



Dissolution Authority

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MIRA DISSOLUTION AUTHORITY

January 17, 2024

A Regular meeting of the Board of Directors of the MIRA Dissolution Authority was held in person and via Zoom on Wednesday, January 17, 2024. Present in person or via audio or video conferencing were:

Appointed Directors:

Chairperson Bert Hunter
Matthew Dayton
Theodore Bromley
Joseph DeNicola
William Beccaro (via Zoom)
Rachel Taylor
Michael Walsh
John Fonfara
Paul Harrington
Carl Fortuna (via Zoom)
David Steuber (via Zoom)

Appointed Members:

Thomas Swarr (via Zoom)
Sarah McCoy (via Zoom)
Clarence Corbin

Present from MIRA Dissolution Authority (“Authority”):

Mark Daley, President & CFO
Tom Gaffey, Director of Recycling and Enforcement
Cheryl Kaminsky, Comptroller
Dave Bodendorf, Manager of Engineering, Construction and Power Assets
Chris Shepard, Environmental Compliance Manager
Roger Guzowski, Supply Chain Manager

Others Present:

Ann Catino, Halloran & Sage
Joanna Wozniak-Brown
CT-N
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This meeting was recorded via ZOOM conferencing and is posted on the Authority’s website at:
<https://www.ctmira.org/wp-content/uploads/2024/01/1-17-24-Board-Meeting.mp4>

1. Call to Order, Chair’s Welcome, - Agenda Item 1

Chairperson Hunter called the meeting to order at 9:31am and confirmed Director and Member attendance via roll-call.

2. Public Comment - Agenda Item 2

Chairperson Hunter asked if any member of the public attending the meeting in person or remotely wished to provide comment. There being none, Chairperson Hunter moved on to the next agenda item.

3. Review and Approve Minutes of the December 6, 2023 Regular Board Meeting - Agenda Item 3.

Chairperson Hunter requested a motion to approve the minutes of the December 6, 2023 Regular Board Meeting. The motion was made by Director Walsh and seconded by Director Harrington. The motion was approved by roll call vote as indicated below.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter			X		
2 - Matthew Dayton			X		
3 – Theodore Bromley			X		
4 - Joseph DeNicola			X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 – Michael Walsh	X		X		
8 – John Fonfara			X		
9 - Paul Harrington		X	X		
10 - Carl Fortuna			X		
11 - Dave Steuber			X		

4. Chairman and President’s Report - Agenda Item 4

Chairperson Hunter asked President Daley to provide a report. President Daley updated the Board on several items and activities, including:

- 1) Attendance by President Daley and Chairperson Hunter at a Northwest Hill COG meeting on December 14, 2023 where MIRA Dissolution Authority’s transfer of control of the Torrington Transfer station as outlined in PA 23-170 was discussed.
- 2) Submission of the Authority’s Annual Comprehensive Financial Report to the Government Finance Officers Association on December 28, 2023.
- 3) The report required by PA 23-170 to be submitted to the Legislature by January 2024 is ready for submission.
- 4) The Authority’s Fiscal Year 2024 Annual Plan of Operations was submitted to CTDEEP on December 21, 2023.

Chairperson Hunter indicated that the report to the Legislature will be submitted to the Co-Chairs of the Joint Standing Committees on the Environment and Planning and Development, the Governor’s Office, OPM, DAS, DEEP, the Mayor of Hartford, and the appointing authorities of the Authority Directors and Members.

5. South Meadows Transition Committee Report – Agenda Item 5

Director Hunter asked Director Beccaro to provide a report. Director Beccaro thanked staff and Board members for the work done to produce the RFP, and indicated the RFP is now ready to be issued. President Daley agreed and reminded the Board that the final RFP document was the sixth draft. President Daley indicated the plan is to issue the RFP on January 18, 2024. He stated that an advertising plan was created by Mr. Guzowski and the Consultant Agreement is complete.

A motion was made by Director Walsh and Seconded by Director Fonfara to move the following resolution:

RESOLVED: That the Board of Directors hereby authorizes MIRA Dissolution Authority management to publish the Draft 6 Final Request for Proposals to Conduct the South Meadows Redevelopment Considerations Study, substantially as discussed and presented at this meeting.

Prior to voting, Director Harrington thanked Director Beccaro for his work on the RFP Document. The resolution was approved by roll call vote as indicated below.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter			X		
2 - Matthew Dayton			X		
3 – Theodore Bromley			X		
4 - Joseph DeNicola			X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 – Michael Walsh	X		X		
8 – John Fonfara		X	X		
9 - Paul Harrington			X		
10 - Carl Fortuna			X		
11 - Dave Steuber			X		

6. CSWS Transition Committee Report – Agenda Item 6

Chairperson Hunter asked Director Fortuna if he had anything to report. Director Fortuna indicated that the Committee did not meet in January and had nothing to report.

7. Finance Committee Report - Agenda Item 7

Chairperson Hunter asked Director Harrington for a report. Director Harrington provided a brief summary and asked President Daley to review the following item:

7(a) Review and Approve Resolution Regarding an Insurance Consultant and Brokerage Agreement.

