

South Meadows Transition Committee  
February 6, 2024  
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on February 6, 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 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  
                                     Cheryl Kaminsky, Comptroller  
                                     Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present:    Jade Barber  
                                     David McKeegan

TRC Environmental Corp. Staff Present:    Carl Stopper

Others Present:                (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 January 10, 2024 Regular Committee Meeting**

Chairperson Beccaro requested a motion to approve the minutes of the January 10, 2024 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. Update on Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study**

Chairperson Beccaro requested that Mr. Daley provide an update regarding the RFP. Mr. Daley noted that the RFP has been published, and that the mandatory site tours will be tomorrow (2/7/2024). We are expecting approximately 20 or so people for each of the two tours.

Mr. Daley requested that Mr. Guzowski provide a summary of the Authority's outreach efforts in advertising the availability of the RFP. Mr. Guzowski stated that the 300+ Licensed Environmental Professionals (LEPs) on the LEP roster posted on the CT-DEEP web-site were sent email notices regarding the RFP availability, as were the 15 engineering firms with which the Authority currently has on-call engineering services agreements. Email "blasts" were also sent out to members of the Environmental Business Council (EBC) of New England, and to the members of the Environmental Professionals Organization of Connecticut (EPOC). Three of the top 6 environmental firms in the Engineering News Record that perform the requested services have formally expressed interest in the RFP. A total of 19 firms have registered to participate in one of tomorrow's mandatory site tours.

Mr. Daley noted that Addendum No. 1 to the RFP was issued to provide additional information regarding the mandatory site tours. Mr. Shepard provided an overview of the expected tour route, noting that we intend to "peek into" a number of doors along the tour, but that we do not intend to walk through the buildings, except for the Turbine Hall. Mr. Shepard also stated that Addendum No. 1 summarizes the minimum personal protective equipment that tour attendees were expected to wear on the tour, noting that the Authority has a limited number of hard hats, safety glasses and safety vests that will be available for use by tour attendees, if needed.

Director Fonfara asked what type of review of the respondents' work would be performed by the Authority as part of selecting the firm to conduct the Study, with an eye toward ensuring that the selected firm does not have any historical or pre-conceived bias about

the outcomes. Mr. Daley stated that each firm's response to the RFP will need to include a discussion of its approach to the Study, as well as discussions regarding its experience with similar projects. Mr. Daley also stated that the proposals and evaluation summaries will be brought to this Committee, and that no decisions regarding the selection of the firm to conduct the study would be made in a vacuum.

**5. Update on Area 3-3 Remediation and Revised Verification Report for the South Meadows Remediation under the Exit Strategy™ Contract**

Chairperson Beccaro requested that Mr. Daley provide an update on this matter. Mr. Daley noted that the remediation work in the "Contractor Lot" (Area 3-3) has been completed, and that all removed, contaminated soil has been shipped off-site; and that TRC is currently drafting revisions to the Verification Report for the remediation work that was agreed to back in 2000 due to triggering the Transfer Act. Mr. Shepard added that the goal is for the Area 3-3 remedial action report to be completed by the end of March, and that there is still an environmental use restriction (EUR) for Area 3-3 that has to be recorded on the land records.

Mr. Shepard asked Mr. Stopper if he had any additional information to convey. Mr. Stopper clarified that the EUR for Area 3-3 must first be submitted to DEEP for review and approval, and then recorded on the land records following DEEP approval, before the Verification Report can ultimately be finalized. Mr. Stopper also noted that a draft of the revised Verification Report has been provided to the Authority and to the third party LEP that is reviewing TRC's work on this project, and that TRC will work to incorporate any comments by the reviewers into the final Verification Report.

**6. Discussion Regarding Correspondence from CT-DEEP Regarding Resource Recovery Facility Closure Plan – Request for Additional Information (RFAI)**

Chairperson Beccaro requested that Mr. Daley provide an update on this matter. Mr. Daley noted that the Closure Plan applies to the closed resource recovery facility (RRF), and that some aspects of the MIRA Dissolution Authority's mission and the South Meadows Redevelopment Considerations Study align with information or work that DEEP is now requesting in the RFAI. For example, DEEP's RFAI calls for all RRF equipment to be removed from the site, which Mr. Daley noted is consistent with the Authority's plan to issue an RFP for sale and/or scrapping of the RRF equipment. Mr. Daley also stated that testing requirements included in the DEEP RFAI require additional evaluation, and that we may need to work with an outside consultant to ultimately address on-going questions regarding sampling methods and acceptable "clean" standards for those tests. Mr. Daley also noted that the response to DEEP's RFAI is due by the end of February.

Mr. Daley asked Mr. Shepard if he had any additional points to discuss regarding the RFAI. Mr. Shepard stated that the RFAI also calls for removal of the coal barge unloader on the river, even though the coal barge unloader was not part of the RRF's permitted solid waste management activities. Mr. Shepard also expressed concern that the RFAI calls for testing of PCBs in any RRF locations where ash is present, which does not seem to be based on regulations or science because the RRF did not manage PCB waste, so there would be no reason

to tie the presence of ash to PCBs. Mr. Shepard noted that the Authority's predecessors would have probably pushed back against both of these demands, at least while the RRF was still operating; however, the upcoming South Meadows Redevelopment Considerations Study will provide information that will better inform these matters.

Director Beccaro recommended that the Authority's response highlight how the RFP for the Study dovetails with DEEP's requests in the RFAI. Mr. Daley noted that the assessment of the coal barge unloader is certainly included in the RFP for the Study, and Mr. Shepard noted that the hazardous building materials survey was specifically included in the RFP for the Study to address the first round of comments on the Closure Plan that MIRA received from DEEP. Director Taylor noted that the RFP for the Study provides additional details on closure activities, which DEEP has requested in the RFAI.

Member Swarr noted that it would be ideal if DEEP approved the closure plan as soon as possible, so that the Study could be better focused. Mr. Daley agreed, but noted that the RFAI states that additional questions/comments from certain divisions within DEEP may still be forthcoming.

Director Hunter asked Mr. Daley how the closure plan reserve that was funded by MIRA would be impacted by the work DEEP is requesting in the RFAI (i.e., what work that has been requested would not be covered by the closure plan reserve?). Mr. Daley noted that the \$3.3 million closure cost estimate does not include, for example, the costs associated with scrapping all of the equipment, which may or may not be covered by the value of the scrap metal. Director Steuber asked if the Authority could conserve funds by not performing wipe sampling of building surfaces, recognizing that the buildings will likely be demolished anyway. Member Dellaripa noted that PCBs were found in the building materials of a school in Hartford, and that the demolition costs were less than the remediation costs would have been.

Director Beccaro stated that there is likely an integrated solution between the closure plan and the RFP Study that is better and less expensive than doing each of them separately.

Mr. Daley indicated that Authority staff will draft a response to DEEP's RFAI that incorporates the matters discussed during today's Committee meeting.

## **7. Other Items Brought Before Committee**

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

## **8. Adjournment**

Committee Chairman Beccaro requested a motion to adjourn. The motion was made by Director Steuber and seconded by Director Beccaro, and the meeting was adjourned at 11:53 a.m.