



Dissolution Authority

300 Maxim Road, Hartford, Connecticut 06114

Telephone (860) 757-7700

Fax (860) 757-7725

MEMORANDUM

TO: MIRA Dissolution Authority Board of Directors
FROM: Bert Hunter, Chairperson
DATE: April 11, 2024
RE: Notice of Regular Meeting

There will be a **regular meeting** of the MIRA Dissolution Authority's Board of Directors on *Tuesday, April 16, 2024 at 9:30 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: 886 0868 5597 and Passcode: 253208# 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 12:00 p.m. The purpose of this meeting will be:

1. Call to Order; Chair's Welcome
2. Public Comment (3 minutes per speaker)
3. Review and Approve - minutes of the March 12, 2024 Regular Board Meeting (*Attachment 1*).
4. Review and Approve - minutes of the March 26, 2024 Special Board Meeting (*Attachment 2*).
5. Review and Approve - minutes of the April 4, 2024 Special Board Meeting (*Attachment 3*).
6. Chairman's and President's Report
7. South Meadows Transition Committee Report
 - a. Review and Approve Resolution Regarding Execution of a Declaration of Environmental Land Use Restriction and Grant of Easement Associated with the South Meadows Station Site Remediation (*Attachment 4*).
 - b. Update Concerning South Meadows Redevelopment Considerations Study Proposer Negotiations (*Attachment 5*).
8. CSWS Transition Committee Report
 - a. Discussion of CSWS Transition Committee Planning Efforts.
9. Finance Committee Report
 - a. Review and Approve Resolution Regarding Real Estate Brokerage Agreements (*Attachment 6*).
10. Attached Supplemental Information (*Attachment 7*).

C: Mark Daley
David Bodendorf
Thomas Gaffey
Christopher Shepard
Cheryl Kaminsky
Roger Guzowski
Stephannie Rice
Chris May

Attachment 1



Dissolution Authority

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MIRA DISSOLUTION AUTHORITY

March 12, 2024

A Regular meeting of the Board of Directors of the MIRA Dissolution Authority (the "Authority") was held in person and via Zoom on Tuesday, March 12, 2024. Present in person or via audio or video conferencing were:

Appointed Directors:

Chairperson Bert Hunter
Matthew Dayton
Theodore Bromley (via Zoom, left at approximately 10:30am)
William Beccaro (via Zoom)
Rachel Taylor
Michael Walsh (via Zoom)
John Fonfara
Paul Harrington
Carl Fortuna (via Zoom)
David Steuber (via Zoom, arrived at approximately 10:40)

Appointed Members:

William DiBella
Thomas Swarr (via Zoom)
Frank Dellaripa

Present from Authority Staff:

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 (via Zoom)
Brian Popovich (via Zoom)
Carl Stopper (via Zoom)
860-241-7700 860-463-7103 860-478-2282
860-559-8183 860-992-4922

This meeting was recorded via ZOOM conferencing and is posted on the Authority’s website at: <https://www.ctmira.org/wp-content/uploads/2024/03/3-12-24-Board-Meeting.mp4>

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

Chairperson Hunter called the meeting to order at 9:35am and reviewed the agenda for the meeting. He suggested that Agenda Item 5 “Discussion of the Authority’s goal to work with 23 remaining CSWS Participating Municipalities to transition them to entities other than the Authority” be moved and included within agenda Item 7 “CSWS Transition Committee Report”. There being no objection from the Board, the Item 5 Discussion was moved to agenda Item 7.

2. Public Comment - Agenda Item 2

Chairperson Hunter requested public comment from any members of the public in the room or remote. No members of the public provided comment.

3. Review and Approve Minutes of the February 27, 2024 Special Board Meeting - Agenda Item 3.

Chairperson Hunter introduced the item and requested comment from the Board. He requested that the minutes be updated to indicate Mr. Spinella’s remark about the 23 letters Mr. Spinella sent to MSA towns was in response to a question from Chairperson Hunter. Chairperson Hunter requested a motion to approve the minutes of the February 27, 2024 Regular Board Meeting, as amended. The motion to approve the minutes was made by Director Fonfara and seconded by Director Taylor. The motion to approve the minutes as amended 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	X		
7 – Michael Walsh			X		
8 – John Fonfara	X		X		
9 - Paul Harrington			X		
10 - Carl Fortuna			X		
11 - David Steuber					Not present

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

Chairperson Hunter introduced the Chairman and President’s report and turned the meeting over to President Daley.

President Daley indicated the Authority would be providing a response to the letter received from the Mayor of Hartford concerning the use of tip fee stabilization. He stated a draft would be circulated to the executive committee prior to sending to the Mayor. He indicated six proposals were received before the deadline in response to the South Meadows Redevelopment Considerations Study RFP. He stated RFPs for sale and scrap of loose metal, inoperable and operable equipment are scheduled to be released shortly with a

goal of recommendations being brought to the Board at its May meeting with work beginning after approval by the Board.

Chairperson Hunter commented on concerns voiced regarding the Authority's perceived transparency. He asked if the Authority could take steps to improve its website to make ongoing relevant communications easier to find. President Daley indicated the website does contain relevant communications and the website will be modified to make these communications more prominent. Chairperson Hunter suggested staff should follow up with the Board regarding these modifications at the next meeting. Director Taylor recommended that Representative Sanchez and the Mayor of Hartford be invited to discuss their request for more transparency with the Board, including the types of communications they wish to see, and how that could be achieved.

5. South Meadows Transition Committee Report - Agenda Item 6.

Chairperson Hunter requested a report from Committee Chair Beccaro. Director Becarro recognized the great progress that has been made on the South Meadows Redevelopment Considerations Study RFP, including the contributions of Authority staff. Director Beccaro asked President Daley to update the Board.

President Daley updated the Board on the items taken up at the last Committee meeting, including a discussion on the status of the South Meadows Redevelopment Considerations Study RFP. He indicated that proposals were received and the goal was to have a recommendation ready for the April 16, 2024 Board meeting. He indicated Authority staff named to the evaluation committee include Mr. Shepard, Mr. Bodendorf, and Mr. Guzowski, and formation of the evaluation committee would be further discussed in executive session. He stated the schedule for Proposal evaluation includes interviews of Proposers and that interviews would be worked into the schedules of whomever from the Board wishes to participate in the evaluations. He indicated the evaluation committee and plan for evaluating Proposals would be further refined during the Executive Session.

Mr. Daley provided an update on the Area 3-3 remediation. The contaminated material has been removed and the engineered control has been installed. A report of the work has been submitted to DEEP and the Verification Report will be finalized for review by a third party LEP prior to submission to DEEP. Land Use Restrictions would also be filed prior to submitting the Verification Report.

Mr. Daley updated the Board on the Authority's response to DEEP's comments on the Closure Plan. The Authority's response was submitted within DEEP's forty five day deadline and includes agreement by the Authority to remove all waste handling equipment within the buildings. The DEEP letter and Authority response are both available on the website and will be made more prominent on the website.

Chairperson Hunter asked Director Becarro for comment. Director Becarro did not have a comment and asked the Board for comment. Chairperson Hunter commented that the Board should consider further communications to the Legislature as progress is made. President Daley stated the Authority indicated in its first report to the Legislature that it would follow up with additional communication after a consultant was selected to conduct the study.

6. CSWS Transition Committee Report – Agenda Item 7 and Agenda Item 5.

Chairperson Hunter requested a report from Committee Chair Fortuna. Director Fortuna indicated the Committee held a meeting on March 11, 2024. He stated the Committee discussed the goal set by the Board at its February Special Meeting of transferring the transfer stations and associated municipal solid waste services provided by the Authority to its CSWS, to third parties. He indicated that DEEP staff attended the meeting and provided a presentation on the status of the grant funding available to set up Regional Waste Authorities ("RWAs"). Director Fortuna then asked Director DeNicola to discuss DEEP's funding of RWA's.

Director DeNicola indicated the DEEP program for RWA grant funding began in the fall of 2023 and River COG received one of five grants awarded. He stated the Northwest Hills COG did not submit an application. He indicated DEEP has experienced some staffing shortages which has slowed the process.

DEEP is near finalizing the scopes of work and will be finalizing contracts with the five recipients. Funds can be used for technical analysis of infrastructure and processes and legal work for communities to join a RWA. DEEP hopes to have new staff in place by the end of the month to get the process rolling again. Information will be made available to communities who were not awarded grants and the hope is the Northwest COG will benefit from this information.

Director Fortuna commented that the Committee learned the schedule to “stand up” a new RWA may take a year or more, which may make the Authority’s goal of transferring its CSWS obligations within 16 months difficult to achieve. He indicated the Committee discussed the possibility that one of the existing RWAs may be able to administer for the CSWS towns to allow for a quicker transition. He also stated that Mr. Daley suggested the possibility of the COGs taking on the Authority’s services to facilitate a faster transition, but there may be legal issues that could impact that process. He asked President Daley for comment.

President Daley mentioned the Authority has received a non-binding letter of intent from the Northwest Hills COG expressing interest in taking ownership of the Torrington Transfer Station and associated contracts. The COG requested any existing environmental reports on the property and terms the Authority would require for assuming ownership of the transfer station. He also stated that RRDD1 sent a communication that expressed an interest in maintaining flow control and a desire to form a RWA for its member communities. He recommended the Authority prepare documents it would require to implement a transfer so that when a third party becomes available, the transfer can be expedited. Mr. Daley stated that the committee talked about next steps, including scheduling a joint meeting between the Northwest Hills COG and the River COG to discuss the process of how each COG moves forward and offer the Authority’s support in moving the transition forward. He stated that the Authority has indicated to its CSWS municipalities it would be holding a member meeting to talk through these issues now that the FY2025 budget process has concluded.

Director Fortuna mentioned that the Authority owns the transfer station in the Northwest Hills and the Town of Essex owns the transfer station operated by the Authority in Essex. He indicated Senator Needleman wants to ensure the Town of Essex is protected in any transfer of operations from the Authority. He also stated that Senator Needleman has indicated his desire to work on the potential transition but the Senator does not feel he can dedicate time at the moment due to his work in the ongoing legislative session. The Senator plans to dedicate more time to the transition after the legislative session ends.

Director Harrington asked if anyone has an idea as to how long it will take to get the RWAs up and running to the point where they can function. Mr. Gaffey indicated he was unaware of any environmental contamination of the Essex or Torrington transfer station properties. He indicated a neighboring property to the Essex site that processes scrap materials but does not know of any potential contamination from that site. Mr. Gaffey went on to explain that the RWAs will need to understand the Authority’s obligations and associate costs under the existing contracts.

President Daley explained that for the RWAs to form, each member Town would need to pass an ordinance to join the RWA, and once the RWA is established, it would need to establish bylaws to govern the RWA and establish its administrative capabilities. He stated that the Authority would need to make sure all of the CSWS towns agree to form the RWA. He indicated development of the ordinances and transfer contracts will be relatively straight forward for the Authority to facilitate. Attorney Catino offered an estimated timeline for Towns to pass such ordinances would be six to seven months.

Director Fonfara commented that the Authority seems to be assuming that the only way to transfer its obligations is through a RWA and he does not know where in any statute that establishment of RWAs is a requirement. He does not know if going down such a path is the most prudent way to go. He indicated that other towns have chosen to leave CSWS independently and believes the Authority’s CSWS Transition Committee should have explored alternatives to the RWAs. President Daley indicated the CSWS Transition Committee did start by looking for parties to transfer obligations that were not limited to RWAs. Director Fonfara stated his belief that the Authority has an obligation to explore all options to transfer obligations. President Daley indicated his belief that the Authority has been exploring all options. He stated the Authority initially began discussions with RRDD1 and Salisbury Sharon and those discussions evolved into those organizations expressing a preference for the establishment of RWAs. That evolved into a presentation given by Mr. Daley and Chairperson Hunter to the Northwest Hills COG, after which the Authority received

the non-binding letter from the COG indicating its preference for an RWA. Mr. Daley stated that the Authority sent a letter to all CSWS towns at the request of the Finance Committee requesting the towns issue RFPs to contract for solid waste services on their own. Mr. Daley reminded the Board that the Authority is required to comply with the State of Connecticut Comprehensive Materials Management Strategy, which clearly focuses the State's objective of standing up RWAs as the vehicles for the development of solid waste projects. He indicated the Authority did not start off assuming RWAs were the way to go, but the process has evolved in that direction.

Director Fonfara stated that he sees a lot of energy from Authority management for creating RWAs and little energy put into standing up the towns on their own with the exception of the letter that was sent out encouraging towns to look into the market for solid waste services. Chairperson Hunter stated that the CSWS towns have been encouraged to test the market and reminded the Board that Mr. Spinella indicated he received a response from only three of twenty three towns he directly appealed to. He indicated the Authority will raise the point again with the towns during the forthcoming meeting. He reminded the Board that if the Authority chooses to release the towns from their obligations under the MSA and go out on their own, there are implications for the Authority not having a revenue source to meet its own obligations under existing contracts. Director Fonfara reiterated his observation that there has been a lack of effort by the Authority to facilitate the CSWS towns contracting directly with a hauler. Chairperson Hunter stated that the Authority will bring up this point again with the towns and push the towns to answer whether they have explored the market, if not, why not, and whether they have any interest in exploring the market. Director Fonfara said he believes all towns want to save money and he believes they can save money in the market. Chairperson Hunter agreed with the point made by Director Fonfara and indicated he would invite Director Fonfara to participate in the forthcoming meeting with the towns. Director Fonfara emphasized he wants to be sure the towns have all available information to make an informed decision.

Member DiBella asked what criteria does DEEP set for use of the RWA grant funds. Director DeNicola indicated the grant funds are limited to being used for legal and technical analyses and is not intended to be used to pay for disposal technologies.

