

South Meadows Transition Committee
October 11, 2023
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on October 11, 2023. Present either in-person or via video or audio conferencing were:

Directors Present: William Beccaro (Committee Chairman)
Bert Hunter
John Fonfara
Matthew Dayton
Rachel Taylor
David Steuber

Members Present: William DiBella
Frank Dellaripa
Thomas Swarr

CT-DEEP Staff Present: Raymond Frigon
Jade Barber
Claire Quinn
Ryan Mowery

TRC Environmental Corp. Staff Present: Carl Stopper
Cynthia Retallick

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
Ann Catino (Halloran & Sage), General Counsel

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at: <https://www.ctmira.org/mira-dissolution-authority-south-meadows-transition-committee>

Committee Chairman Beccaro called the meeting to order at 11:10 a.m. Following introductions of those present at the meeting, Committee Chairman Beccaro invited members of the public to address the Committee.

Mr. Frigon from CT-DEEP Remediation Division noted that there are four members of the Remediation Division present for the meeting, that they have history with the South Meadows property and that they are available for use by the Committee as a resource to ensure thorough investigation and remediation as the site moves forward for redevelopment.

There were no additional public comments, and Chairman Beccaro proceeded with the agenda.

1. DISCUSSION OF DRAFT EXAMPLE SCOPE OF WORK FOR RFP TO IDENTIFY IMMEDIATE ENVIRONMENTAL NEEDS AND KNOWLEDGE NECESSARY FOR FUTURE REDEVELOPMENT OF SOUTH MEADOWS PROPERTY

Chairman Beccaro and Director Hunter led discussion on the task and timeline report that is due to the legislature by January 1, 2024 under PA 23-170. Director Hunter noted that this report date is too soon to develop a proper RFP and scope of work, and to provide respondents with sufficient time to respond to the RFP. Director Hunter suggested that February 15, 2024 might be a more realistic date for submission of a complete timeline report. Chairman Beccaro noted that he had a meeting yesterday with legislative chairs and CT-DEEP Commissioner regarding 2024 legislation, and it was suggested at that meeting that a very brief report be submitted by January 1, 2024 to summarize what work is in process, to be followed by a full report to meet the legislative requirement.

Mr. Daley provided a brief overview of the topic and gave a presentation. Mr. Daley noted that the presentation was considered a “draft example” RFP that followed the RFP process and scope of work used by DECD in its RFP for the Brainard Airport study, with some modifications to make the “draft example” specific to the South Meadows property.

Director Fonfara noted that the DECD study was completed to determine the “highest and best use” for the Brainard Airport property, but that the charge for the MIRA Dissolution Authority is not to determine highest and best use. Director Dayton noted that the study should determine what the current environmental facts and conditions are, and estimate costs for environmental remediation for redevelopment. Mr. Daley asked if we should incorporate a few potential future uses into the RFP to be addressed in the final report, and it was generally agreed that identification of such potential future uses should only serve to identify what additional information and data would be required in order to make a future redevelopment decision. The purpose of the study is to inform the future redevelopment decision; it is not to determine the future redevelopment.

Director Taylor suggested that tax benefits to the City of Hartford should also be estimated, and noted that the City of Hartford will lose tax revenues if the site sits vacant for a number of years before it is redeveloped. Members DiBella and Dellaripa also requested that site infrastructure on and over the flood control dike be addressed, noting that the City will be responsible for removal of abandoned MIRA Dissolution Authority infrastructure if the Authority does not address it.

Mr. Daley indicated that Authority personnel would incorporate today's discussion points into a revised draft RFP scope of work and a revised draft RFP schedule for discussion at the full Board of Directors meeting on October 18, 2023.

2. DISCUSSION OF SCHEDULE FOR SOLICITATION AND OUTLINE OF RFP TO IDENTIFY IMMEDIATE ENVIRONMENTAL NEEDS AND KNOWLEDGE NECESSARY FOR FUTURE REDEVELOPMENT OF SOUTH MEADOWS PROPERTY

As noted in the discussion for Item 1 above, a revised draft RFP schedule will be developed by Authority personnel and discussed during the Board of Directors meeting on October 18, 2023.

3. DISCUSSION OF SOUTH MEADOWS REMEDIATION UNDER THE TRANSFER ACT, AND THE CLOSURE PLAN FOR THE CSWS RESOURCE RECOVERY FACILITY

Mr. Daley provided a brief overview of these topics, and Mr. Shepard and Mr. Stopper gave a presentation and addressed associated topics and questions with the Directors.

Chairman Beccaro noted that the Committee meeting was running later than its scheduled duration, and that additional presentation of these topics at future Committee meetings would be expected.

4. OTHER ITEMS BROUGHT BEFORE COMMITTEE.

Committee Chairman Beccaro inquired if there were additional items to be brought before the Committee. There were none.

5. ADJOURNMENT.

The meeting was adjourned at 12:54pm.