

South Meadows Transition Committee
May 3, 2023
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the Materials Innovation and Recycling Authority was held on May 3, 2023. Present via video or audio conferencing were:

Members Present: Ed Mone (Committee Chairman)
 Richard Soderman
 Leonard Assard
 David Steuber

MIRA Staff Present: Mark Daley, President and CFO
 Tom Gaffey, Director of Recycling and Enforcement
 Roger Guzowski, Supply Chain Manager
 David Bodendorf, Mgr. of Eng. Const. and Power Assets
 Christopher Shepard, Environmental Compliance Manager
 Cheryl Kaminsky, Comptroller

Committee Chairman Mone called the meeting to order at 11:00 a.m. Following the Pledge of Allegiance, Committee Chairman Mone invited members of the public to address the Committee. As there was no public comment, he proceeded with the agenda.

1. APPROVAL OF MINUTES OF THE APRIL 5, 2023 COMMITTEE MEETING.

Committee Chairman Mone requested a motion to accept the minutes of the April 5, 2023 South Meadows Transition Committee meeting. The motion to approve was made by Director Soderman and seconded by Director Assard.

Directors Mone, Assard, Soderman, and Steuber voted to approve the minutes.

2. DISCUSSION REGARDING SOUTH MEADOWS DEVELOPMENT PLAN REQUIREMENTS, POST CLOSURE CARE OBLIGATIONS AND AREA 3-3 UPDATE

Mr. Daley stated that Chris Shepard has prepared an additional presentation following up on discussions from our April meeting. There were three follow up items, one of which will be in Executive Session a little later. He said the first follow up is on the requirements to implement the development plan that formed the basis for the remediation scope. The development plan included an area for office / residential development and we wanted to get a little deeper into the requirements to be met to implement that at least as a learning exercise. Mr.

Daley noted that the site is essentially remediated to the industrial / commercial standards. A redevelopment for those uses could proceed fairly efficiently, particularly with respect to existing building footprints, and that offices are considered industrial / commercial uses. However additional soil and groundwater remediation would be required for residential uses which would include apartment or condo complexes. He said Mr. Shepard will be taking you through the more stringent standards that apply here and ways to comply with them. Chris will also take us through the post closure care obligations TRC has on its plate and an update on the final remediation area 3-3. Mr. Shepard screen shared and presented the presentation titled Residential Development Considerations, Post Closure Care Obligations and Area 3-3 Remediation Update documenting the environmental standards and requirements for potential future uses, final remediation work presently getting underway, and ongoing care of the Waste to Energy Facility site. Mr. Shepard addressed questions from the Committee.

3. DISCUSSION REGARDING SOUTH MEADOWS SITE ELECTRICITY CONSUMPTION MITIGATION AND JET TURBINE FACILITY SHUTDOWN.

Mr. Daley stated that Dave Bodendorf is continuing his work to reduce the electric cost at the WTE facility. He has a few updates for us here in terms of the rate review, meter accuracy and related meetings with Eversource and consultants and our next steps. Mr. Daley stated we are also fast approaching the May 31st shut down of the Jets and June 30 expiration of the NAES contract and so we will review several of the steps we are taking to make sure that goes smoothly and efficiently. He said this generally includes the close out of the NAES operating contract, what we are looking at in terms of remaining jet fuel and our commencement of an RFI for the sale of the Jets. Mr. Bodendorf screen shared and presented the presentation titled Electricity Consumption Mitigation & Jet Turbine Facility Shutdown documenting ongoing work to reduce utility costs at the Waste to Energy Facility site and properly shut down the Jet Turbine Facility consistent with ISO New England obligations while addressing residual jet fuel, contract wind downs and the sale or scrap of the units. Mr. Bodendorf addressed questions from the Committee.

4. REPORT ON THE SALE AND/OR SCRAP OF SURPLUS EQUIPMENT.

Mr. Daley updated the committee with an update on the status of the sale and/or scrap of surplus equipment. He said staff met internally on April 19th to begin formulating specifically how we will go about implementing this process. As noted earlier, we have issued an RFI for the sale of the Jets. That will be followed by an RFP reflecting what we may learn from the initial process. He said we are also actively discussing the possibility of bringing back two NAES employees as temps to assist in the process of returning unused inventory to suppliers. There were two storekeepers for the warehouses very knowledgeable about the inventory and suppliers

we may want to engage for this. Mr. Daley noted that we are also looking at retaining an equipment operator (through a vendor or temp) to periodically test run, operate and demonstrate equipment as necessary to support the sales. Mr. Daley added that we determined that we may do better with scrap metal sales if we proceed with another RFP for a local operator. This is due to the location and nature of the operations of our current contractor. This RFP will be formulated shortly. He said we are also beginning to formulate an RFI to deal with three main categories of sales. This would include the auctioning, sale or scrap of installed equipment and machinery which involves disassembly work, sales of shop tools and equipment and sale or scrap of rolling stock. We essentially will seek to recycle the plant.

OTHER ITEMS BROUGHT BEFORE COMMITTEE.

Committee Chairman Mone inquired if there were additional items to be brought before the Committee prior to entering executive session. There were none.

5. EXECUTIVE SESSION

Committee Chairman Mone requested a motion to enter in to executive session at 12:38pm. The motion to enter executive session was made by Director Soderman and seconded by Director Assard. Mr. Daley read the agenda item into the record prior to entering executive session. Messrs Daley, Shepard, and Bodendorf joined the committee in executive session.

4. ADJOURNMENT.

The meeting was adjourned at 1:10 pm.