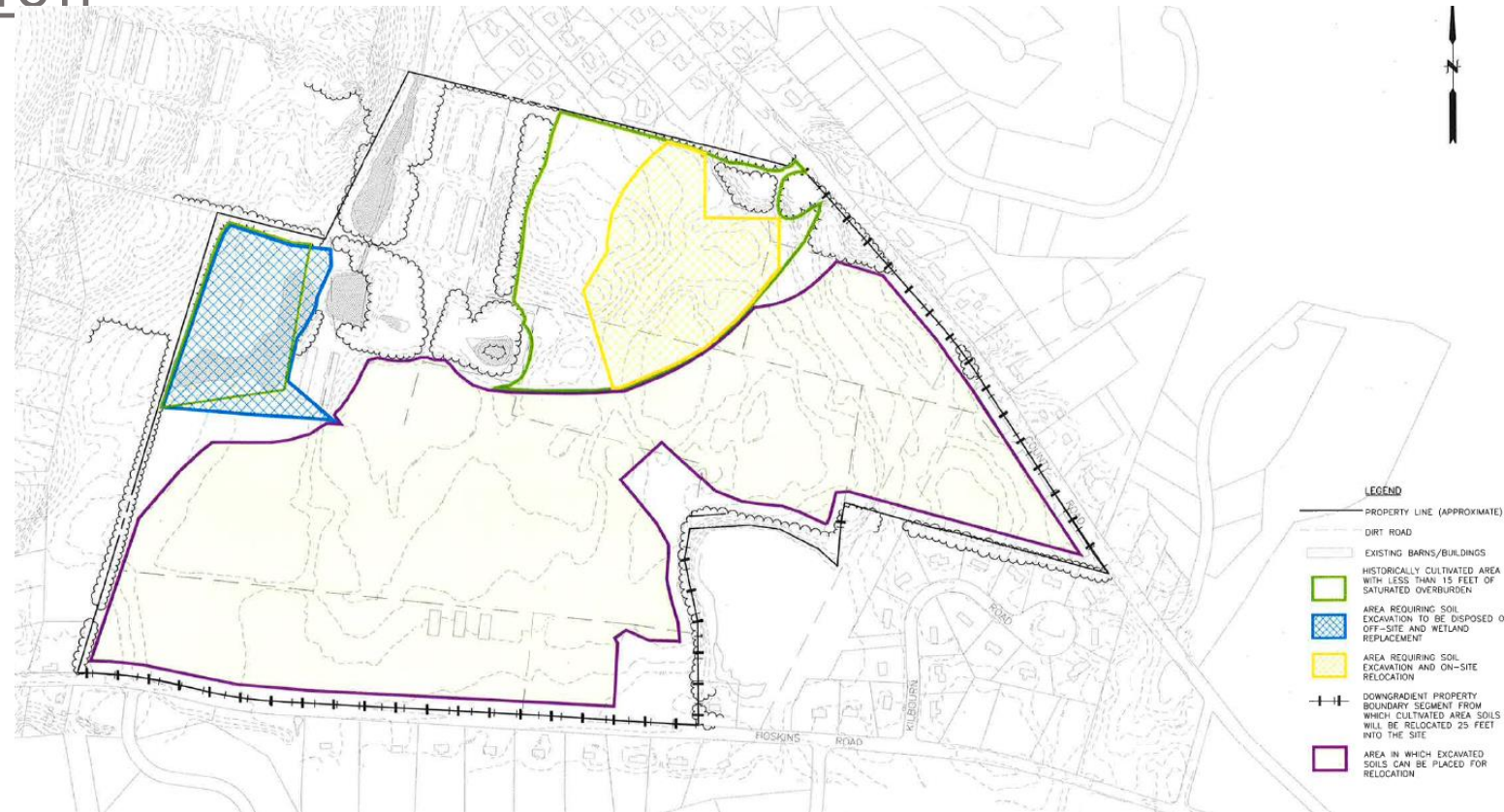
- Project is an affordable housing development which was approved by the Court in 2008
- Approved plans call for the construction of 296 single family homes; 88 of the 296 homes are deed restricted affordable homes
- Approvals valid thru March 20, 2022

