



Dissolution Authority

300 Maxim Road, Hartford, Connecticut 06114

Telephone (860) 757-7700 Fax (860) 757-7725

## MEMORANDUM

**TO:** South Meadows Transition Committee  
**FROM:** William P. Beccaro, Committee Chairperson  
**DATE:** January 31, 2024  
**RE:** Notice of Regular Meeting

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There will be a **regular meeting** of the **South Meadows Transition Committee** of the MIRA Dissolution Authority's Board of Directors on *Tuesday, February 6, 2024 at 11:00 a.m. in the Board Room at 300 Maxim Road, Hartford, CT. Members of the public may also attend the meeting telephonically by calling (929) 205-6099, entering Meeting ID: 858 1861 1943 and Passcode: 661934# when prompted. (NOTE - there is very limited physical space in the Board Room - consequently, virtual public attendance is encouraged)*. The meeting is scheduled to conclude at 12:30 p.m. The purpose of this meeting will be:

1. Call to Order; Chair's Welcome
2. Public Comment (3 minutes per speaker)
3. Approval of Minutes of the January 10, 2024 Regular Committee Meeting (*Attachment 1*).
4. Update on Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study (*Attachment 2*).
5. Update on Area 3-3 Remediation and Revised Verification Report for South Meadows Remediation under the Exit Strategy<sup>TM</sup> Contract.
6. Correspondence from CT-DEEP Regarding Resource Recovery Facility Closure Plan – Request for Additional Information (*Attachment 3*).
7. Such other items that may properly come before the Committee.

Cc: Bert Hunter  
Mark Daley  
Christopher Shepard  
Raymond Frigon (CT-DEEP)  
Claire Quinn (CT-DEEP)  
Jade Barber (CT-DEEP)  
Carl Stopper (TRC)

## **Attachment 1**

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.

## **Attachment 2**

**Status of Advertising for RFP to Conduct the South Meadows Redevelopment Considerations Study**  
**As of January 30, 2024**

***Placement***

- Posted on MIRA Dissolution Authority's ("Authority") website
  - <https://www.ctmira.org/business-links/current-bids-rfp-rfq>
- Listed on DAS CT Source (the Connecticut State Contracting Portal for all state and municipal solicitations within the State of CT) with a link back to where documents are available on the Authority's website.

***Direct email notices to firms:***

- Authority directly emailed the notice to the 15 firms who sent responses to MIRA's RFQ for Engineering Services including:
  - Arcadis, Cornerstone Engineering (which includes Tetra Tech), Daymark Energy Advisors, Freeman Companies, GBB, GNCB Consulting Engineers, HDR, HRP, Langan, Project Management Associates, SCS Engineers, Tighe and Bond, TRC, Wescott & Mapes and Weston & Sampson.
- Via the roster of licensed environmental professionals (LEPs) posted on the DEEP website, Authority directly emailed a notice to the over **300** LEPs who appear to be LEP's for hire (there are a few other on the list that appear to just be an in-house LEP for a utility, etc. who were not sent the notice).
- Email blast via Environmental Business Council of New England (EBC), an organization of over 200 business members created in 1990 to foster the development of New England's Environmental Industry. EBC sent notice to 2 of their email lists.
  - Via their site remediation and redevelopment list, the notice was emailed to **773** individuals throughout New England who work in that sector.
  - In addition, via their CT chapter list, the notice was emailed to **826** individuals who work in the environmental industry in Connecticut.
- Email blast of notice via the Environmental Professionals Organization of Connecticut (also known as "EPOC") to their nearly **600 members**. EPOC was formed in 1996 to represent the interests of Connecticut's Licensed Environmental Professionals.
- Engineering News Record, whose stated mission is to "provide the engineering and construction news, analysis, commentary and data that construction industry professionals need to do their jobs more effectively", published a ranking of the Top 20 Environmental Firms for 2023 (based on % of gross revenue from environmental work). Of those, ENR indicated 6 whose type of work is consulting and/or studies. Each of those firms was emailed the notice.

***Text of Notice:***

"RFP NOTICE – SAVE THE DATES:

The MIRA Dissolution Authority ("the Authority") seeks proposals from lead consultants and environmental engineers to conduct a study identifying the immediate environmental needs and knowledge necessary for potential redevelopment of the 80 acre site of its now shuttered Resource Recovery Facility located in the South Meadows section of Hartford CT. This study will document existing environmental conditions, conceptual site considerations, potential future uses and the immediate environmental needs and knowledge associated with potential future uses of the site.