Director Harrington requested to comment on what Director Fonfara had said. He indicated that based on his review of Board minutes from past years, statements were made indicating those years would be the last years in which tip fee stabilization money would be used. He suggests if the RWAs are not set up and if no other alternatives are available on July 1, 2025, the Authority may set a tip fee in the \$180-\$190/ton range. He questioned whether increasing the tip fee to that level would be a way to provide energy to the towns to move to alternative options. He stated if the Authority continues to maintain the tip fee below the opt out, the towns have no incentive to find alternative solutions.

Chairperson Hunter stated he understood the concern that the transfer will not take place by July 1, 2025. He agrees that the Board should encourage the towns to find a solution by July 1, 2025. He stated that the legislature may weigh in to clarify the use of tip fee stabilization funds and that the future is uncertain. He suggested communicating to the towns that they need to explore all options and the Authority is here to assist the towns. Director Fonfara agreed with the Authority more forcefully encouraging the towns to explore all options.

Director Taylor asked what the purpose is for establishment of the RWAs. Director DeNicola responded to the question at the request of Chairperson Hunter. Director DeNicola indicated that DEEP has communicated to the towns the advantages of forming RWAs, one of which is the aggregation of "buying power" for services. Another advantage is the authority to finance projects. He is happy to share the presentation made by DEEP to the towns. Director Taylor stated she agrees with providing the towns all available options, but if the towns clearly prefer establishing RWAs, then that is the direction the Board should move in the interest of time. Chairperson Hunter indicated the Authority would continue to assist the towns to pursue alternative options in parallel. He reminded the Board that Attorney Catino has been asked to look at the legal feasibility of assignment of contracts and RWA establishment. He asked President Daley to discuss the budget for such work. President Daley indicated he would prepare an outline of a scope of work to provide to Attorney Catino and request a budget estimate. He indicated sufficient funds should be available for reallocation to the legal line to pay for the work. Chairperson Hunter indicated his preference to proceed in the manner outlined by President Daley and asked if that would be satisfactory to the Board. No Board Directors or Members disagreed with proceeding in that manner.

Director Harrington requested to be informed when the meeting with the towns was scheduled because he would like to attend. Chairperson Hunter stated the Board would need to be cognizant of attending a meeting that resulted in a quorum. Attorney Catino suggested that the meeting with the towns be publicly noticed to avoid potential noncompliance with open meeting law.

Chairperson Hunter asked for any more comments prior to moving to the next agenda item. Director Fortuna stated that had no comments that he has not already voiced in past meetings.

7. Finance Committee Report – Agenda Item 8.

Chairperson Hunter requested a report from Committee Chair Harrington. Director Harrington summarized the one item voted on at the Committee recommending award of an Independent Auditing Services agreement. He indicated the auditing contract is necessary because the audit is required. Director Dayton indicated the contract has a term of three years, but can be cancelled at any time with a 30 day notice.

Chairperson Hunter requested further discussion, but there was none. He requested a vote to approve the following resolution:

RESOLVED: That the President is hereby authorized to execute an agreement with Whittlesey PC for Independent Auditing Services, the scope of work for which will include both the fixed fee Annual Independent Audit for fiscal years 2024, 2025, and 2026; and additional on-call auditing work if needed, substantially as presented and discussed at this meeting.

The motion was made by Director Harrington and seconded by Director Dayton. The motion passed by roll call vote as indicated below.

PROCEDURAL REQUIREMENTS
(3-YEAR AGREEMENTS FOR INDEPENDENT AUDITING SERVICES)

Author: Roger Guzowski, Supply Chain Manager

Board Requirements:

- Quorum – 6 Directors
- _____ Item carries with majority of Directors present unless otherwise specified
- Specified as requiring 2/3 of full Board (8 Directors)
 - _____ Purchasing and Contracting Rules & Procedures (22a-266(c))
 - X Contract Over 5 Years or Greater than \$50,000 Annual Consideration(22a-268)
 - _____ Proposed Procedure (1-120)
 - _____ Special Capability Exception Over \$10,000 (Procurement Policy Section 3.1.2.5)
 - _____ Settlement Exception (Procurement Policy Section 3.1.2.7)
 - _____ Acquisition or Sale of Real Property (Procurement Policy Section 5.1.3 & 5.2.3)
- Specified as requiring 2/3 of Directors present and eligible (Bylaws Section 504)
 - _____ Expenditure of \$50,000 or more for outside consultant
 - _____ Entering Executive Session
 - _____ Addition of Agenda Item at a regular meeting

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter			X		
2 - Matthew Dayton		X	X		
3 – Theodore Bromley					Not present

4 - Joseph DeNicola			X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 - Michael Walsh			X		
8 - John Fonfara			X		
9 - Paul Harrington	X		X		
10 - Carl Fortuna			X		
11 - David Steuber					Not present

Director Harrington asked President Daley for comment and he indicated the Finance Committee reviewed YTD financials for CSWS and Property Division budgets. He stated the Committee requested further refinement of the monthly cash flow statement to clarify what funds are in the STIF vs. the BOA account.

- 8. Executive Session to discuss i) preliminary draft feasibility estimates and evaluations relative to public supply contracts associated with the Authority's South Meadows Redevelopment Considerations Study RFP, and ii) the marketing and 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 marketing or sale.- Agenda Item 9.**

Chairperson Hunter made a motion to go into Executive Session for the purposes stated on the agenda with all Board Directors and Members, President Daley, Attorney Catino, Mr. Shepard, Mr. Bodendorf, and Mr. Guzowski. The motion was seconded by Director DeNicola and approved by roll call vote as indicated below. Executive Session began at 10:43.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter	X		X		
2 - Matthew Dayton			X		
3 - Theodore Bromley					Not present
4 - Joseph DeNicola		X	X		
5 - William Beccaro			X		
6 - Rachel Taylor			X		
7 - Michael Walsh			X		
8 - John Fonfara			X		
9 - Paul Harrington			X		
10 - Carl Fortuna			X		
11 - David Steuber (arrived 10:40am)			X		

The Board exited Executive Session at 11:11am. No actions or votes were taken. Chairperson Hunter adjourned the meeting at 11:12am.

Attachment 2



Dissolution Authority

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MIRA DISSOLUTION AUTHORITY

March 26, 2024

A Special meeting of the Board of Directors of the MIRA Dissolution Authority was held in person and via Zoom on Tuesday, March 26, 2024. Present in person or via audio or video conferencing for all or for a portion of the meeting were:

Appointed Directors:

Chairperson Bert Hunter
Matthew Dayton (via Zoom)
Theodore Bromley (via Zoom)
Joseph DeNicola (via Zoom)
William Beccaro
Rachel Taylor
Carl Fortuna (via Zoom)
David Steuber (via Zoom)

Appointed Members:

Frank Dellaripa
William DiBella
Thomas Swarr (via Zoom)

Present from MIRA Dissolution Authority (“Authority”):

Mark Daley, President & CFO
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 (via Zoom)
Michael Looney (via Zoom)
TRC Consulting Team (present for its interview only)
Weston Consulting Team (present for its interview only)
Roux Consulting Team (present for its interview only)
Tighe & Bond Consulting Team (present for its interview only)

This meeting was recorded via ZOOM conferencing and is posted on the Authority’s website at:
<https://www.ctmira.org/wp-content/uploads/2024/03/3-26-24-SpecialBoardmeeting.mp4>

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

Chairperson Hunter called the meeting to order at 9:03am and summarized the purpose of the meeting.

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. Executive Session to interview company representatives from 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. - Agenda Item 3.

Chairperson Hunter 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, Shepard, Guzowski, and Bodendorf, Authority outside counsel Catino, Michael Looney, and he named each team member from Proposers invited to their interview.

Chairperson Hunter made a motion to enter Executive Session and the motion was Seconded by Director Becarro. The motion was approved by roll call vote as indicated below. Executive Session began at 9:08am.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter	X		X		
2 - Matthew Dayton			X		
3 - Theodore Bromley					Not present
4 - Joseph DeNicola			X		
5 - William Beccaro		X	X		
6 - Rachel Taylor			X		
7 - Michael Walsh					Not present
8 - John Fonfara					Not present
9 - Paul Harrington					Not present
10 - Carl Fortuna			X		
11 - Dave Steuber			X		

The Executive Session ended at 5:09pm.

Chairperson Hunter stated that no decisions were made in Executive Session and adjourned the meeting at 5:09pm.

Attachment 3



Dissolution Authority

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MIRA DISSOLUTION AUTHORITY

April 4, 2024

A Special meeting of the Board of Directors of the MIRA Dissolution Authority was held in person and via Zoom on Thursday, April 4, 2024. Present in person or via audio or video conferencing for all or for a portion of the meeting were:

Appointed Directors:

Chairperson Bert Hunter
Matthew Dayton (via Zoom)
Joseph DeNicola (via Zoom)
William Beccaro (arrived after start of executive session)
Rachel Taylor
Michael Walsh (via Zoom)
John Fonfara
David Steuber (via Zoom)

Appointed Members:

Frank Dellaripa (via Zoom)
Thomas Swarr (via Zoom)

Present from MIRA Dissolution Authority ("Authority"):

Mark Daley, President & CFO
Dave Bodendorf, Manager of Engineering, Construction and Power Assets
Chris Shepard, Environmental Compliance Manager

Others Present:

Ann Catino, Halloran & Sage
Michael Looney (via Zoom)
1-978-532-1900

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at:
<https://www.ctmira.org/wp-content/uploads/2024/04/4-4-24-Special-Board-Meeting.mp4>

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

Chairperson Hunter called the meeting to order at 11:08 am and summarized the purpose of the meeting.

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. Executive Session 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. - Agenda Item 3.

Chairperson Hunter 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, Shepard, and Bodendorf, Authority outside counsel Catino, and Michael Looney.

Chairperson Hunter made a motion to enter Executive session and the motion was seconded by Director Taylor. The motion was approved by roll call vote as indicated below. Executive Session began at 11:15am.

Director	Raised	Second	Aye	Nay	Abstain
1 - Chairperson Hunter	X		X		
2 - Matthew Dayton			X		
3 - Theodore Bromley					Not present
4 - Joseph DeNicola			X		
5 - William Beccaro					Not Present
6 - Rachel Taylor		X	X		
7 - Michael Walsh			X		
8 - John Fonfara			X		
9 - Paul Harrington					Not present
10 - Carl Fortuna					Not present
11 - Dave Steuber			X		

The Executive Session ended at 1:11pm.

Chairperson Hunter stated that no decisions were made in Executive Session and adjourned the meeting at 1:12pm.

Attachment 4

RESOLUTION REGARDING EXECUTION OF A DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT ASSOCIATED WITH THE SOUTH MEADOW STATION SITE REMEDIATION

WHEREAS, the MIRA Dissolution Authority (the “Authority”) is the owner of the property known as 100 Reserve Road and 300 Maxim Road, Hartford, CT (the “Property”); and

WHEREAS, the Authority is a Party to an *Exit Strategy*TM Contract with TRC Companies, Inc. (“TRC”) for the remediation of pollution conditions that existed on the Property as of December 22, 2000, following the Property’s transfer from the Connecticut Light & Power Company to the Authority; and

WHEREAS, the *Exit Strategy*TM Contract obligates TRC to remediate the pre-existing pollution conditions on the Property to meet applicable laws and regulations, including, but not limited to, the State of Connecticut Transfer Act and the Connecticut Remediation Standard Regulations (the “RSRs”), without interfering with the current and future site operations, as such operations were defined at the time that the *Exit Strategy*TM Contract was executed; and

WHEREAS, the *Exit Strategy*TM Contract obligates the Authority to consent to the implementation of appropriate Environmental Land Use Restrictions (“ELURs”), a type of property easement established under Connecticut General Statutes section 22a-133n et seq. and regulated under the RSRs, provided that TRC consults with the Authority prior to implementing each ELUR, and that such ELURs do not materially interfere with the Authority’s use of the Property; and

WHEREAS, the Authority and TRC submitted applications to both the Connecticut Department of Energy & Environmental Protection (“DEEP”) and the U.S. Environmental Protection Agency (“EPA”) in June 2022 to remediate PCB soil contamination in a parking lot area of the Property identified as Area 3-3; and

WHEREAS, the proposed remediation of Area 3-3 called for removal and off-site disposal of polluted soil, to the extent that such polluted soil could be safely excavated; followed by installation of an engineered control (“EC”) over a 40’ by 40’ square area above two active high-voltage underground electrical duct banks to render polluted soil adjacent to and beneath the duct banks inaccessible (because such polluted soil could not be safely excavated due to concerns for contractor health and safety and the potential to damage the duct banks); followed by establishment of an ELUR ; and

WHEREAS, EPA and DEEP approved the proposed remediation plan for Area 3-3, including installation of the EC combined with the establishment of the ELUR, in February 2023 and March 2023, respectively; and

WHEREAS, TRC completed the proposed removal and off-site disposal of polluted soils and installation of the EC (a polyethylene membrane installed approximately 2’ to 2.5’ beneath this asphalt paved area of the Property) in October 2023.

NOW THEREFORE, BE IT RESOLVED: That the President of the Authority be authorized to execute the ELUR in favor of the Commissioner of the DEEP, in form and content as required by the Commissioner, associated with the remediation of PCBs in Area 3-3 (which will be identified as ELUR Subject Area G-c) at the Property; and

FURTHER RESOLVED; That the President of the Authority be authorized to execute all other documents associated and in connection with the EC and ELUR, including without limitation a property owner's acknowledgement and consent to the EC and the ELUR, an owner's affidavit of facts under Connecticut General Statutes section 47-12a and a subordination for the existing Connecticut Natural Gas ("CNG") easement; and

FURTHER RESOLVED: That the President of the Authority be authorized to record the ELUR on the City of Hartford land records, thus encumbering the Property with the ELUR, along with the CNG subordination, waiver letter from the Commissioner, owner's affidavit of facts, and any other documents or agreements necessary to implement the ELUR, as required by the Commissioner.