President Daley summarized the item. He indicated that the recommended consultant will be used to shop the market for the MIRA Dissolution Authority’s Fiscal Year 2025 insurance to be in place for July 1, 2024. Chairperson Hunter and President Daley stated that the consultant would only be used to shop the market for Fiscal Year 2026 insurance if it were necessary. President Daley summarized the procurement and evaluation process.

Chairperson Hunter requested a motion. The motion was made by Director Harrington and seconded by Director Walsh. The motion was approved by roll call vote as indicated below.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter			X		
2 - Matthew Dayton			X		
3 – Theodore Bromley			X		
4 - Joseph DeNicola			X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 – Michael Walsh		X	X		
8 – John Fonfara			X		
9 - Paul Harrington	X		X		
10 - Carl Fortuna			X		
11 - Dave Steuber			X		

8. Review Draft of Fiscal Year 2025 CSWS Operating Budget including Major Maintenance and Capital Improvements – Agenda Item 7(b)

Director Harrington introduced the item and indicated that the budget was reviewed in detail at the Finance Committee. He stated no vote would be taken today on the budget but it was anticipated that a vote would occur at the February Board meeting.

President Daley provided a high level overview of the budget. He confirmed the budget would need to be adopted at the February Board meeting. He summarized key aspects of the budget – that it is “sized” to the \$131/ton Municipal Service Agreement (“MSA”) opt out threshold to minimize the use of reserve subsidy while meeting the obligations of the MSAs.

President Daley then provided an initial summary of the termination costs associated with the various CSWS solid waste management. He noted that the Covanta and Enviro contracts have quantifiable costs specified, but the CWPM, MRR, and MSA have termination costs that are not defined. Director Harrington stated that the Finance Committee is working to understand the cost of terminating the contracts and how that cost compares to the projected cost of tip fee stabilization so the Board can be fully informed.

President Daley reviewed a bifurcated rate model where costs were separated between the Essex and Torrington Transfer Stations. He indicated the budget contains money for major maintenance projects (repair of Essex roof and tip floor, Torrington drainage improvements) that have been deferred and should be completed prior to any transfer of the stations to alternative entities. He also mentioned that potential operators have requested, Phase 1 Environmental Site Assessments be performed. These assessments are not believed to be required, but may be of value at a cost of approximately \$10,000 per site. Director Harrington recommended roof repair project should start as soon as feasible to mitigate potential

delays due to supply chain issues. Mr. Gaffey indicated the roof repair would be planned to begin early in the fiscal year and completed as expeditiously as possible.

Director Walsh asked President Daley to provide an explanation on how the tip fee that was recently in the \$60/ton range is now projected to be \$131/ton. President Daley indicated the tip fee was formerly supported in a substantial way by MIRA’s Jets electricity revenue and as those revenues declined and ultimately ended with the de-listing of the Jets, the tip fee had to be increased. President Daley also mentioned the RFP to redevelop and continue to operate the South Meadows site ultimately was not viable.

9. Discussion Regarding Communication with Existing MSA Towns - Agenda Item 7(c)

Director Harrington asked President Daley to update the Board on communication with the existing MSA towns. President Daley stated that a letter has been drafted for distribution to the towns on January 18, 2024. Included in the letter is information on the FY2025 tip fee and the potential impact of PA 23-170 requirements on the MSA towns. Also included in the letter is a request for towns to provide to MIRA Dissolution Authority, information on the market rate of MSW tip fees in their regions, to the extent they have this information.

Director Fortuna reminded the Board that an exhaustive RFP process was completed two years ago and asked President Daley if he thought the market has changed since then. President Daley stated that the MIRA CSWS RFP process sought guaranteed disposal capacity through 2027, so comparison of this price to intermittent spot market pricing is not necessarily valid. He indicated that MSW disposal capacity is being lost in the region and not being replaced, which he believes will continue to put upward pressure on tip fees. President Daley also reminded the Board that MIRA Dissolution Authority continues to provide no-cost recycling to its MSA towns, the cost of which must be carried in a higher MSW tip fee.

Director Fortuna stated that keeping the towns together is important and if the towns currently using the transfer stations were to split up it would likely disrupt the viability of the transfer stations. Chairperson Hunter agreed that the towns should be encouraged to take action collectively.

10. Executive Session to discuss sale of real estate owned by the Authority in Hartford, Watertown, Ellington, and Shelton and any pending consummation, termination or abandonment of all transactions or proceedings concerning any such sale – Agenda Item 8

Director Walsh left the meeting. Chairperson Hunter requested President Daley read the purpose of the executive session into the record. President Daley did so and along with the Directors and Members, requested the following people attend the executive session:

Attorney Ann Catino, Halloran & Sage
Roger Guzowski, MIRA Dissolution Authority
David Bodendorf, MIRA Dissolution Authority

Chairperson Hunter requested a motion to go into executive session. The motion was made by Director Harrington and seconded by Director Fonfara. The motion passed as indicated in the Table below:

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter			X		

2 - Matthew Dayton			X		
3 - Theodore Bromley			X		
4 - Joseph DeNicola			X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 - Michael Walsh					Left Meeting
8 - John Fonfara		X	X		
9 - Paul Harrington	X		X		
10 - Carl Fortuna			X		
11 - Dave Steuber			X		

Executive Session began at 10:41am and ended at 11:09am with no action taken. Chairperson Hunter Adjourned the meeting at 11:10am.