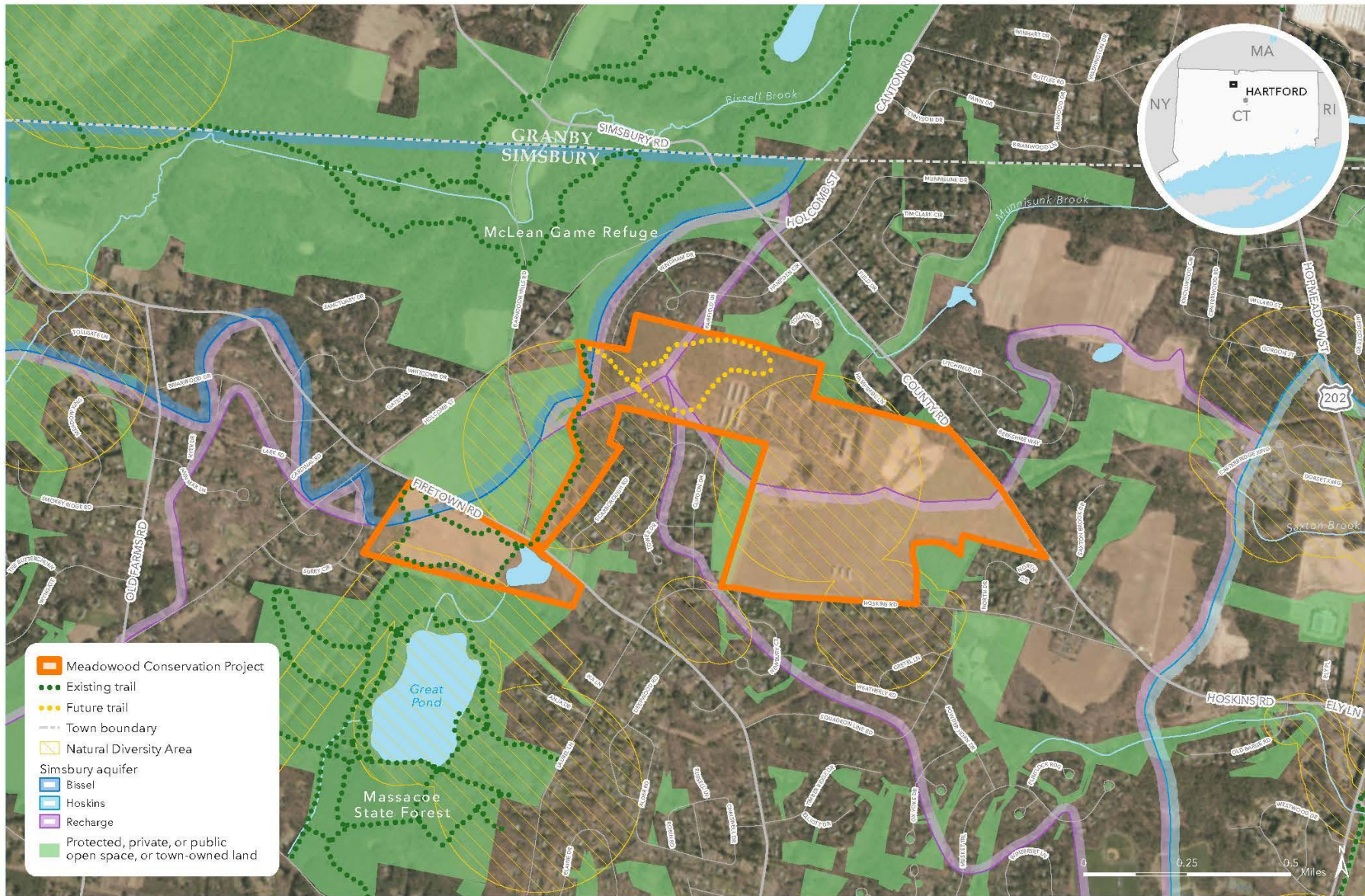


Environmental Clean-Up

Environmental Remediation

- Pursuant to the Court Settlement, Environmental remediation was required in order to “clean” site to residential exposure standards
- Actions such as soil mixing and exporting of contaminated soils were undertaken
- The Town of Simsbury has engaged the services of a Licensed Environmental Professional to review files and inspect site