PROCEDURAL REQUIREMENTS (EXECUTION of ELUR and GRANT of EASEMENT for SOUTH MEADOWS REMEDIATION)

Author: Christopher Shepard, Environmental Compliance Manager

Committee Requirements:

- Assigned – South Meadows Transition Committee
- Quorum – 50% of the Directors on a Committee of 4 or more, majority of the Directors on a Committee of less than 4, excluding the Chair.
- Item carries with majority of Directors present

Director	Raised	Second	Aye	Nay	Abstain
William P. Beccaro		X	X		
Rachel Taylor					
Matthew M. Dayton					
David S. Steuber			X		
John Fonfara	X		X		

Board Requirements:

- Quorum – 6 Directors
- ___ Item carries with majority of Directors present unless otherwise specified
- Specified as requiring 2/3 of full Board (8 Directors)
 - ___ Purchasing and Contracting Rules & Procedures (22a-266(c))
 - X Contract Over 5 Years or Greater than \$50,000 Annual Consideration(22a-268)
 - ___ Proposed Procedure (1-120)
 - ___ Special Capability Exception Over \$10,000 (Procurement Policy Section 3.1.2.5)
 - ___ Settlement Exception (Procurement Policy Section 3.1.2.7)
 - ___ Acquisition or Sale of Real Property (Procurement Policy Section 5.1.3 & 5.2.3)
- Specified as requiring 2/3 of Directors present and eligible (Bylaws Section 504)
 - ___ Expenditure of \$50,000 or more for outside consultant
 - ___ Entering Executive Session
 - ___ Addition of Agenda Item at a regular meeting

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

MIRA Dissolution Authority

Agreement Summary

**To Execute a Declaration of Environmental Land Use Restriction and Grant of Easement
Associated with the South Meadow Station Site Remediation**

Presented to the Board on:	April 16, 2024
Vendor/Contractor(s):	Connecticut Department of Energy & Environmental Protection (DEEP)
Effective Date:	Upon Execution
Contract Type/Subject Matter:	Declaration of Environmental Land Use Restriction and Grant of Easement
Facility(ies) Affected:	Authority properties located at 300 Maxim Road in Hartford and 100 Reserve Road in Hartford (the "South Meadows Site")
Contract Dollar Value:	Not Applicable
Additional Services:	Not Applicable
Term:	Recorded in the City's Land Records and Effective In Perpetuity, or Until Future Remediation of the Site to Residential Standards Is Completed
Termination Provision:	Remediation of Site to Residential Standards Would Be Required Before the ELUR Could Be Fully Terminated with DEEP Commissioner's Approval
Other Pertinent Provisions:	Execution and recording of other pertinent and related documents may also be required, including a property owner's acknowledgement and consent to the Engineered Control and the ELUR; an owner's Affidavit of Facts under Connecticut General Statutes section 47-12a; and a subordination for the existing Connecticut Natural Gas ("CNG") easement

Attachment 5

The South Meadows Transition Committee approved the following resolution at its meeting on April 9, 2024.

Resolution to direct the South Meadows Redevelopment Considerations Study 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 MIRA Dissolution Authority Board of Directors for approval at its May 2024 meeting.

Approved by roll call vote as indicated in the table 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		

Attachment 6

ATTACHMENT 6

DRAFT RESOLUTION FOR THE MIRA DISSOLUTION AUTHORITY BOARD OF DIRECTORS

AWARDING REAL ESTATE BROKERAGE SERVICE AGREEMENTS

WHEREAS, The MIRA Dissolution Authority (the "Authority") was established pursuant to Public Act 23-170 effective July 1, 2023 as successor to the Materials Innovation and Recycling Authority whereupon it became obligated to wind down the Authority's operations and activities in an orderly and responsible manner, that may include, but is not limited to, the marketing and sale of the Authority's surplus real and personal property; and

WHEREAS, By Resolution adopted at its October 18, 2023 regular meeting, the Authority modified its Procedure for the Sale of Real Property to i) require one written appraisal conducted on behalf of the Authority with an appraisal effective date no later than one year prior to Board approval of the sale of Real Property, and ii) to require that the Board give due consideration to such appraisals and to its obligation to wind down its activities in an orderly and responsible manner in its approval of such sales, and further directed management, working through the Finance Committee, to obtain appraisals of the Authority's property at 211 and 171 Murphy Road in Hartford, and for the Watertown and Ellington transfer stations; and

WHEREAS, By Resolution adopted at its February 27, 2024 special meeting, the Authority dedicated the net proceeds of the sale of such properties to the South Meadows Transition Contingency Reserve; and

WHEREAS, Management has obtained such appraisals and, working through the Finance Committee, further undertaken a Request for Proposals Process for the purpose of soliciting Real Estate Brokerage Services to list such properties for sale.

NOW THEREFORE, be it

RESOLVED: That the President is authorized to execute Real Estate Brokerage Service Agreements with the following firms substantially as discussed and presented in this meeting:

- O,R&L Commercial, LLC Including Brokerage Services Term Sheets for the following properties:
 - 211 Murphy Road, Hartford
 - 171 Murphy Road Hartford
 - Watertown Transfer Station
 - Ellington Transfer Station

FURTHER RESOLVED: Management is directed to provide relevant appraisals to such Real Estate Broker for the purpose of providing recommendations concerning sales prices to be publicly listed which shall be reviewed by the Authority's Finance Committee prior to listing.

PROCEDURAL REQUIREMENTS (AWARD OF REAL ESTATE BROKERAGE SERVICES)

Author: Mark Daley, President & CFO

Committee Requirements:

- Assigned – Finance Committee
- Quorum – 50% of the Directors on a Committee of 4 or more, majority of the Directors on a Committee of less than 4, excluding the Chair.
- Item carries with majority of Directors present

Director	Raised	Second	Aye	Nay	Abstain
William P. Beccaro	<i>N/A – General discussion of proposals received April 3, 2024 was held at the April 10, 2024 Finance Committee and it was agreed to bring final recommendations direct to Board</i>				
Rachel Taylor					
Matthew M. Dayton					
David S. Steuber					

Board Requirements:

- Quorum – 6 Directors
- Item carries with majority of Directors present unless otherwise specified
- Specified as requiring 2/3 of full Board (8 Directors)
 - Purchasing and Contracting Rules & Procedures (22a-266(c))
 - Contract Over 5 Years or Greater than \$50,000 Annual Consideration(22a-268)
 - Proposed Procedure (1-120)
 - Special Capability Exception Over \$10,000 (Procurement Policy Section 3.1.2.5)
 - Settlement Exception (Procurement Policy Section 3.1.2.7)
 - Acquisition or Sale of Real Property (Procurement Policy Section 5.1.3 & 5.2.3)
- Specified as requiring 2/3 of Directors present and eligible (Bylaws Section 504)
 - Expenditure of \$50,000 or more for outside consultant
 - Entering Executive Session
 - Addition of Agenda Item at a regular meeting

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

MIRA Dissolution Authority

Agreement Summary

Real Estate Brokerage Services

Presented to the Board on:	April 16, 2024
Vendor/Contractor(s):	O,R&L Commercial, LLC
Effective Date:	Upon execution (expected late April 2024)
Contract Type/Subject Matter:	Real Estate Brokerage Services as the Authority's seller's agent including listing, marketing and showing property and presenting offers to the Authority.
Facility(ies) Affected:	Authority properties located at 211 and 171 Murphy Road in Hartford, and the Watertown and Ellington Transfer Stations
Contract Dollar Value:	<ul style="list-style-type: none">• Brokerage Service Fee of 5% for all properties at time of closing sales.• 4.5% fee contingent on Contractor performing as seller and buyer representative.
Additional Services:	None.
Term:	Commencing on the Effective Date and ending on the earlier of closing of the sale of all properties or June 30, 2025. Certain Broker rights (primarily payment of Broker Service Fee) survive termination if closing pending at June 30, 2025.
Termination Provision:	By the Authority or Broker with at least 30 days advanced written notice.
Scope of Work:	Listing, marketing, showing, presenting offers and assisting in consummating sale of 211 and 171 Murphy Road Hartford, and the Watertown and Ellington Transfer Stations.

MIRA Dissolution Authority

Agreement Summary

Real Estate Brokerage Services

Executive Summary

This is to request that the Board of Directors authorize the President to enter into an agreement with O,R&L Commercial, LLC to provide Real Estate Brokerage Services supporting the sale of 211 and 171 Murphy Road in Hartford, as well as the Watertown and Ellington Transfer Stations.

Discussion

Section 9 of Public Act 23-170 provides that (effective July 1, 2023) “(a) *In addition to the purposes, powers and responsibilities vested in the MIRA Dissolution Authority pursuant to chapter 446e of the general statutes, the MIRA Dissolution Authority shall: (4) wind down the authority's operations and activities in an orderly and responsible manner, that may include, but is not limited to, the marketing and sale of the authority's surplus real and personal property.*” Accordingly, the Authority, working through its Finance Committee, determined that the sale of the subject properties is consistent with Public Act 23-170. To facilitate the sale through an appropriate public competitive process, the Authority first modified and clarified its policies and procedures concerning the sale of Real Property to require one written appraisal conducted on behalf of the Authority with an appraisal effective date no later than one year prior to Board approval of the sale of Real Property. The policy existing at the time of the Authority’s creation required two appraisals but did not require they be prepared for the Authority as client or the timeframe within which they were effective. The Authority further modified its procedures to require that the Board give due consideration to such appraisals and to its obligation to wind down its activities in an orderly and responsible manner in its approval of such sales. The policy existing at the time of the Authority’s creation did not otherwise obligate consideration of the appraisal. Following this policy clarification, the Authority working through its Finance Committee, obtained current appraisals of the subject properties. In an effort to secure the most advantageous pricing and market expertise, the Authority working through its Finance Committee, issued a Request for Proposals for Real Estate Brokerage Services for the subject properties. This Executive Summary describes the RFP process, publication and outreach, and its outcome in terms of Proposals received including their evaluation and resulting recommendation for an award.

Overview of RFP

The availability of the RFP was advertised on the Department of Administrative Services Connecticut Bid Board (CT Source) and on the Authority’s website.

In addition:

- The Authority directly emailed the RFP or notice thereof to CBRE, Colebrook Realty Services, Colliers International, Cushman Wakefield, Giglio Commercial Real Estate, Godin Property Brokers, JLL, NAI Elite, ORL Commercial, Oxford Realty Group, Reno Properties Group, RLM Co., RM Bradley, Vimini Associates and the Wilson Company of CT. Firms emailed included those who had participated in prior real-estate solicitations by the Authority as well as additional firms listed by the Hartford Business Journal as the Largest Commercial Real Estate Brokers in Greater Hartford per their 2024 Book of Lists.

Following issuance, publication and distribution of the RFP, the Authority provided an opportunity for questions and answers concerning the RFP and subject properties. The Authority received four questions by the March 20, 2024 deadline and responded to same through an Addendum to the RFP issued on March 27, 2024.

Responses to the RFP for Real Estate Brokerage Services were due by April 3, 2024. The Authority received five proposals from the following brokers:

- Press / Cuzzo Commercial Services
- Williams & Williams Commercial Real Estate
- EAC Properties LLC (IJP Consultant Group / KW Government Services Group)
- Vimini Valuation Services, LLC
- O,R&L Commercial, LLC

Evaluation of Proposals

Pursuant to the Authority's Procurement Policy, the President named Tom Gaffey (Director of Recycling and Enforcement), Dave Bodendorf (Manager of Engineering, Construction and Power Assets) and Roger Guzowski (Supply Chain Manager) as members of the Evaluation Team for this RFP process (hereafter the "Evaluation Team").

The evaluation criteria specified in the RFP are:

1. Proposed Broker Fee;
2. Proposed "Planning Level" Marketing Plan;
3. Proposer and Staff Experience;
4. Reasonableness of Proposed Business Exceptions, and
5. Other Factors Deemed Relevant by the Authority.

Copies of Proposals and corresponding RFP were distributed to the Evaluation Team on April 4, 2024. The Evaluation Team reviewed and considered all responses relative to the evaluation criteria and concluded that the two lowest broker fees were offered by Vimini Valuation Services LLC and OR&L Commercial. Upon a more detailed review, the Evaluation Team met again on April 11, 2024 and concluded that OR&L provided a more detailed marketing plan as was asked for in the RFP. As a result of this process, the Evaluation Team recommends award of Real Estate Brokerage Services Agreements to the following:

- O,R&L Commercial, LLC Including Brokerage Services Term Sheets for the 211 and 171 Murphy Road in Hartford, and the Watertown and Ellington Transfer Stations.

Termination and Transition to Successor

Real Estate Brokerage Services Agreements terminate on the earlier of closing of the sale of all properties or June 30, 2025 (immediately preceding the July 1, 2025 effective date of the Department of Administrative Services (DAS) becoming the Authority's successor). As the successor to the Authority, if any agreed upon sales were not closed by June 30, 2025, the brokers right to it Broker Service Fee survives the Agreement termination and the Broker would be paid at closing with DAS as the seller at that time.

Financial Summary

All Broker Services Fees are contingent on the completed sale of property and payable at closing from the net proceeds of the sale. In addition, at its February 27, 2024 Special Meeting, the Authority Board of Directors adopted the following resolution concerning future use of the net proceeds of the sale of real property:

“Further Resolved: Management is directed to develop and execute a plan for the marketing and sale of surplus real and personal property, including but not limited to its recycling and warehouse facilities at 211-and 171 Murphy Road in Hartford, transfer stations located in Watertown and Ellington and its real property located at River Road in Shelton, the net proceeds of which shall be deposited to the Property Division's South Meadows Transition Contingency Reserve and the use of such reserve shall be consistent with the mandates of Public Act 23-170.”

