

South Meadows Transition Committee
April 9, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on April 9, 2024. Present either in-person or via video or audio conferencing were:

Committee Present: Director William Beccaro (Committee Chairperson)
 Director David Steuber
 Director John Fonfara
 Director Bert Hunter (Ex Officio)
 Member William DiBella
 Member Frank Dellaripa

Other Directors Present: Joseph DeNicola

Other Members Present: Thomas Swarr

Authority Staff Present: Mark Daley, President and CFO
 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

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: (860) 573-5203 (call-in via Zoom)
 (978) 532-1900 (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 Chairperson Beccaro called the meeting to order at 11:08 a.m. and confirmed that a quorum was present.

2. Public Comment (3 minutes per speaker)

Committee Chairperson Beccaro invited members of the public to address the

Committee. There were no public comments, and Committee Chairperson Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the March 5, 2024 Regular Committee Meeting

Committee Chairperson Beccaro requested a motion to approve the minutes of the March 5, 2024 Regular Committee Meeting. The motion was moved by Director Fonfara and seconded by Committee Chairperson Beccaro.

Committee Chairperson Beccaro asked if there were any discussion, comments, corrections or modifications requested. Hearing none, Committee Chairperson Beccaro asked if there were any objections to acceptance of the minutes. Hearing none, Committee Chairperson Beccaro requested a voice-vote. The draft minutes were “approved” as drafted by the voice-vote.

4. Review and Approve Resolution Regarding Execution of a Declaration of Environmental Land Use Restriction and Grant of Easement Associated with the South Meadow Station Site Remediation

Committee Chairperson Beccaro requested a motion to discuss the resolution. The resolution was moved by Director Fonfara and seconded by Director Steuber.

Mr. Daley provided an overview of the matter. Mr. Daley noted that the Environmental Land Use Restriction (ELUR) that is the subject of this resolution is specific to the physical remediation work that TRC has completed in the Area 3-3 (the contractor parking lot), and that this step is needed before the Verification Report can be revised and re-submitted to CT-DEEP. Mr. Daley noted that the Exit Strategy™ contract requires that the Authority consent to the use of ELURs to achieve the remediation goals in that contract. Additionally, Mr. Daley noted that the remediation of Area 3-3 includes an engineered control because TRC was not able to remove all contaminated soil due to the presence of high voltage electrical duct banks running through the area.

Mr. Shepard clarified that the ELUR is an easement that will have to be recorded in the City’s land records, and that the holder of the easement is the CT-DEEP; therefore, if someone wants to do work on the property that would include soil disturbance, then that party would have to get permission from CT-DEEP before disturbing any soil. Mr. Shepard also noted that there is already one site-wide ELUR for the property that was recorded back in April 2018, and that this second ELUR would overlap a portion of that existing ELUR. Member DiBella asked if this ELUR would be a permanent easement, and Mr. Shepard confirmed that it would indeed be a permanent easement. Mr. Shepard further explained that any future projects that involve soil disturbance would also require an application to the CT-DEEP Commissioner to request a release from the ELUR. The request would have to include a soil management plan that demonstrates that the applicant is aware of the contamination, and that the applicant will manage all soil properly without creating a pollution condition. Member DiBella observed that this sounds like a common process for CT-DEEP, and Mr. Shepard and Ms. Catino confirmed that it is a common process.

Director Fonfara asked if this permanent easement would in any way discourage the pursuit of understanding what the potential costs are for examination of this property for

residential use. Mr. Daley noted that this ELUR is important to completion of the site remediation to the industrial/commercial standard that was agreed to back in 2000, and that he believes that the ELUR supports future evaluation of residential development by helping to define what would be needed to move to a residential use. Member DiBella asked what would be needed to make the site acceptable for a residential use; to which Mr. Shepard replied that the pending South Meadows Redevelopment Considerations Study is supposed to answer that question.

(At 11:19 AM, it was noted that Committee Chairperson Beccaro had left the meeting, and the meeting was paused at that time, pending his return. Committee Chairperson Beccaro re-joined the meeting at 11:31 AM, and the meeting resumed at that time.)

Committee Chairperson Beccaro requested a motion to approve the resolution and send it to the full Board of Directors for consideration at its next regularly-scheduled meeting. Director Fonfara moved the motion, and Committee Chairperson Beccaro seconded it. Committee Chairperson Beccaro asked if there was any additional discussion; hearing none, Committee Chairperson Beccaro requested a roll-call vote. The resolution was approved as indicated below:

Director	Raised	Second	Aye	Nay	Abstain
William P. Beccaro		X	X		
Rachel Taylor					Not Present
Matthew M. Dayton					Not Present
David S. Steuber			X		
John Fonfara	X		X		

5. Executive Session to review and discuss proposals and proposer qualifications of certain companies who submitted Proposals in response to the Authority's South Meadows Redevelopment Considerations Study RFP and to discuss pending RFPs and Feasibility Estimates and Evaluations relative to prospective public supply contracts, including Proposals received in response to the Authority's South Meadows Redevelopment Considerations Study RFP

President Daley read into the record the purpose of the Executive Session. President Daley confirmed those to be invited to the Executive Session as all Directors and Members present, Authority staff Daley, Guzowski, Shepard, and Bodendorf, and General Counsel Catino.

Director Fonfara made a motion to enter Executive Session and the motion was seconded by Committee Chairperson Beccaro. The motion was approved by roll call vote as indicated below. Executive Session began at 11:37 AM.

Director	Raised	Second	Aye	Nay	Abstain
William P. Beccaro		X	X		
Rachel Taylor					Not Present
Matthew M. Dayton					Not Present
David S. Steuber			X		
John Fonfara	X		X		

The Committee exited Executive Session at 12:20 PM. Director Hunter moved to the next item on the Agenda.

6. Review and Approve Draft Resolution for MIRA Dissolution Authority Board of Directors Awarding the South Meadows Redevelopment Consideration Study

With Committee Chairperson Beccaro’s permission, Director Hunter noted that the Executive Session discussion included the need for the evaluation committee to further negotiate portions the contract before it is brought to the Board of Directors for a vote to award. Director Hunter then read the following resolution for consideration and vote by the South Meadows Transition Committee:

Resolution to direct the RFP Evaluation Committee to further meet and negotiate with a proposer as discussed in Executive Session at a meeting of the South Meadows Transition Committee held April 9, 2024 to finalize a consultant service agreement to be brought to the Board for approval at its May 2024 meeting.

The motion was approved by roll call vote as indicated below.

Director	Moved	Second	Aye	Nay	Abstain
William P. Beccaro	X		X		
Rachel Taylor					Not Present
Matthew M. Dayton					Not Present
David S. Steuber			X		
John Fonfara		X	X		

7. Other Items Brought Before Committee

Director Hunter inquired if there were any additional items to be brought before the Committee. There were none.

8. Adjournment

Committee Chairperson Beccaro adjourned the meeting at 12:23 PM.