Meadowood Conservation Project

SIMSBURY, HARTFORD COUNTY, CONNECTICUT

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Meadowood Attributes

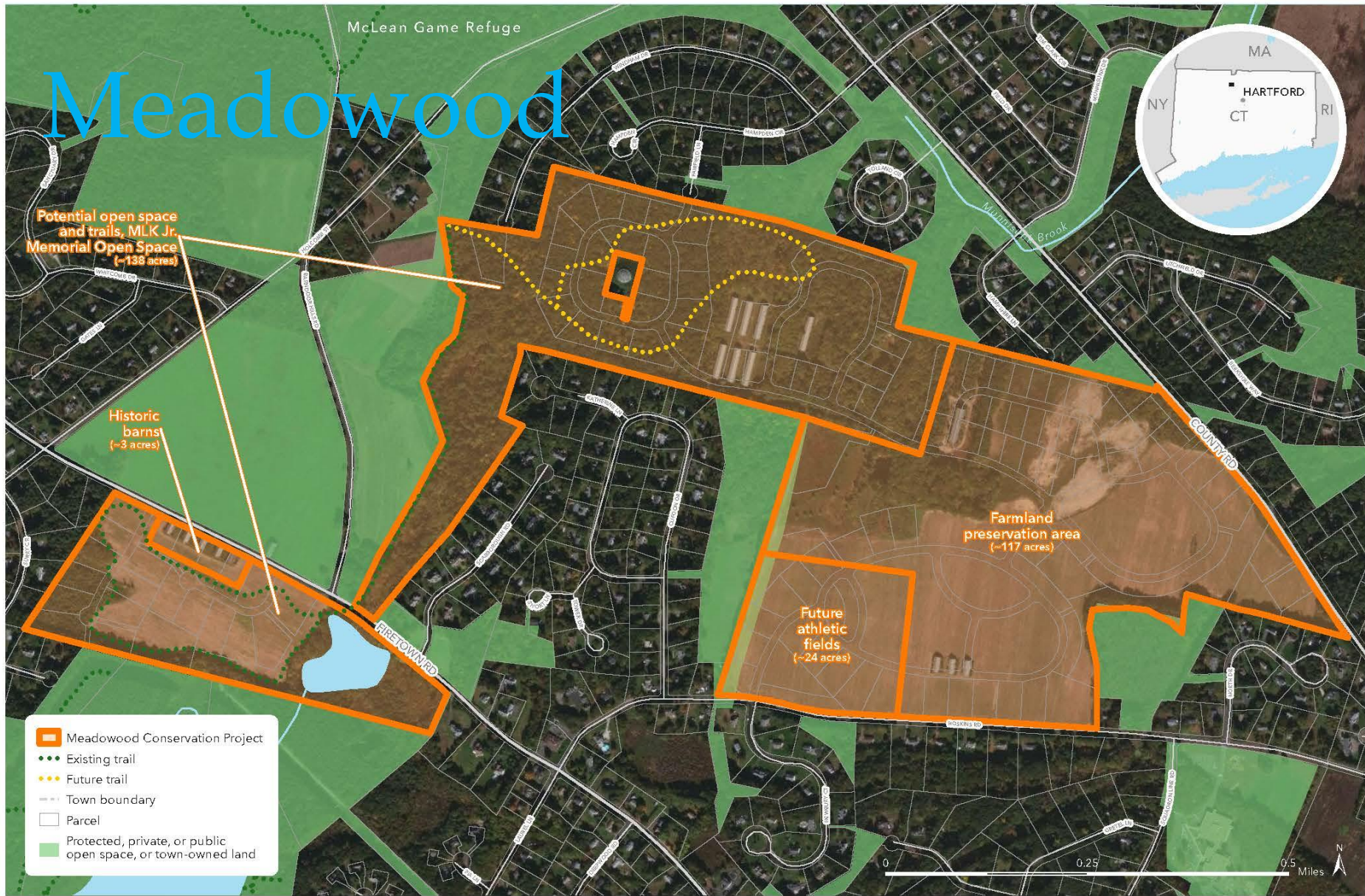
- Historic resources – Martin Luther King Jr.
- Community trails w/ multiple new access points
- Agricultural soils and opportunity for continued farming
- Connectivity to McLean Game Refuge and other conserved lands
- Opportunity for 6 new multi-purpose athletic fields
- Preserving historic tobacco barns to the extent possible on Firetown Road

Landowner Contract

- Owned by a subsidiary of Griffin Industrial Realty
- Fully permitted for 296 unit subdivision
- TPL has a signed contract for fee purchase at \$6 million
- Initial term until February 2021, 6-month extension until July 2021
- TPL contract envisions Griffin pursuing an 18-month permit extension as a backup plan if the conservation purchase does not move forward.

Phased Conservation Outcome

1. 138 acres of open space w/ State DEEP recreational access easement
2. 24 acres for future athletic fields
3. 117 acres of farmland preservation w/ State Dept. of Agriculture easement
4. 3 acres w/ historic barns & MLK interpretive displays



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Tentative Capital Funding Model

Subject to agency approvals and successful fundraising

- \$2,175,000 - Town of Simsbury
- \$820,000 – DEEP via Open Space Grant
- \$600,000 – DEEP via Land and Water Conservation Fund
- \$1,755,000 – Connecticut Dept of Agriculture
- \$500,000 – State Historic Preservation Office
- \$150,000 – Sale of private lot at 129 Holcomb St
- **\$6,000,000 total capital**
- Private funding campaign for TPL project costs **\$460,000**
- Additional funds for land management.

Simsbury Action Items

1. Allocate \$2.175-2.2 M towards land purchase and other costs
2. Request technical assistance of Trust for Public Land (avoids issues with lobbying)
3. Develop a Memorandum of Understanding with TPL outlining roles and responsibilities
4. Zoning, Planning, and Conservation Commission to review landowner's request for resubmittals of approved plans for 18 month approvals
5. Collaborate with TPL on due diligence – title, survey, environmental, appraisal