Attachment 7



DISSOLUTION AUTHORITY
BOARD OF DIRECTORS FINANCIAL REPORT
PERIOD ENDING February 29, 2024

CSWS Financials - This report reflects the budget versus actual financial performance of the CSWS for the current month and on a year to date basis. This is an accrual basis report in that revenues are recognized when earned and expenses are recognized when incurred.

As indicated in this report, operating revenues for February totaled \$0.56 million (18.9% under budget). The deficits in member town MSW, spot waste and other energy markets were partially offset by surplus interest income. Year to date revenues are 2.5% under budget. Accrued expenditures for February totaled \$0.82 million (20.1% under budget). The previously reported deficit in recycling services has been addressed through adoption of a CSWS budget amendment reflected in this report and shown in detail in the Management Fee column in the Recycling Contract Operating Report. Year to date total accrued expenditures are 8.4% under budget. Year to date the CSWS has incurred an operating loss of \$2.51 million which is \$0.59 million (19.0%) under budget.

CSWS MSW Delivery Summary - This report reflects the budget versus actual MSW tons delivered, revenue and price per ton for member towns, other contracts, waste haulers and spot.

February deliveries totaled 3,760 tons which is 1,494 tons (28.4%) under budget. Member town deliveries were 1,372 tons (26.7%) under budget with delivery enforcement activities ongoing. Spot waste deliveries were 122 tons under budget in February. The Authority conducted an initial spot waste solicitation to mitigate shortfall penalties to Preston. Deliveries commenced in August and ended September 30. An additional solicitation concluded without award. Year to date deliveries total 38,281 tons (8.9% under budget).

CSWS MSW Transportation Detail - This report reflects the budget versus actual MSW transported from the Essex Transfer Station to the Resource Recovery Facility in Preston CT, and from the Torrington Transfer Station to the Keystone Sanitary Landfill in Pennsylvania including tons transported and transportation price per ton.

In February, 2,402 tons were transported from Essex to Preston at the rate of \$16.15 per ton. The total Essex transportation expense was \$38,796 which was 23.6% under budget. In February, 1,322 tons were transported from Torrington to Keystone at the rate of \$54.09 per ton. The total Torrington transportation expense was \$71,507 which was 29.1% under budget.

Total MSW Transportation expense for the month of February was \$110,303 which was 27.2% under budget. Year to date transportation expense is 8.2% under budget.

CSWS MSW Disposal Detail - This report reflects the budget versus actual MSW received by (and disposed at) the Preston Resource Recovery Facility and the Keystone Sanitary Landfill including tons received and disposal price per ton.

In February, 2,430 tons were received and processed at Preston at an average rate including spot and delivery penalties of \$98.80 per ton. The total Preston disposal expense was \$240,071 which was 27.1% under budget. In February, 1322 tons were received and disposed at Keystone at the rate of \$44.56 per ton. The total Keystone disposal expense was \$58,907 which was 31.2% under budget.

Total MSW disposal expense for the month of February was \$298,978 (27.9% under budget).

MSW transportation and disposal combined for total MSW services expense of \$409,281 for February (27.8% under budget). Year to date MSW services expense is 8.4% under budget.



CSWS Recycling Summary - This report reflects current month and year to date accrued revenue and expense associated with CSWS recycling operations stated in terms relevant to the Authority's transfer station and recycling service operating contracts.

As indicated, recycling service expense totaled \$94,911 in February which includes \$20,596 in transportation expense and \$74,315 in contract operating expense which were a combined 32.2% below budget. Transportation expenses from the Torrington and Essex transfer stations were 39.1% under budget and are detailed on the Recycling Transportation Report. Recycling service contract operating charges include the Base Operating Charge (BOC) and a Management Fee which are detailed on the Recycling Contract Operating Report. As indicated, the net BOC for February was \$64.19 per ton (\$15.81 per ton under budget).

Scrap Metal Sales - This report reflects budget versus actual scrap metal sales broken down into ferrous and non-ferrous metals categories.

The Authority did not include projected scrap metal sales in its fiscal year 2024 budget due to the undeterminable amount of such revenue. There were no actual sales in February. Scrap metal sales are expected to ramp up as the MIRA dissolution process and formal closure of the Hartford waste to energy facility moves forward. Relevant budget adoption resolutions did provide that actual scrap metal sales revenue, including sales of surplus equipment, be deposited to the Property Division general fund to replenish a \$1.35 million approved use of Property Division reserves in support of certain contingent and temporary costs associated with maintenance and closure of the Authority's South Meadows Site, and a \$1.5 million use of reserve to provide for the FY 2024 Hartford PILOT.

Property Division Financials - This report reflects the budget versus actual financial performance of the Property Division for the current month and on a year to date basis. This is an accrual basis report in that revenues are recognized when earned and expenses are recognized when incurred.

As indicated, revenue to the Property Division was \$0.07 million (56.3%) above budget in February due to above budget interest income. The variance in lease revenue is due to GASB 87 accounting treatment of receipts. Operating expenses were 19.1% under budget due to savings in the Authority's South Meadows Site offsetting deficits in Jet Turbine Facility and O&M expenses. The Property Division's total operating loss is 72.8% under budget year to date.

Decommissioning Funds - The Authority's Decommissioning Reserve was originally funded at \$3.3 million and an associated budget established for financial reporting purposes. Closure work and expenditures are pending approval of a closure plan by DEEP and contracting activity by the Authority. Interest earnings are retained within this account resulting in its growth to \$3.54 million.



DISSOLUTION AUTHORITY
BOARD OF DIRECTORS FINANCIAL REPORT
PERIOD ENDING **February 29, 2024**

MIRA Cash Flow - This "cash basis" report reflects the monthly flow of cash through the bank accounts and STIF reserve funds that represent all of the Authority's ongoing operations. The flow of funds is executed monthly in accordance with Board approved criteria.

Property Division - Cash receipts and interest earnings relative to the division's cash expenditures resulted in a decrease in total Property Division reserves from \$26.49 million to \$25.82 million in February. This is due to February cash expenditures from the Operating Fund being high relative to the transfer of April 2024 budget funds into the account. The relatively high cash expenditures were mostly driven by payment of the first \$0.75 million installment of the Hartford PILOT. Authorized transfers from the General Fund to the Operating Fund in support of budgeted South Meadows contingent and temporary costs, as well as the Hartford PILOT, continue. However, actual contingent and temporary costs are below budget, and the PILOT remains partially due, causing a build of funds in the Operating Fund.

Looking forward, Payment of the remaining \$0.75 million Hartford PILOT will be made from the Operating Fund in one installment between now and June 30, 2024. The Authority has also accrued a \$2.0 million transfer of funds provided for in Public Act 23-170. The timing of this transfer is uncertain. Receipts from the sale of Authority personal property, and scrap sales, are dedicated to replenishment of Property Division reserves.

The Property Division commenced Fiscal Year 2024 with total reserves of \$25.92 million.

CSWS Division - CSWS cash receipts were less than funds necessary to execute budgeted distributions to the CSWS Operating Fund causing a transfer of \$687,000 from its Tip Fee Stabilization Fund. However, after the distribution of February receipts, total reserves in support of the CSWS increased from \$23.00 million to \$23.14 million. The net increase in total CSWS reserves is due to February cash expenditures from the Operating Fund being low relative to the transfer of April 2024 budget funds into the account. Note that year to date net draws from the Tip Fee Stabilization Fund associated with monthly budgets from July through April were budgeted at \$3.42 million while total net draws for this period were actually \$2.83 million.

Looking forward, an additional \$0.71 million in draws from the Tip Fee Stabilization Fund are budgeted, associated with funding the monthly budgets for May through June 2024, and anticipated in the normal course of fiscal year 2024 business. It should also be noted that a large waste hauler prepayment of tip fees was received in January which will significantly influence CSWS cash flows for the months of January through April 2024.

The CSWS commenced Fiscal Year 2024 with total reserves of \$25.14 million.

Other Division Balances - Other Division balances increased from \$4.68 million to \$4.83 million in the month of February. All funds increased with interest earnings and landfill division revenues.

Total - The total of all Authority funds and accounts decreased from \$54.17 million to \$53.79 million in the month of February.

At the commencement of Fiscal Year 2024, the total of all Authority funds and accounts was \$55.84 million.

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 CSWS Monthly Financial Report

Narrative

Period Ending: February 29, 2024

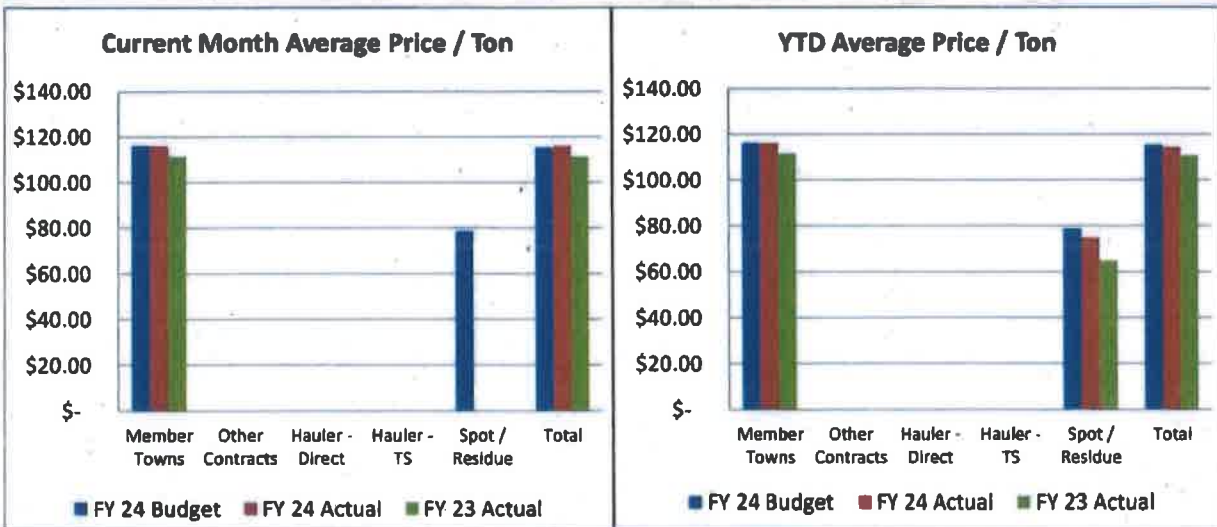
REVENUES	Current Month		Variance Better (Worse) than Budget		Year to Date		Variance Better (Worse) than Budget	
	Budget	Actual	\$	%	Budget	Actual	\$	%
<u>Member Town MSW</u>	\$ 596,412	\$ 436,891	\$ (159,521)	-26.7%	\$ 4,771,295	\$ 4,262,286	\$ (509,008)	-10.7%
<u>Other Contracts MSW</u>	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
<u>Spot Waste MSW</u>	\$ 9,574	\$ -	\$ (9,574)	n/a	\$ 76,594	\$ 120,214	\$ 43,620	57.0%
Bypass, Delivery & Other Charges	\$ 100	\$ -	\$ (100)	n/a	\$ 800	\$ -	\$ (800)	n/a
Member Service Fee	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
CSWS Metal Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Bulky Waste	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Other Energy Markets	\$ 45,305	\$ 42,270	\$ (3,035)	-7%	\$ 362,440	\$ 338,557	\$ (23,883)	-6.6%
Misc. (Interest, Fees, Other)	\$ 40,250	\$ 81,555	\$ 41,305	103%	\$ 322,000	\$ 675,737	\$ 353,737	110%
TOTAL ACCRUED REVENUES	\$ 691,641	\$ 560,717	\$ (130,924)	-18.9%	\$ 5,533,128	\$ 5,396,794	\$ (136,334)	-2.5%
EXPENDITURES								
Authority Budget	\$ 85,411	\$ 76,977	\$ 8,434	9.9%	\$ 825,595	\$ 699,288	\$ 126,308	15.3%
Direct Personnel	\$ 69,917	\$ 64,751	\$ 5,166	7.4%	\$ 559,334	\$ 548,419	\$ 10,915	2.0%
Operational Expense	\$ 17,260	\$ 44,398	\$ (27,138)	-157.2%	\$ 425,688	\$ 414,615	\$ 11,073	2.6%
Host Community Benefit	\$ 4,266	\$ 3,276	\$ 989	23.2%	\$ 34,126	\$ 32,023	\$ 2,103	6.2%
MSW Services	\$ 566,519	\$ 409,281	\$ 157,239	27.8%	\$ 4,532,155	\$ 4,152,135	\$ 380,020	8.4%
Recycling Services	\$ 139,901	\$ 94,911	\$ 44,990	32.2%	\$ 1,119,216	\$ 1,042,209	\$ 77,007	6.9%
Transfer Station - Essex	\$ 70,708	\$ 68,509	\$ 2,199	3.1%	\$ 565,667	\$ 549,914	\$ 15,753	2.8%
Transfer Station - Torrington	\$ 59,730	\$ 57,681	\$ 2,049	3.4%	\$ 477,839	\$ 475,946	\$ 1,893	0.4%
Contingency	\$ 12,250	\$ -	\$ 12,250	n/a	\$ 98,000	\$ (3,150)	\$ 101,150	103.2%
TOTAL ACCRUED EXPENDITURES	\$ 1,025,962	\$ 819,784	\$ 206,178	20.1%	\$ 8,637,619	\$ 7,911,399	\$ 726,220	8.4%
OPERATING INCOME (LOSS)								
<u>(Use of Reserves / Transfers)</u>	\$ (334,321)	\$ (259,067)	\$ 75,254	-22.5%	\$ (3,104,491)	\$ (2,514,605)	\$ 589,886	-19.0%

CSWS MSW Delivery Summary

Period Ending:

February 29, 2024

FY 24 Budget	Current Month			Year To Date		
	Tons	Revenue	Price	Tons	Revenue	Price
<u>Member Towns</u>	5,133	\$ 596,412	\$ 116.20	41,060	\$ 4,771,295	\$ 116.20
<u>Other Contracts</u>	-	\$ -	\$ -	-	\$ -	\$ -
<u>Hauler - Direct</u>	-	\$ -	\$ -	-	\$ -	\$ -
<u>Hauler - TS</u>	-	\$ -	\$ -	-	\$ -	\$ -
<u>Spot / Residue</u>	122	\$ 9,574	\$ 78.80	972	\$ 76,594	\$ 78.80
Total	5,254	\$ 605,986	\$ 115.34	42,032	\$ 4,847,888	\$ 115.34
FY 24 Actual	Tons	Revenue	Price	Tons	Revenue	Price
Member Towns	3,760	\$ 436,891	\$ 116.19	36,678	\$ 4,262,286	\$ 116.21
Other Contracts	-	\$ -	\$ -	-	\$ -	\$ -
Hauler - Direct	-	\$ -	\$ -	-	\$ -	\$ -
Hauler - TS	-	\$ -	\$ -	-	\$ -	\$ -
Spot / Residue	-	\$ -	\$ -	1,603	\$ 120,214	\$ 75.00
Total	3,760	\$ 436,891	\$ 116.19	38,281	\$ 4,382,500	\$ 114.48
Variance	Tons	Revenue	Price	Tons	Revenue	Price
Member Towns	(1,372)	\$ (159,521)	\$ (0.01)	(4,382)	\$ (509,008)	\$ 0.00
Other Contracts	-	\$ -	\$ -	-	\$ -	\$ -
Hauler - Direct	-	\$ -	\$ -	-	\$ -	\$ -
Hauler - TS	-	\$ -	\$ -	-	\$ -	\$ -
Spot / Residue	(122)	\$ (9,574)	\$ (78.80)	631	\$ 43,620	\$ (3.80)
Total	(1,494)	\$ (169,095)	\$ 0.86	(3,751)	\$ (465,388)	\$ (0.86)
Total % Var.	-28.4%	-27.9%	0.7%	-8.9%	-9.6%	-0.7%



MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 MSW Transportation Detail

[Narrative](#)

Period Ending: February 29, 2024

Budget FY 2024	Essex MSW to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
August	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
September	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
October	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
November	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
December	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
January	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
February	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
March	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
April	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
May	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
June	3,211.83	\$ 15.80	\$ 50,747	-	\$ -	\$ -	1,920.67	\$ 52.51	\$ 100,854	\$ 151,601
YTD	25,694.67	\$ 15.80	405,976	-	#DIV/0!	-	15,365.33	\$ 52.51	806,834	\$ 1,212,809

Actual FY 2024	Essex MSW to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	2,847.87	\$ 18.52	\$ 52,743	-	\$ -	\$ -	1,872.97	\$ 53.74	\$ 100,653	\$ 153,395
August	3,330.13	\$ 16.02	\$ 53,349	-	\$ -	\$ -	2,021.51	\$ 53.51	\$ 108,167	\$ 161,516
September	2,883.30	\$ 16.26	\$ 46,882	-	\$ -	\$ -	1,744.72	\$ 54.30	\$ 94,737	\$ 141,619
October	2,934.45	\$ 16.36	\$ 48,008	-	\$ -	\$ -	1,740.74	\$ 54.72	\$ 95,253	\$ 143,260
November	2,792.44	\$ 16.39	\$ 45,768	-	\$ -	\$ -	1,599.07	\$ 54.84	\$ 87,688	\$ 133,456
December	2,792.86	\$ 16.34	\$ 45,635	-	\$ -	\$ -	1,556.65	\$ 54.81	\$ 85,326	\$ 130,962
January	2,785.92	\$ 16.25	\$ 45,271	-	\$ -	\$ -	1,716.66	\$ 54.43	\$ 93,445	\$ 138,716
February	2,402.23	\$ 16.15	\$ 38,796	-	\$ -	\$ -	1,321.96	\$ 54.09	\$ 71,507	\$ 110,303
March			\$ -			\$ -			\$ -	\$ -
April			\$ -			\$ -			\$ -	\$ -
May			\$ -			\$ -			\$ -	\$ -
June			\$ -			\$ -			\$ -	\$ -
YTD	22,769.20	\$ 16.53	376,452	-	#DIV/0!	-	13,574.28	\$ 54.28	736,775	\$ 1,113,227

Variance FY 2024	Essex MSW to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	(363.96)	2.72	1,996	-	-	-	(47.70)	1.23	(202)	1,794
August	118.30	0.22	2,602	-	-	-	100.84	1.00	7,313	9,914
September	(328.53)	0.46	(3,865)	-	-	-	(175.95)	1.79	(6,118)	(9,982)
October	(277.38)	0.56	(2,739)	-	-	-	(179.93)	2.21	(5,602)	(8,341)
November	(419.39)	0.59	(4,979)	-	-	-	(321.60)	2.33	(13,166)	(18,145)
December	(418.97)	0.54	(5,112)	-	-	-	(364.02)	2.30	(15,528)	(20,640)
January	(425.91)	0.45	(5,476)	-	-	-	(204.01)	1.92	(7,409)	(12,885)
February	(809.60)	0.35	(11,951)	-	-	-	(598.71)	1.58	(29,347)	(41,298)
March										
April										
May										
June										
YTD	(2,925.47)	0.73	(29,524)	-	#DIV/0!	-	(1,791.05)	1.77	(70,059)	(99,583)

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 MSW Disposal Detail

[Narrative](#)

Period Ending:

February 29, 2024

Budget FY 2024	Essex MSW & Spot to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
August	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
September	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
October	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
November	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
December	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
January	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
February	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
March	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
April	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
May	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
June	3,333.33	\$ 98.80	\$ 329,333			\$ -	1,920.67	\$ 44.56	\$ 85,585	\$ 414,918
YTD	26,667	\$ 98.80	2,634,667	-	#DIV/0!	-	15,365.33	\$ 44.56	684,679	\$ 3,319,346

Actual FY 2024	Essex MSW & Spot to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	2,869.62	\$ 98.80	\$ 283,518	-	\$ -	\$ -	1,872.97	\$ 44.56	\$ 83,460	\$ 366,978
August	4,154.98	\$ 100.88	\$ 419,170	-	\$ -	\$ -	2,021.51	\$ 44.56	\$ 90,078	\$ 509,248
September	3,717.91	\$ 99.69	\$ 370,635	-	\$ -	\$ -	1,744.72	\$ 44.56	\$ 77,745	\$ 448,379
October	2,955.96	\$ 98.80	\$ 292,049	-	\$ -	\$ -	1,740.74	\$ 44.56	\$ 77,567	\$ 369,616
November	2,796.30	\$ 98.80	\$ 276,274	-	\$ -	\$ -	1,599.07	\$ 44.56	\$ 71,255	\$ 347,529
December	2,799.86	\$ 98.80	\$ 276,626	-	\$ -	\$ -	1,556.65	\$ 44.56	\$ 69,364	\$ 345,991
January	2,740.44	\$ 98.80	\$ 275,695	-	\$ -	\$ -	1,716.66	\$ 44.56	\$ 76,494	\$ 352,190
February	2,429.87	\$ 98.80	\$ 240,071	-	\$ -	\$ -	1,321.95	\$ 44.56	\$ 58,907	\$ 298,978
March			\$ -			\$ -			\$ -	\$ -
April			\$ -			\$ -			\$ -	\$ -
May			\$ -			\$ -			\$ -	\$ -
June			\$ -			\$ -			\$ -	\$ -
YTD	24,514.94	\$ 99.29	2,434,039	-	#DIV/0!	-	13,574.28	\$ 44.56	604,870	\$ 3,038,909

Variance FY 2024	Essex MSW & Spot to Preston			Essex to Preston Shortfall			Torrington MSW to Keystone			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	Tons	Rate	Expense	
July	(463.71)	-	(45,815)	-	-	-	(47.70)	-	(2,125)	(47,940)
August	821.65	2.08	89,836	-	-	-	100.84	-	4,494	94,330
September	384.58	0.89	41,301	-	-	-	(175.95)	-	(7,840)	33,461
October	(377.37)	(0.00)	(37,285)	-	-	-	(179.93)	-	(8,018)	(45,302)
November	(537.03)	(0.00)	(53,059)	-	-	-	(321.60)	-	(14,330)	(67,389)
December	(533.47)	0.00	(52,707)	-	-	-	(364.02)	-	(16,221)	(68,928)
January	(542.89)	(0.00)	(53,638)	-	-	-	(204.01)	-	(9,091)	(62,728)
February	(903.46)	0.00	(89,262)	-	-	-	(598.71)	-	(26,678)	(115,941)
March										
April										
May										
June										
YTD	(2,151.73)	0.49	(200,628)	-	#DIV/0!	-	(1,791.05)	-	(79,809)	(280,437)

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 CSWS Recycling Summary

Narrative

Period Ending:

February 29, 2024

Budget FY 2024	Non Participating Delivery Revenue					Operating Expenses				
	Essex	Torrington	Total	Rate	Revenue	Trans.	Contract Op.	Direct O&M	Residue	Total
July	-	-	-		\$ -	\$ 33,822	\$ 76,913	\$ -	\$ -	\$ 110,735
August	-	-	-		\$ -	\$ 33,822	\$ 76,913	\$ -	\$ -	\$ 110,735
September	-	-	-		\$ -	\$ 33,822	\$ 76,913	\$ -	\$ -	\$ 110,735
October	-	-	-		\$ -	\$ 33,822	\$ 76,913	\$ -	\$ -	\$ 110,735
November	-	-	-		\$ -	\$ 33,822	\$ 222,749	\$ -	\$ -	\$ 256,571
December	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
January	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
February	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
March	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
April	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
May	-	-	-		\$ -	\$ 33,822	\$ 106,079	\$ -	\$ -	\$ 139,901
June	-	-	-		\$ -	\$ 33,822	\$ 106,081	\$ -	\$ -	\$ 139,903
YTD	-	-	-		\$ -	\$ 270,575	\$ 848,641	\$ -	\$ -	\$ 1,119,216

Actual FY 2024	Non Participating Delivery Revenue					Operating Expenses				
	Essex	Torrington	Total	Rate	Revenue	Trans.	Contract Op.	Direct O&M	Residue	Total
July			-		\$ -	\$ 30,929	\$ 120,468	\$ -	\$ -	\$ 151,397
August			-		\$ -	\$ 31,518	\$ 131,991	\$ -	\$ 250	\$ 163,759
September			-		\$ -	\$ 27,652	\$ 112,273	\$ -	\$ -	\$ 139,925
October			-		\$ -	\$ 26,634	\$ 101,943	\$ -	\$ 2,124	\$ 130,701
November			-		\$ -	\$ 24,938	\$ 93,485	\$ -	\$ -	\$ 118,423
December			-		\$ -	\$ 27,941	\$ 97,610	\$ -	\$ 336	\$ 125,886
January			-		\$ -	\$ 26,499	\$ 90,708	\$ -	\$ -	\$ 117,207
February			-		\$ -	\$ 20,596	\$ 74,315	\$ -	\$ -	\$ 94,911
March			-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
April			-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
May			-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
June			-		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD	-	-	-		\$ -	\$ 216,707	\$ 822,792	\$ -	\$ 2,710	\$ 1,042,209

Variance FY 2024	Non Participating Delivery Revenue					Operating Expenses				
	Essex	Torrington	Total	Rate	Revenue	Trans.	Contract Op.	Direct O&M	Residue	Total
July	-	-	-		\$ -	\$ (2,893)	\$ 43,555	\$ -	\$ -	\$ 40,662
August	-	-	-		\$ -	\$ (2,304)	\$ 55,078	\$ -	\$ 250	\$ 53,024
September	-	-	-		\$ -	\$ (6,170)	\$ 35,359	\$ -	\$ -	\$ 29,190
October	-	-	-		\$ -	\$ (7,188)	\$ 25,029	\$ -	\$ 2,124	\$ 19,965
November	-	-	-		\$ -	\$ (8,884)	\$ (129,265)	\$ -	\$ -	\$ (138,148)
December	-	-	-		\$ -	\$ (5,881)	\$ (8,470)	\$ -	\$ 336	\$ (14,015)
January	-	-	-		\$ -	\$ (7,322)	\$ (15,372)	\$ -	\$ -	\$ (22,694)
February	-	-	-		\$ -	\$ (13,226)	\$ (31,764)	\$ -	\$ -	\$ (44,990)
March										
April										
May										
June										
YTD	-	-	-		\$ -	\$ (53,868)	\$ (25,848)	\$ -	\$ 2,710	\$ (77,007)

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 CSWS Recycling Transportation

Narrative

Budget FY 2024	Essex to Berlin			Torrington to Berlin			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	
July	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
August	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
September	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
October	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
November	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
December	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
January	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
February	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
March	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
April	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
May	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
June	549.33	\$ 42.14	\$ 23,149	412.08	\$ 25.90	\$ 10,673	\$ 33,822
YTD	4,394.67	\$ 42.14	185,191	3,296.67	\$ 25.90	85,384	\$ 270,575

Actual FY 2024	Essex to Berlin			Torrington to Berlin			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	
July	608.26	\$35.12	\$ 21,362	364.66	\$ 26.24	\$ 9,567	\$ 30,929
August	669.15	\$32.05	\$ 21,446	384.26	\$ 26.21	\$ 10,071	\$ 31,518
September	562.91	\$32.52	\$ 18,306	358.15	\$ 26.47	\$ 9,346	\$ 27,652
October	556.25	\$ 32.71	\$ 18,195	316.41	\$ 26.67	\$ 8,439	\$ 26,634
November	501.04	\$ 32.77	\$ 16,419	318.49	\$ 26.75	\$ 8,519	\$ 24,938
December	569.09	\$ 32.69	\$ 18,604	349.16	\$ 26.74	\$ 9,337	\$ 27,941
January	534.82	\$ 32.52	\$ 17,392	342.75	\$ 26.57	\$ 9,107	\$ 26,499
February	422.43	\$ 32.31	\$ 13,649	272.86	\$ 25.46	\$ 6,947	\$ 20,596
March			\$ -			\$ -	\$ -
April			\$ -			\$ -	\$ -
May			\$ -			\$ -	\$ -
June			\$ -			\$ -	\$ -
YTD	4,423.95	\$ 32.86	145,373	2,701.74	\$ 26.40	71,334	\$ 216,707