Complete copies of the RFP can be found on the Authority's website starting on or about January 18, 2024 at <https://www.ctmira.org/business-links/current-bids-rfp-rfq>. ***Please note that there is a mandatory site tour for this RFP scheduled for February 7, 2024.***

The Authority was created pursuant to Connecticut's Public Act 23-170 effective July 1, 2023 as successor to the Materials Innovation and Recycling Authority ("MIRA"). The Authority assumed control over all of MIRA's assets, rights, duties and obligations including the South Meadows Site. In addition to undertaking the study that is the subject of this RFP, the Authority is charged with continuing MIRA's ongoing waste transfer operations until acceptable alternatives become available, and with the marketing and sale of MIRA's surplus real and personal property. Additional information concerning the Authority's MIRA Dissolution responsibilities can be found at <https://www.ctmira.org/>.

***Additional direct email notices to firms:***

- Authority directly emailed the notice to the 4 firms in our legal services "stable" who practice environmental law and asked them to forward it to any clients or colleagues who might be interested.
- Authority directly emailed the notice to the 4 asbestos abatement firms who participated in the abatement RFP at 171 Murphy Road in 2016 (as part of roof replacement solicitation).
- Authority directly emailed the notice to 15 additional engineering firms with whom MIRA used to have on-call contracts but who did not respond to latest RFQ.
- Authority directly emailed the notice to 18 additional firms/individuals who previously responded to various environmental monitoring RFPs/bids for Authority's predecessor within the last dozen years.

***Note Regarding Notices:***

- Some of the lists specified herein are likely redundant (i.e. some people may have gotten the notice more than once).
- As expected with older lists, there were several emails that we undeliverable because of retirements, etc. If undeliverable notice included a new contact, that new contact was forwarded a copy of the notice.



**ADDENDUM NO. 1**  
**Issued January 31, 2024**

**TO**

**REQUEST FOR PROPOSALS**  
**TO CONDUCT**  
**THE SOUTH MEADOWS REDEVELOPMENT CONSIDERA-**  
**TIONS STUDY**

**(RFP Number 24-AUTH-004)**

**Note:** Entities submitting a Proposal are required to acknowledge this and all Addenda in Section 4 of the Proposal Form.

*This Addendum #1 constitutes the additional information concerning the Site tour to be provided by the Authority to all Proposers expressing interest in this RFP approximately forty-eight hours prior to the tour as specified in Section I.F. of the RFP.*

## **1. SITE TOUR ATTENDANCE AND EXPRESSIONS OF INTEREST**

If they have not already done so, prospective proposers interested in attending one of the mandatory site tours on February 7, 2024 - as specified in Section I.F. of the RFP - should submit their contact information and expression of interest in the manner specified in Section I.D. of the RFP.

There are two site tours scheduled on February 7, 2024, as specified in I.F. of the RFP. Prospective proposers who have expressed interest in the RFP, but not yet specified which tour they intend to attend, as well as Prospective Proposers who have not yet submitted an expression of interest regarding the RFP, should email their preference to the Authority's Supply Chain Manager at [rguzowski@ctmira.org](mailto:rguzowski@ctmira.org) as soon as practicable.

In the event that the Authority determines it necessary to postpone the Site tours due to inclement weather, the Authority will issue an additional Addendum to this RFP providing such notice and additional information concerning rescheduling.

## **2. NUMBER OF ATTENDEES FROM EACH FIRM**

The MIRA Dissolution Authority (the "Authority") requests that prospective proposers attending the site tour limit themselves to not more than 3 attendees per firm for the day (though all 3 attendees do not need to be on the same tour).

The Authority has reserved the right to schedule additional times for a Site tour prior to the deadline for written questions to provide, among other things, further entry into buildings for purposes of better quantifying the survey of all buildings for Hazardous Building Materials.

## **3. ARRIVING FOR SITE TOUR**

Attendees of each site tour should plan to meet at 300 Maxim Road, Gate 70 (the last gate on the left on the Maxim Road cul-de-sac across from Brainard Airport). In the event that the gate is closed, there is a call box at the gate and Authority staff can remotely open the gate for entry. Once on site, attendees should park their vehicles in the office parking lot, proceed to the Authority's headquarters office (the former Waste Processing Facility Operator offices) and sign in with the front desk. The Authority expects to conduct a brief overview (RFP overview, safety overview, etc.) in the headquarters conference room before proceeding with the tour of the site.

During the tour of the Site, Authority personnel will provide a high level overview and tour of the Waste Processing Facility, Power Block Facility, Electric Generating Facility, Jet Turbine Facility and ancillary buildings. This will also include a high level overview of the flood protection system including the Connecticut River Dike, coal pond, various easements and proximity to Brainard Airport. Portions of the tour may be by vehicle, on foot and will include limited entry to structures (so please dress accordingly for cold weather).

#### **4. SITE TOUR PERSONAL PROTECTIVE EQUIPMENT**

The Authority requests that Attendees of the site tours bring personal protective equipment (“PPE”) as specified on the attached flier (attached hereto and incorporated herein this Addendum 1). The Authority will have limited supplies of some PPE available to borrow (e.g. hard hats and safety vests), but attendees are encouraged to bring their own to ensure adequate supply.

