

South Meadows Transition Committee
January 10, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on January 10, 2024. Present either in-person or via video or audio conferencing were:

Committee Members: Director William Beccaro (Committee Chairperson)
Director Bert Hunter (Ex Officio)
Director Matthew Dayton
Director Rachel Taylor
Director David Steuber
Member William DiBella
Member Frank Dellaripa
Member Sarah McCoy

Other Directors Present: John Fonfara
Joseph DeNicola
Theodore Bromley

Other Members Present: Thomas Swarr

MIRA Staff Present: Mark Daley, President and CFO
Thomas Gaffey, Director of Recycling and Enforcement
Christopher Shepard, Environmental Compliance Manager
Roger Guzowski, Supply Chain Manager
David Bodendorf, Mgr. of Engineering, Construction & Power Assets
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber
Claire Quinn

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: Joanna Wozniak-Brown (OPM)
(860) 573-5203 (call-in via Zoom)

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>

1. Call to Order; Chair’s Welcome

Committee Chairman Beccaro called the meeting to order at 11:06 a.m. and noted that a quorum was present.

2. Public Comment (3 minutes per speaker)

Committee Chairman Beccaro invited members of the public to address the Committee. There were no public comments, and Chairman Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the November 29, 2023 Regular Committee Meeting

Chairperson Beccaro requested a motion to approve the minutes of the November 29, 2023 Regular Committee Meeting. The motion was made by Director Fonfara and seconded by Director Taylor.

Chairperson Beccaro asked if there were any discussion, changes or modifications requested. Hearing none, Chairperson Beccaro requested a voice vote on adoption of the minutes.

The motion was approved via voice vote, with no dissenting votes.

4. Discussion of Red-Line Copy of Fifth Full Draft Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study

Chairperson Beccaro requested that Mr. Daley provide an update regarding the status of the draft RFP. Mr. Daley noted that the “fifth” full draft RFP has been included in the package for today’s Committee meeting. The “fifth” full draft was the result of incorporating comments on the RFP received from Chairperson Beccaro on November 27, 2023, and Committee comments provided during the November 29, 2023 meeting. Mr. Daley stated that the “fourth” draft RFP was emailed to Committee members on December 18, 2023, and that the “fifth” draft included in the package for today’s Committee meeting was the result of incorporating comments received from Director Dayton regarding the December 18, 2023 draft.

Mr. Daley stated that Authority personnel have been working toward a RFP release/publication date of January 18, 2024, which would be the day after the next meeting of the Authority’s full Board of Directors. Mr. Daley noted that Mr. Guzowski is still identifying the best avenues for advertising the RFP. Mr. Daley also stated that Mr. Guzowski and Ms. Catino are working to finalize the draft Agreement that will be included in the RFP.

Mr. Daley noted that the term “redevelopment alternatives” from previous draft versions of the RFP has been replaced with the term “potential future uses.” Mr. Daley also stated that Director Dayton recommended deleting the third task of the Scope of Work (presentation of the Existing Environmental Conditions and Conceptual Site Considerations to this Committee). Director Dayton said that the reason for his recommended change was to ensure that it is clear to potential proposers that the point of the study will be to determine the work and costs necessary to get to a starting point for redevelopment. Mr. Daley stated that he believed that the third task represented a key inflection point for the Study, where the

Consultants have gone through the environmental history and background, prepared synopses, and are now asking “how do we apply this information to these ‘future use options?’” Mr. Daley said that he recognizes that the role of this Study is not to present potential redevelopment proposals, which is why this paragraph stresses “narrative” work over layout plans or drawings. Director Taylor asked if the final study report would be available for “turn-key” use in the next phase of site redevelopment, to which Mr. Daley responded in the affirmative.

Director Bromley stated that he is in agreement with the revisions that have been made to previous drafts and that have resulted in the “fifth” draft RFP. Member Swarr stated that he likes the study approach outlined in the “fifth” draft RFP better than the approach that was contained in the previous drafts because it will provide developers with potential “worst-case scenario” costs, as well as cases where lesser remediation work at less cost to the developer could be pursued.

Committee members offered additional comments regarding sections I.B.2., I.B.3., and I.B.5. of the draft RFP. The comments included the following points/clarifications:

- Page 7 of the “fifth” draft RFP: In the second bullet, revise the phrase “...‘Hazardous Building Materials’ (HBMs – asbestos, lead-based paint, PCBs)...” to read “...‘Hazardous Building Materials’ (HBMs – including but not necessarily limited to asbestos, lead-based paint, PCBs)...”;
- Page 8 of the “fifth” draft RFP: In the paragraph for Section I.B.3.:
 - revise the words “...redevelopment challenges...” to read “...requirements...”
 - end the first sentence after the word “... Committee”, and delete the remainder of the first sentence after the word “... Committee”, so the first sentence now reads: “The selected Proposer shall document and present the Existing Environmental Conditions and Conceptual Site Considerations, including requirements posed by each, to the Authority’s South Meadows Transitions Committee.”
- Page 10 of the “fifth” draft RFP: In the first bullet under the first paragraph of Section I.B.5., revise the second sentence to read: “These meetings shall also allow for public comment with respect to the goals, progress and scope of this Study.”

Director Hunter asked Member DiBella if he was comfortable with the aspects of the Study pertaining to the flood control dike, since Member DiBella was the person who initially raised concerns about the flood control dike. Member DiBella responded affirmatively.

Chairperson Beccaro asked if there were any additional questions or comments regarding the “fifth” draft RFP. Hearing none, Chairperson Beccaro requested a motion for the Committee to approve the “fifth” draft RFP, as revised in accordance with today’s Committee meeting and recommend approval of the full Board of Directors to finalize and issue the RFP.

Director Steuber moved the following resolution: “That this Committee approves the draft RFP as presented, including all of the edits in the red-line as discussed at this meeting, and send it to the full Board with recommendation for approval.” Director Taylor seconded the motion. The resolution was approved via voice vote, with no dissenting votes.

5. Other Items Brought Before Committee

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

6. Adjournment

Committee Chairman Beccaro requested a motion to adjourn, and the meeting was adjourned at 11:50 a.m.