Variance FY 2024	Essex to Berlin			Torrington to Berlin			Total Expense
	Tons	Rate	Expense	Tons	Rate	Expense	
July	58.93	(7.02)	(1,787)	(47.42)	0.34	(1,106)	(2,893)
August	119.82	(10.09)	(1,703)	(27.82)	0.31	(602)	(2,304)
September	13.58	(9.62)	(4,843)	(58.93)	0.57	(1,327)	(6,170)
October	6.92	(9.43)	(4,954)	(95.67)	0.77	(2,234)	(7,188)
November	(48.29)	(9.37)	(6,730)	(93.59)	0.85	(2,154)	(8,884)
December	19.76	(9.45)	(4,545)	(62.92)	0.84	(1,336)	(5,881)
January	(14.51)	(9.62)	(5,757)	(69.33)	0.67	(1,566)	(7,322)
February	(126.90)	(9.83)	(9,500)	(139.22)	(0.44)	(3,726)	(13,226)
March							
April							
May							
June							
YTD	29.28	(9.28)	(39,818)	(594.93)	0.50	(14,050)	(53,868)

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 CSWS Recycling Contract Operating

Narrative

Period Ending:

February 29, 2024

Budget FY 2024	Base Operating Charge					Management Fee	Total Expense
	Total Tons	BPF	ACR	Net Price	Expense		
July	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ -	\$ 76,913
August	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ -	\$ 76,913
September	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ -	\$ 76,913
October	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ -	\$ 76,913
November	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 145,836	\$ 222,749
December	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
January	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
February	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
March	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
April	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
May	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,079
June	961.42	\$ 90.18	\$ (10.18)	\$ 80.00	\$ 76,913	\$ 29,166	\$ 106,081
YTD	7,691	\$ 90.18	\$ (10.18)	\$ 80.00	615,307	233,334	\$ 848,641

Actual FY 2024	Base Operating Charge					Management Fee	Total Expense
	Total Tons	BPF	ACR	Net Price	Expense		
July	984.2	\$ 90.18	\$ 2.59	\$ 92.77	\$ 91,301	\$ 29,167	\$ 120,468
August	1,067.2	\$ 90.18	\$ 6.17	\$ 96.35	\$ 102,825	\$ 29,167	\$ 131,991
September	934.1	\$ 90.18	\$ (1.21)	\$ 88.97	\$ 83,106	\$ 29,167	\$ 112,273
October	866.7	\$ 90.18	\$ (6.21)	\$ 83.97	\$ 72,776	\$ 29,167	\$ 101,943
November	817.36	\$ 90.18	\$ (11.49)	\$ 78.69	\$ 64,318	\$ 29,167	\$ 93,485
December	919.81	\$ 90.18	\$ (15.77)	\$ 74.41	\$ 68,443	\$ 29,167	\$ 97,610
January	882.69	\$ 90.18	\$ (20.46)	\$ 69.72	\$ 61,541	\$ 29,167	\$ 90,708
February	703.36	\$ 90.18	\$ (25.99)	\$ 64.19	\$ 45,149	\$ 29,167	\$ 74,315
March				\$ -	\$ -		\$ -
April				\$ -	\$ -		\$ -
May				\$ -	\$ -		\$ -
June				\$ -	\$ -		\$ -
YTD	7,175	\$ 90.18	\$ (8.03)	\$ 82.15	599,459	233,333	\$ 822,792

Variance FY 2024	Base Operating Charge					Management Fee	Total Expense
	Total Tons	BPF	ACR	Net Price	Expense		
July	22.8	-	12.77	12.77	14,388	29,167	43,555
August	105.8	-	16.35	16.35	25,911	29,167	55,078
September	(27.3)	-	8.97	8.97	6,193	29,167	35,359
October	(94.7)	-	3.97	3.97	(4,137)	29,167	25,029
November	(144.1)	-	(1.31)	(1.31)	(12,595)	(116,669)	(129,265)
December	(41.61)	-	(5.59)	(5.59)	(8,470)	1	(8,470)
January	(78.73)	-	(10.28)	(10.28)	(15,372)	1	(15,372)
February	(258.06)	-	(15.81)	(15.81)	(31,765)	1	(31,764)
March							
April							
May							
June							
YTD	(516)	-	2.15	2.15	(25,048)	(1)	(25,048)

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 Scrap Metal Sales

[Narrative](#)

Period Ending: February 29, 2024

Budget FY 2024	Ferrous Metal					Non - Ferrous Metal					Total Revenue
	Gross Tons	Base Price	Adj.	Net Price	Revenue	Gross Tons	Base Price	Adj.	Net Price	Revenue	
July				\$ -	\$ -				\$ -	\$ -	\$ -
August				\$ -	\$ -				\$ -	\$ -	\$ -
September				\$ -	\$ -				\$ -	\$ -	\$ -
October				\$ -	\$ -				\$ -	\$ -	\$ -
November				\$ -	\$ -				\$ -	\$ -	\$ -
December				\$ -	\$ -				\$ -	\$ -	\$ -
January				\$ -	\$ -				\$ -	\$ -	\$ -
February				\$ -	\$ -				\$ -	\$ -	\$ -
March				\$ -	\$ -				\$ -	\$ -	\$ -
April				\$ -	\$ -				\$ -	\$ -	\$ -
May				\$ -	\$ -				\$ -	\$ -	\$ -
June				\$ -	\$ -				\$ -	\$ -	\$ -
YTD	-		#DIV/0!	#DIV/0!	-	-		#DIV/0!	#DIV/0!	-	\$ -

Actual FY 2024	Ferrous Metal					Non - Ferrous Metal					Total Revenue
	Gross Tons	Base Price	Adj.	Net Price	Revenue	Gross Tons	Base Price	Adj.	Net Price	Revenue	
July	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
August	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
September	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
October	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
November	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
December	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
January	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
February	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
March				\$ -	\$ -				\$ -	\$ -	\$ -
April				\$ -	\$ -				\$ -	\$ -	\$ -
May				\$ -	\$ -				\$ -	\$ -	\$ -
June				\$ -	\$ -				\$ -	\$ -	\$ -
YTD	-		#DIV/0!	#DIV/0!	-	-		#DIV/0!	#DIV/0!	-	\$ -

Variance FY 2024	Ferrous Metal					Non - Ferrous Metal					Total Revenue
	Gross Tons	Base Price	Adj.	Net Price	Revenue	Gross Tons	Base Price	Adj.	Net Price	Revenue	
July											
August											
September											
October											
November											
December											
January											
February											
March											
April											
May											
June											
YTD	-	-	#DIV/0!	#DIV/0!	-	-	-	#DIV/0!	#DIV/0!	-	-

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report

Narrative

Property Division Monthly Financial Report

Period Ending: February 29, 2024

REVENUES	Current Month		Variance Better (Worse) than Budget		Year to Date		Variance Better (Worse) than Budget	
	Budget	Actual	\$	%	Budget	Actual	\$	%
Real & Personal Property Sales								
Scrap Metal Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Equipment / Inventory Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ 206,250	\$ 206,250	n/a
Real Property Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Other Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Total Property Sales	\$ -	\$ -	\$ -	n/a	\$ -	\$ 206,250	\$ 206,250	n/a
Lease Income (GASB 87 Inc. Interest):								
Golf Center	\$ 2,080	\$ 2,496	\$ 416	20.0%	\$ 16,637	\$ 19,965	\$ 3,328	20.0%
Wheelabrator Lease	\$ 38,079	\$ 53,259	\$ 15,179	39.9%	\$ 304,633	\$ 161,219	\$ (143,413)	-47.1%
Jets Billboard	\$ 4,583	\$ -	\$ (4,583)	n/a	\$ 36,667	\$ -	\$ (36,667)	n/a
Other Leases	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
Total Lease Income	\$ 44,742	\$ 55,754	\$ 11,012	24.6%	\$ 357,937	\$ 181,184	\$ (176,752)	-49.4%
Interest / Misc. Income	\$ 70,833	\$ 124,841	\$ 54,008	76.2%	\$ 566,667	\$ 1,094,823	\$ 528,157	93%
TOTAL ACCRUED REVENUES	\$ 115,575	\$ 180,595	\$ 65,020	56.3%	\$ 924,603	\$ 1,482,258	\$ 557,655	60.3%
EXPENDITURES								
Authority Budget	\$ 33,131	\$ 30,475	\$ 2,655	8.0%	\$ 320,243	\$ 271,867	\$ 48,376	15.1%
Direct Personnel	\$ 16,668	\$ 15,538	\$ 1,130	6.8%	\$ 133,341	\$ 130,315	\$ 3,026	2.3%
Operating Expense	\$ 2,359	\$ 22,690	\$ (20,331)	-861.8%	\$ 120,473	\$ 125,254	\$ (4,781)	-4.0%
Hartford PILOT	\$ 125,000	\$ 125,000	\$ -	0.0%	\$ 1,000,000	\$ 1,000,000	\$ -	0.0%
Watertown Transfer Station	\$ 3,070	\$ 380	\$ 2,690	87.6%	\$ 24,557	\$ 12,816	\$ 11,741	47.8%
Ellington Transfer Station	\$ 1,464	\$ 507	\$ 957	65.4%	\$ 11,713	\$ 12,225	\$ (512)	-4.4%
South Meadows	\$ 140,093	\$ 33,784	\$ 106,309	75.9%	\$ 1,120,740	\$ 433,127	\$ 687,613	61.4%
Jet Turbine Facility	\$ 10,571	\$ 33,492	\$ (22,921)	-216.8%	\$ 84,567	\$ (77,230)	\$ 161,796	191.3%
211 Murphy Road	\$ 7,910	\$ 11,620	\$ (3,710)	-46.9%	\$ 63,277	\$ 81,997	\$ (18,720)	-29.6%
171 Murphy Road	\$ 2,433	\$ 1,563	\$ 870	35.8%	\$ 19,463	\$ 12,376	\$ 7,087	36.4%
Railroad Maintenance	\$ 958	\$ 2,900	\$ (1,942)	-202.6%	\$ 7,667	\$ 17,900	\$ (10,233)	-133.5%
Contingency	\$ -	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a
TOTAL ACCRUED EXPENDITURES	\$ 343,655	\$ 277,948	\$ 65,707	19.1%	\$ 2,906,041	\$ 2,020,647	\$ 885,393	30.5%
OPERATING INCOME (LOSS)								
(Use of Reserves / Transfers)	\$ (228,080)	\$ (97,353)	\$ 130,727	-57.3%	\$ (1,981,437)	\$ (538,390)	\$ 1,443,048	-72.8%

MIRA Dissolution Authority
 FY 2024 Board of Directors Financial Report
 WTE Decommissioning Reserve

Narrative

Period Ending: 02/29/24

	Current Month			Year to Date		
	Budget	Actual	Variance	Budget	Actual	Variance
WASTE PROCESSING FACILITY						
Baghouse & Cyclone Separator Cleaning	\$ -	\$ -	\$ -	\$ 30,100	\$ -	\$ 30,100
RDF Conveyors, Shredders, Trommels & Packers	\$ -	\$ -	\$ -	\$ 123,700	\$ -	\$ 123,700
WPF Building Surface Cleaning	\$ -	\$ -	\$ -	\$ 75,550	\$ -	\$ 75,550
MCAPS RTO Cleaning	\$ -	\$ -	\$ -	\$ 6,165	\$ -	\$ 6,165
MCAPS Spiral Duct Dismantling & Cleaning	\$ -	\$ -	\$ -	\$ 169,600	\$ -	\$ 169,600
Floor & Storm Drain System Cleaning	\$ -	\$ -	\$ -	\$ 60,900	\$ -	\$ 60,900
Deenergize Transformers & Electrical Equipment	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ 9,000
Drums, Equipment Draining & Disposal	\$ -	\$ -	\$ -	\$ 43,500	\$ -	\$ 43,500
WPF Sub-total	\$ -	\$ -	\$ -	\$ 518,515	\$ -	\$ 518,515
POWER BLOCK FACILITY						
Coal Pond Ash Removal	\$ -	\$ -	\$ -	\$ 307,900	\$ -	\$ 307,900
Clean Ash Load Out & Wheel Building & Drains	\$ -	\$ -	\$ -	\$ 67,350	\$ -	\$ 67,350
Modify Coal Pond for Surface Discharge	\$ -	\$ -	\$ -	\$ 174,300	\$ -	\$ 174,300
Coal Soil Cover	\$ -	\$ -	\$ -	\$ 566,250	\$ -	\$ 566,250
Baghouse & Scrubber Cleaning (3 units)	\$ -	\$ -	\$ -	\$ 123,700	\$ -	\$ 123,700
Clean Ash Conveyors, Traveling Grates & Mixer Rm.	\$ -	\$ -	\$ -	\$ 120,400	\$ -	\$ 120,400
Clean Boiler Air Heaters (3 units)	\$ -	\$ -	\$ -	\$ 29,000	\$ -	\$ 29,000
Clean Boilers (3 units)	\$ -	\$ -	\$ -	\$ 102,500	\$ -	\$ 102,500
Seal & Grout Cooling Water Intakes & Discharges	\$ -	\$ -	\$ -	\$ 129,850	\$ -	\$ 129,850
Screen House Mechanical Wquipment Dismantling	\$ -	\$ -	\$ -	\$ 87,350	\$ -	\$ 87,350
Clean Wastewater Treatment Tanks	\$ -	\$ -	\$ -	\$ 58,850	\$ -	\$ 58,850
Clean Misc. Tanks & Vessels	\$ -	\$ -	\$ -	\$ 44,850	\$ -	\$ 44,850
Drain & Secure Turbine Systems and Transformers	\$ -	\$ -	\$ -	\$ 18,550	\$ -	\$ 18,550
Remove & Dispose of Radioactive Sources	\$ -	\$ -	\$ -	\$ 120,550	\$ -	\$ 120,550
Coal Barge Unloading Crane & Equip.	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ 130,000
Miscellaneous Other Cleaning & Closure Costs	\$ -	\$ -	\$ -	\$ 197,350	\$ -	\$ 197,350
PBF Sub-total	\$ -	\$ -	\$ -	\$ 2,278,750	\$ -	\$ 2,278,750
OTHER COSTS						
Engineering Plans, Specs. & Bid Documents	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Permit and Regulatory Plans Modification/Transfer/Termina	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
MIRA Direct Personnel	\$ -	\$ -	\$ -	\$ 113,294	\$ -	\$ 113,294
Construction Management and Oversight	\$ -	\$ -	\$ -	\$ 339,440	\$ -	\$ 339,440
Contingency	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 1
Total Other Costs	\$ -	\$ -	\$ -	\$ 602,735	\$ -	\$ 602,735
METAL SALES CREDIT	\$ -	\$ -	\$ -	\$ (100,000)	\$ -	\$ (100,000)
Total Decommission Reserve	\$ -	\$ -	\$ -	\$ 3,300,000	\$ -	\$ 3,300,000