**- END OF ADDENDUM 1 -**

## Minimum PPE Requirements for WPF/PBF Visitation



Listed below are the minimum requirements for visiting or touring the WPF and PBF facilities. There is a limited number of hardhats, safety glasses, and safety vests that can be provided for your use if you do not have your own. All other requirements must be met or you will be denied access to the facilities.

1. Long pants.



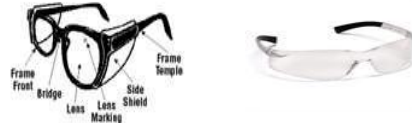
2. Long sleeve shirts.



3. Minimum of leather upper hard sole shoes.



4. Safety glasses or glasses with side shields



5. Hardhat



6. Safety Vest



## **Attachment 3**



*Transmitted Via E-mail*

January 17, 2024

Mr. Christopher Shepard  
MIRA Dissolution Authority  
300 Maxim Road  
Hartford, CT 06114  
[CShepard@ctmira.org](mailto:CShepard@ctmira.org)

Subject: Connecticut Solid Waste System (“CSWS”) Resource Recovery Facility,  
100 Reserve Road and 300 Maxim Road, Hartford, Connecticut  
Closure Plan – 2<sup>nd</sup> Request for Additional Information

Dear Mr. Shepard:

Staff of the Bureau of Materials Management and Compliance Assurance (i.e., Engineering and Enforcement Division, Permitting and Enforcement Division, and Emergency Response and Spill Division); the Bureau of Water Protection and Land Reuse (i.e., Remediation Division); and the Bureau of Air Management (i.e., Radiation Division) within the Department of Energy and Environmental Protection (the “Department”) have completed a review of the Material Innovation and Recycling Authority’s (MIRA) letter dated January 5, 2023, which was submitted in response to the Department’s letter dated October 14, 2022 requesting additional information pertaining to the proposed closure plan for the subject facility.

Based upon the review of internal emails, staff of the Emergency Response and Spill Division, the Remediation Division, and the Radiation Division do not have additional comments/questions regarding the proposed closure plan. Staff of the Permitting and Enforcement Division will provide a separate letter if they have additional comments.

Pursuant to Connecticut General Statutes (CGS) Sections 22a-6, 22a-208, Regulations of Connecticut State Agencies (RCSA) Section 22a-209-13(b), the Department’s *Draft RCRA Closure Guidance for Generators who Store Less than 90 Days Container Storage Areas and Tank Systems* and the May 1, 2013 *Guidance for Implementing and Documenting Closure for Indoor RCRA Hazardous Waste Container Storage Areas*, the Department requires that all non-structural equipment historically used at the CSWS facility be removed and that the MIRA Dissolution Authority provide additional detail in the closure plan pertaining to:

- (1) Closure actions for the Waste Processing Facility (WPF) and the Power Block Facility (PBF) and associated PBF buildings, which shall include dismantling, waste characterization and off-site removal of all waste handling equipment, combustion and post-combustion equipment and ancillary equipment that is not an integral structural component of the respective building(s) and decontamination of the remaining structure(s). Said equipment includes but is not limited to conveyors (including the overhead conveyors used to transport the refused derived fuel from the WPF to the PBF), shredders, trommels, packers, cyclone separators, boilers, traveling grates, mixer room, truck scales etc. Waste characterization shall include analysis for polychlorinated biphenyls (PCBs);
- (2) Verification (i.e., confirmation sampling) of the completion and effectiveness of cleaning activities of all non-porous surfaces (e.g., on steel, fiberglass, structural steel, etc.) and porous surfaces (e.g., concrete, wood, etc.) for all interior building surfaces including but not limited to walls, floors, beams, ceiling, etc., as well as any areas in the PBF and associated buildings (e.g., trenches) where ash may have been present. Such sampling shall include an analysis for PCBs and utilize wipe test methods as appropriate;

- (3) The decontamination and decommissioning of the neutralization basin and the equalization basin; and
- (4) The removal of the coal unloading crane and the decontamination/cleaning/confirmatory sampling of the associated coal transfer structures.

Please submit the requested information within forty-five (45) days from the date of this letter. If you have any questions, please do not hesitate to contact me at [frank.p.gagliardo@ct.gov](mailto:frank.p.gagliardo@ct.gov) or David McKeegan at [david.mckeegan@ct.gov](mailto:david.mckeegan@ct.gov).

Sincerely,



Frank Gagliardo, Supervising Environmental Analyst  
Waste Engineering and Enforcement Division  
Bureau of Materials Management and Compliance Assurance

FG/dm

c: Mark Daley, MIRA Dissolution Authority [MDaley@ctmira.org](mailto:MDaley@ctmira.org)  
Gabrielle Frigon, DEEP, MMCA [gabrielle.frigon@ct.gov](mailto:gabrielle.frigon@ct.gov)