Materials Innovation & Recycling Authority
 Authority Budget, CSWS, Landfill Division and Property Division
 Flow of Funds

Period Ending: February 29, 2024
 Transfer Date: March 11, 2024
 Funding: April 1, 2024

Property Division Receipts	Beginning Balance	Interest (+)	Receipts (+)	Adjustments (+/-)	Net Receipts to Distribution (-)	Ending Balance
PD Clearing Account	\$ 1,000.00		\$ 116,732.87		\$ 116,732.87	\$ 1,000.00
Property Division Disbursements	Ending Balance	Interest (+)	Expenditures (-)	Adjustments (+/-)	Distribution of Net Receipts (+/-)	Ending Balance
PD Operating Fund	\$ 4,485,688.29	\$ 57,484.96	\$ 918,376.97	\$ 9,000.00	\$ 799,337.03	\$ 3,933,033.32
PD General Fund	\$ 12,035,965.19	\$ 52,180.91			\$ 1,877,394.17	\$ 11,905,641.93
PD Improvement Fund	\$ 145,333.85					\$ 145,333.85
PD Jets Major Maintenance	\$ 798,813.87					\$ 798,813.87
CSWS Decommissioning Reserve	\$ 3,526,436.65	\$ 15,175.02				\$ 3,541,611.67
South Meadows Transition Reserv	\$ 5,500,000.00		\$ 2,961.00			\$ 5,497,039.00
Total Property Division	\$ 26,493,237.85	\$ 124,840.89	\$ 1,038,070.84	\$ 9,000.00	\$ 233,465.74	\$ 25,822,473.64
CSWS Division Receipts	Ending Balance	Interest (+)	Receipts (+)	Adjustments (+/-)	Net Receipts to Distribution (-)	Ending Balance
CSWS Clearing Account	\$ 40,000.00		\$ 279,039.21		\$ 279,039.21	\$ 40,000.00
CSWS Division Disbursements	Ending Balance	Interest (+)	Expenditures (-)	Adjustments (+/-)	Distribution of Net Receipts (+/-)	Ending Balance
CSWS Operating STIF	\$ 9,939,927.61	\$ 66,583.66	\$ 218,517.47	\$ 1,786.74	\$ 966,039.34	\$ 10,755,819.88
CSWS Debt Service Fund	\$ 3,875.01					\$ 3,875.01
CSWS General Fund	\$ 1,183.96	\$ 5.17				\$ 1,189.13
CSWS Risk Fund	\$ 965,152.76	\$ 4,153.27				\$ 969,306.03
CSWS Legal Reserve	\$ 436,029.33	\$ 1,876.32				\$ 437,905.65
CSWS Improvement Fund	\$ 319,447.51					\$ 319,447.51
CSWS Major Maintenance	\$ 1,977,249.32	\$ 8,508.53				\$ 1,985,757.85
CSWS Tip Fee Stabilization	\$ 9,313,265.44				\$ 1,887,000.13	\$ 8,626,265.31
Total CSWS	\$ 22,996,130.94	\$ 81,126.95	\$ 497,556.68	\$ 1,786.74	\$ 558,078.42	\$ 23,139,566.37
Other Division Balances	Ending Balance	Interest	Receipts	Expenditures	Adjustments	Ending Balance
General Fund Checking	\$ 18,124.25		\$ 1,891,884.39	\$ 1,834,581.91		\$ 75,426.73
Authority General Fund STIF	\$ 418,186.11	\$ 1,809.75	\$ 9,822.50			\$ 429,818.36
Hartford Solar Reserve	\$ 360,343.05	\$ 1,580.65				\$ 361,893.70
MIRA Severance Fund	\$ 1,416,075.81	\$ 6,093.69				\$ 1,422,169.50
Landfill Div. Operating Account	\$ 1,000.00		\$ 60,100.34		\$ 60,100.34	\$ 1,000.00
Landfill Operating STIF	\$ 2,470,762.64	\$ 10,616.53		\$ 2,573.18	\$ 60,000.34	\$ 2,538,906.33
Total Other	\$ 4,684,491.86	\$ 20,070.62	\$ 1,961,807.23	\$ 1,837,155.09	\$ -	\$ 4,829,214.62
TOTAL ALL FUNDS AND ACCOUNTS	\$ 54,173,860.65	\$ 226,038.46	\$ 3,497,434.75	\$ 1,847,941.83	\$ 791,544.16	\$ 53,791,254.63

Mark T. Daley, Chief Financial Officer

- Ending balances include the fund transfers represented on this flow of funds as a distribution. Excludes receipt of customer security deposits /guarantees of payment and Mid-Connecticut reserves not subject to disbursement or funding in accordance with adopted flow of funds.
- Interest earnings on the CSWS Tip Fee Stabilization Fund shall be transferred to the Property Division Operating Account effective August 1, 2023
- After the distribution of February cash receipts, a total of \$63,601,301.73 remained due to the Tip Fee Stabilization Reserve from the CSWS.
- Decommissioning Reserve of \$9.3 million was established pursuant to Board resolution. Interest earnings are being retained in the reserve account.
- Property Division Operating Account was not short funded during the period ending 02/29/2023. YTD short funding remains at \$141,860.46.
- Adjustment of \$9,000 - ck deposited to PD in error - belongs to LF. Last month recorded \$ in LF and deducted from clearing. The money was moved from Clearing to Operating. This month actually moved the money from Operating to LF.

Materials Innovation and Recycling Authority
 FY 2024 Board of Directors Financial Report

Segmented Income Statements-This report reflects the revenues and expenses of each Authority project and division in the format ultimately to appear in its annual independent audit report. This includes a summary reconciliation to budget versus actual report formats.

Segmented Income Statement

DRAFT

Period Ending: February 29, 2024

	General Fund	Construction Solid Waste System	Mid-Construction Project	Seabest Project	Property Division	Landfill Division	Eliminations	Total
Operating Revenues								
Service charges:								
Members	\$ -	\$ 4,262	\$ -	\$ -	\$ -	-	-	\$ 4,262
Others	-	120	-	-	-	-	-	120
Energy sales	-	339	-	-	(7)	89	-	427
Other operating revenues	-	4	-	-	116	5	-	125
Total Operating Revenues	-	4,725	-	-	115	94	-	4,934
Operating Expenses								
Solid waste operations	-	6,529	-	-	4,324	88	0	10,941
Maintenance and utilities	-	21	-	-	300	-	-	411
Legal services - external	-	17	-	-	7	-	-	24
Administrative and Operational services	-	1,146	-	-	379	19	-	1,544
Total Operating Expenses	-	7,713	-	-	5,030	107	-	12,900
Operating Income (Loss) before Depreciation and Amortization	-	(2,988)	-	-	(4,915)	(13)	-	(7,986)
Depreciation and amortization	-	13	-	-	204	69	-	290
Operating Income (Loss)	(4)	(2,975)	-	-	(5,189)	56	-	(8,276)
Non-Operating Revenues (Expenses)								
Investment income	-	671	1	-	1,660	100	-	1,932
Settlement income (expense)	-	-	(4)	-	206	-	-	202
Other income (expense)	-	-	-	-	-	-	-	-
Distribution to SCWRRA	-	-	-	-	-	-	-	-
Non-Operating Revenues (Expenses), net	-	671	(3)	-	1,866	100	-	2,134
Income (Loss) before Transfers	(4)	(2,304)	(7)	-	(3,323)	166	-	(6,142)
Transfers in (out)	-	7	-	-	(7)	-	0	-
Change in Net Position	(4)	(2,297)	(7)	-	(3,330)	166	-	(6,142)
Total Net Position, beginning of period	-	(9,997)	40	-	76,899	20,627	-	89,161
Total Net Position, end of period	\$ 1,508	\$ (12,294)	\$ 33	\$ -	\$ 73,569	\$ 20,793	\$ -	\$ 83,019
RECONCILIATION TO VARIANCE REPORT:								
Add: Expenses paid from reserves	-	19	0	-	3	-	-	22
Add: Amortization	4	13	-	-	201	69	-	290
Less: GAAP Dep (Deferred for Budget)	-	-	-	-	-	-	-	-
Add: Spare parts and fuel inventory adjustment	-	-	-	-	1,078	-	-	1,078
Add: Capitalized expenses net of asset disposals	-	-	-	-	-	-	-	-
Add: Settlement income	-	-	-	-	-	-	-	-
Other	-	(217)	-	-	2,000	-	-	1,783
Operating Income (Loss) per Variance report	nil	(2,000)	nil	nil	(300)	nil	nil	(3,053)

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Note: Monthly variance report produced for General Fund, Property Division and CSWS only.
 Note: Eliminations and depreciation are preliminary amounts.
 Other: Sep20 - REC's were billed and in the GL for Sep20 and billed in October 20.

Fr: July 01, 2023

To: March 15, 2024



Report on Vendors that have exceeded \$50,000 on Cumulative Contracts

Discussion

The MIRA Procurement Policies and Procedures, effective January 22, 2004, contain a provision requiring that a report be submitted to the appropriate board committee(s) in the event that MIRA enters into multiple contracts or multiple Request for Services (“RFS”) with one vendor during one fiscal year, and none of the contracts and/or RFSs individually is in excess of \$50,000.00, but the sum of all contract and/or RFS amounts with that vendor exceeds \$50,000.00 in the aggregate.

This is to report to the Policies and Procurement Committee, pursuant to Section 4.1.3.2.2 (governing contracts) and Section 4.1.4.2 (governing RFSs) of the MIRA Procurement Policies and Procedures, those vendors with which CRRA has established multiple contracts and/or RFSs during a fiscal year, all of which are less than \$50,000.00, but which in the aggregate exceed \$50,000.00 to date.

BEECHER CARLSON INSURANCE COMPANY LLC

PO0015738	7/12/23	FY2024 - INSURANCE POLICY #WCC-641-444584-013- 7/1/23 - 7/1/24 WORKERS COMP - RENEWAL - PROPERTY DIVISION SHARE	1,449.90
PO0015738	7/12/23	FY2024 - INSURANCE POLICY #WCC-641-444584-013 7/1/23 - 7/1/24 WORKERS COMP - RENEWAL - AUTHORITY BUDGET	8,285.12
PO0015738	7/12/23	FY2024 - INSURANCE POLICY #WCC-641-444584-013- 7/1/23 - 7/1/24 WORKERS COMP - RENEWAL - CSWS SHARE	10,977.78
PO0015728	7/12/23	FY2024 - INSURANCE POLICY #TB2-641-4444584-033- 7/1/23 - 7/1/24 GENERAL LIABILITY - RENEWAL - BEECHER CARLSON	40,061.35
PO0015739	7/12/23	FY24 - INSURANCE POLICY #105593480 7/1/23 - 7/1/24 CRIME RENEWAL - TRAVELERS COMPANIES INC.	3,419.00
PO0015734	7/12/23	FY24 - INSURANCE POLICY #106080722 7/1/23 - 7/1/24 FIDUCIARY - NEW BUSINESS - TRAVELERS COMPANIES INC	5,489.00
PO0015757	7/24/23	FY2024 - INSURANCE POLICY #AS2-641-444584-023 LIBERTY MUTUAL FIRE INSURANCE COMPANY - BUSINESS AUTO	2,619.31
PO0015757	7/24/23	FY2024 - INSURANCE POLICY #AS20641-4445840023-LIBERTY MUTUAL BUSINESS AUTO RENEW POLICY 7/1/23 - 7/1/24 - CSWS SHARE	31,397.69
PO0015771	8/1/23	FY2024 - CARRIER SURCHARGE WORKER'S COMP- 7/1/23 - 7/1/24 PROPERTY DIVISION SHARE	74.97
PO0015771	8/1/23	FY2024 - CARRIER SURCHARGE - WORKER COMP -7/1/23 - 7/1/24 - AUTHORITY BUDGET SHARE	428.40
PO0015771	8/1/23	FY2024 - CARRIR SURCHARGE - WORKERS COMP 7/1/23 - 7/1/24 - CSWS SHARE	567.63
PO0015777	8/1/23	FY24 FOR FY2023 CARRIER SURCHARGE - 07/01/22 - 07/01/23 WORKERS COMP - PROPERTY DIVISION SHARE	46.87
PO0015777	8/1/23	FY24 FOR FY2023 CARRIER SURCHARGE - WORKER COMP -07/01/22 - 07/01/23 WORKERS COMP - AUTHORITY BUDGET SHARE	128.90
PO0015777	8/1/23	FY24 FOR FY2023 CARRIER SURCHARGE - WORKERS COMP- 07/01/22 - 07/01/23 CSWS SHARE	1,498.23
PO0015853	10/3/23	FY2024 - RENEWAL PREMIUM- #WCC-641-444584-011- 7/1/22- 7/1/23 PROPERTY DIVISION SHARE	170.58
PO0015853	10/3/23	FY2024 - REMAINING RENEWAL PREMIUM POLICY - #WCC-641-444584-011 - 7/1/22 - 7/1/23 - AUTHORITY SHARE	974.72
PO0015853	10/3/23	FY2024 - REMAINING RENEWAL PREMIUM POLICY - #WCC-641-444584-011 - 7/1/22 - 7/1/23 - CSWS SHARE	1,291.50
PO0015940	12/20/23	FY2024 - AUDIT FOR WORKERS COMPENSATION - JULY 1, 2022-JULY 1, 2023...SEE ATTACHED INVOICE	784.55

109,665.50



Report on Exceptions to the Competitive Process

Discussion

The MIRA Procurement Policies and Procedures, effective January 22, 2004, contain a provision exempting certain purchases from the competitive process; these exceptions are listed in Section 3.1.2 of the Policy.

Section 3.1.3 of the Procurement Policies and Procedures, Making and Reporting and Exception, requires that a purchase that is not conducted pursuant to the competitive process be reported as soon as practicable to the Policy and Procurement Committee, and the full Board of Directors.

This is to serve as the report required by section 3.1.3 of the Procurement Policies and Procedures. The following table provides a summary of this information.

Comp 2		Comp 2 - State Contract (DAS, DEEP, DOT, BEST)		
<u>Date</u>	<u>PO Number</u>	<u>Description</u>	<u>QTY</u>	
3/8/24	PO0016034	FY 24 – Q4 EVERY OTHER WEEK PICKUP OF 4 YARD TRASH DUMPSTER AND RECYCLING CART AT HEADQUARTERS (WPF) OFFICES. BILLED MONTHLY @ \$136.08 PER MONTH X 3 MONTHS (04/1/2024 - 06/31/2024) = \$408.24 PER DAS CONTRACT 14PSX0299 (VIA AMENDMENT 12 - EXPIRES APRIL 30, 2024)	410.00	CWPM LLC
3/15/24	PO0016037	FY24 Q3 RRC MURPHY ROAD ALL INCLUSIVE SERVICE /REPAIR AND PREVENTIVE MAINTENANCE OF THE REGIONAL RECYCLING CENTER CALES (2). THIS SERVICE ALSO INCLUDES QUARTERLY INSPECTION AND CALLIBRATINON ALL PARTS AND LABOR ARE COVERED BY THE ONE YEARLY PRICE PAID QUARTERLY @ \$3469.74 per QUARTER PER STATE OF CT. CONTRACT #18PSX0151 (REIMBURSEMENT BY USA)	3,500.00	METTLER TOLEDO INC
3/15/24	PO0016038	FY24 Q4 RRC MURPHY ROAD - ALL INCLUSIVE SERVICE /REPAIR AND PREVENTIVE MAINTENANCE OF THE REGIONAL RECYCLING CENTER CALES (2). THIS SERVICE ALSO INCLUDES QUARTERLY INSPECTION AND CALLIBRATINON ALL PARTS AND LABOR ARE COVERED BY THE ONE YEARLY PRICE PAID QUARTERLY @ \$3469.74 per QUARTER PER STATE OF CT. CONTRACT #18PSX0151 (REIMBURSEMENT BY USA)	3,500.00	METTLER TOLEDO INC
			7,410.00	

INSUR Insurance Requirements

<u>Date</u>	<u>PO Number</u>	<u>Description</u>	<u>QTY</u>	
2/26/24	PO0016016	FY2024-BROWN AND BROWN DBA BEECHER CARLSON 2024 BROKER FEE RENEW POLICY - GENERAL FUND ACCOUNT	14,210.00	BEECHER CARLSON INSURANCE COMPANY LL
2/26/24	PO0016016	FY2024 BROWN AND BROWN DBA BEECHER CARLSON 2024 BROKER FEE RENEW POLICY - PROPERTY DIVISION	7,140.00	BEECHER CARLSON INSURANCE COMPANY LL
2/26/24	PO0016016	FY2024 - BROWN AND BROWN DBA BEECHER CARLSON 2024 BROKER FEE RENEW POLICY - CSWS	20,215.00	BEECHER CARLSON INSURANCE COMPANY LL
2/26/24	PO0016016	FY2024 BROWN AND BROWN DBA BEECHER CARLSON 2024 BROKER FEE RENEW POLICY - LANDFILL	8,435.00	BEECHER CARLSON INSURANCE COMPANY LL

50,000.00

NC4A NC-special capability or experience

<u>Date</u>	<u>PO Number</u>	<u>Description</u>	<u>QTY</u>	
2/22/24	PO0016012	FY2024 - PRE-LOAD \$1000 DOLLARS OF POSTAGE FOR QUADIENT MAIL MACHINE AT 300 MAXIM ROAD, GATE 70 MIRA HEADQUARTERS	1,000.00	UNITED STATES POSTAL SERVICE
3/6/24	PO0016027	FY2024 ADP PAYROLL AND TAX FEES FOR BALANCE OF 3RD QTR AND 4TH QUARTER 2024 - DUE TO ADP NAME CHANGE- NO CONTRACT	5,500.00	ADP INC
			<u>6,500.00</u>	

NC6 NC-competitive market does not exist

<u>Date</u>	<u>PO Number</u>	<u>Description</u>	<u>QTY</u>	
3/6/24	PO0016021	FY2024 RENEWAL GFOA MEMBERSHIP CHERYL KAMINSKY, APRIL 1, 2024- MARCH 31, 2025	225.00	GOVERNMENT FINANCE OFFICERS ASSOC
			<u>225.00</u>	

NC8 NC-small purchase <\$2500 (explain)

<u>Date</u>	<u>PO Number</u>	<u>Description</u>	<u>QTY</u>	
2/26/24	PO0016015	FY24 - 1yr FIRE ALARM MONITORING SERVICE FOR THE JETS SHOP	660.00	ADT SECURITY SERVICES INC
3/6/24	PO0016018	FY 24 CLEANING OF ASH SCALE FOR RECALIBRATION PRIOR OT SCRAP REMOVAL.	1,000.00	TRANS CLEAN CORPORATION
3/6/24	PO0016019	FY 24 BLANKET ORDER TO COVER TOWING ON AN AS NEEDED/ IF NEEDED BASIS. ESTIMATE OF 5 TOWINGS (BASED ON MILEAGE) ESTIMATED @ \$200.00 PER TOW X 5 = \$1000.00 NOT TO EXCEED	1,000.00	FRIENDLY AUTO BODY & TOWING INC
3/6/24	PO0016022	FY24 - TESTING BY A STATE-LICENSED TESTER OF 1 ADDITIONAL BACKFLOW PREVENTER AT THE SHUTTERED POWER BLOCK FACILITY, RESERVE ROAD - GATE 20, HARTFORD, CT. REQUIRED TEST REPORTING TO THE MDC INCLUDED.	200.00	AQUA BACKFLOW-GALLICCHIO PLUMBING INC
3/7/24	PO0016026	FY2024 - AMERICAN EXPRESS - ARLO PRO 4 SPOTLIGHT CAMERA -WIRELESS SECURITY - 211 MURPHY RD SECURITY AND 2 YEAR RENEWAL AND TRANSFER OF CRRA.ORG DOMAIN TO GODADDY.COM - SEE ATTACHED APPROVAL AND RECEIPT	312.20	AMERICAN EXPRESS TRAVEL MGMT SERVICES
3/7/24	PO0016026	FY2024 AMERICAN EXPRESS - CLASSIFIED EMPLOYMENT ADVERTISEMENT HARTFORD COURANT - SCALE ENFORCEMENT POSITION - SEE ATTACHED	73.78	AMERICAN EXPRESS TRAVEL MGMT SERVICES
3/8/24	PO0016033	FY24 - 1yr INSPECTION/TESTING OF THE FIRE ALARM SYSTEM AT THE JETS SHOP	1,620.00	ADT SECURITY SERVICES INC
3/14/24	PO0016036	FY24 PO #1 FOR CALIBRATION OF ASH SCALE - METTLER TOLEDO MAY REQUIRE OTHER PARTS OR SERVICE.	1,000.00	METTLER TOLEDO INC
			<u>5,865.98</u>	

Grand Total: 70,000.98



INFORMATION REGARDING UPCOMING SOLICITATIONS

Public Solicitations for which the Authority has received and is reviewing responses

- South Meadows Redevelopment Considerations Study RFP (Proposals received March 11, 2024)
- Request for Proposals for Brokerage of Real Estate Properties in the Greater Hartford Region (Proposals received April 3, 2024)

Public Solicitations which the Authority has issued and is awaiting results

- RFP for Sale and Removal of Inoperable Heavy Equipment and Attachments and Miscellaneous Scrap Metals Located at the Hartford Connecticut Resource Recovery Facility (RFP issued March 28, 2024. Proposals due May 2, 2024).
- Request for Information and Expressions of Interest For Sale Of Jet Turbine Electric Generating Facility Assets (Pre-cursor to future RFP. Ongoing RFI to identify potential respondents to future RFP for sale of these assets and identify relevant information about those assets to facilitate successful future RFP – this is an ongoing portion of an RFI issued by MIRA in 2023 that has been reissued as an MIRA Dissolution Authority RFI).

Public Solicitations which the Authority is issuing this month prior to Board meeting

- RFQ for On-Call Temporary Staffing Services
- RFP for the Marketing, Brokerage, Sale and Removal of Operable Heavy Equipment Located at Hartford Connecticut South Meadows Site.

Schedule-specific RFP/B/Q which the Authority plans to issue in FY2024

- Execute new one-year solid waste and recyclables hauler delivery agreements with the approximately 20 haulers that deliver waste and recyclables collected within Tier 1 municipalities (Board Approval of FY25 contract expected at May Board meeting. Existing contracts expire June 30, 2024).

Schedule-yet-to-be-finalized RFP/B/Q which the Authority may issue in FY2024

(schedule and/or scope yet to be finalized pending guidance from Board of Directors, approval of South Meadows decommissioning plan, etc.)

- Additional solicitations if/as necessary to assist in the sale, scrap, and/or disposal of spare parts, unused inventory, rolling stock, equipment and miscellaneous scrap metal from the closed South Meadows Facility and/or closed recycling processing facility at 211 Murphy Road in Hartford.
- Request for Quotes (or other public solicitations if warranted, or use of DAS state contracts if possible) for various building and facility services at the Authority's Headquarters offices and South Meadows facility including custodial office cleaning, grounds maintenance, HVAC maintenance, on-call electrical work, on-call plumbing work, on-call fencing work, and/or any other facilities or grounds work deemed necessary.

- RFP(s) for Sale of Jet Turbine Electric Generating Facility Assets
- Solicitations if/as necessary to support decommissioning the South Meadows Facility.

FISCAL YEAR 2024 LEGAL REQUEST FOR SERVICES

FOR PERIOD ENDING 2/29/2024

LEGAL FIRM	Matter	Board Approval	PO Number	PO Amount	FY24 expenses paid from FY24 PO	FY23 expenses paid from FY24 PO	FY24 accrued estimates	FY23 expenses Paid from FY23 PO (not accrued in FY23)	FY23 over/under accrual, Refunds received etc.	Total per General ledger
Cohn Birnbaum & Shea	South Meadows Exit Strategy		PO#15898	\$ 20,000	\$ 3,972					\$ 3,972
	Ellington									\$ -
Total Cohn Birnbaum & Shea				\$ 20,000	\$ 3,972	\$ -	\$ -	\$ -	\$ -	\$ 3,972
Day Pitney	NPDES Permitting Support			\$ -						\$ -
Total Day Pitney				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Halloran & Sage	GC - Authority Budget		PO#15841	\$ 50,000	\$ 50,000				\$ (19,370)	\$ 30,630
			PO#15934	\$ 5,000	\$ 5,000					\$ 5,000
			PO Pending	\$ 20,000			\$ 33,189			\$ 33,189
										\$ -
										\$ -
	Property Division		PO#15933	\$ 5,000	\$ 3,969					\$ 3,969
	CSWS		PO#15842	\$ 50,000	\$ 9,387		\$ 8,200		\$ 17,334	\$ 34,921
										\$ -
	South Meadows Transition Contingency		PO#15935	\$ 10,000	\$ 2,961					\$ 2,961
										\$ -
										\$ -
	Landfill Division									\$ -
	MidCT									\$ -
Beginning Halloran & Sage				\$ 140,000	\$ 71,317	\$ -	\$ 41,389	\$ -	\$ (2,036)	\$ 110,670
Kainen, Escalera & McHale	Employment		PO#15852	\$ 10,000	\$ 9,971					\$ 9,971
			PO Pending	\$ 5,000						\$ -
Total Kainen, Escalera & McHale				\$ 10,000	\$ 9,971	\$ -	\$ -	\$ -	\$ -	\$ 9,971
Melick & Porter	Tremont									\$ -
										\$ -
Total Melick & Porter				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS:				\$ 170,000	\$ 85,260	\$ -	\$ 41,389	\$ -	\$ (2,036)	\$ 124,613
										<i>Agrees with Gen.ledger</i>

Kainen, Escalera & Mc Hale - RFS 10,000.00 Authority
 Halloran & Sage - RFS 50,000.00 CSWS
 Halloran & Sage - RFS 50,000.00 Authority
 Halloran & Sage - RFS 5,000.00 Authority
 Halloran & Sage - increase \$5,000 Authority
 Halloran & Sage increase \$20,000 Authority
 Kainen, Escalera & Mc Hale - increase \$10,000 Authority