



Dissolution Authority

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MEMORANDUM

TO: South Meadows Transition Committee
FROM: William P. Beccaro, Committee Chairperson
DATE: May 30, 2024
RE: Notice of Regular Meeting

There will be a **regular meeting** of the **South Meadows Transition Committee** of the MIRA Dissolution Authority's Board of Directors on *Wednesday, June 5, 2024 at 11:00 a.m. in the Board Room at 300 Maxim Road, Hartford, CT. Members of the public may also attend the meeting telephonically by calling (929) 205-6099, entering Meeting ID: 858 1861 1943 and Passcode: 661934# when prompted. (NOTE - there is very limited physical space in the Board Room - consequently, virtual public attendance is encouraged).* The meeting is scheduled to conclude at 12:30 p.m. The purpose of this meeting will be:

1. Call to Order; Chair's Welcome
2. Public Comment (3 minutes per speaker)
3. Approval of Minutes of the May 7, 2024 Regular Committee Meeting (*Attachment 1*).
4. Discussion Regarding Kick-Off of South Meadows Redevelopment Considerations Study
5. Presentation and Discussion Regarding Hazardous Building Materials Survey – PCB Testing Options (Weston & Sampson/Eagle Environmental)
6. Correspondence from CT-DEEP Regarding Resource Recovery Facility Closure Plan (*Attachment 2*)
7. Discussion Regarding Additional Operating Plans Related to South Meadows Infrastructure (*Attachment 3*)
8. Such other items that may properly come before the Committee.

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

Attachment 1

South Meadows Transition Committee
May 7, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on May 7, 2024. Present either in-person or via video or audio conferencing were:

Committee Present: Director William Beccaro (Committee Chairperson)
 Director David Steuber
 Director Matthew Dayton
 Director Rachel Taylor
 Director Bert Hunter (Ex Officio)
 Member William DiBella
 Member Frank Dellaripa

Other Directors Present: Joseph DeNicola

Other Members Present: Thomas Swarr

Authority Staff Present: Mark Daley, President and CFO
 Christopher Shepard, Environmental Compliance Manager
 Roger Guzowski, Supply Chain Manager
 David Bodendorf, Mgr. of Engineering, Construction & Power Assets
 Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Michael Looney
 Jade Barber
 David McKeegan

TRC Environmental Corp. Staff Present: Carl Stopper

Others Present: (860) 338-0069 (call-in via Zoom)
 (860) 573-5203 (call-in via Zoom)
 (978) 532-1900 (call-in via Zoom)

This meeting was recorded via ZOOM conferencing and is posted on the Authority's website at:
<https://www.ctmira.org/mira-dissolution-authority-south-meadows-transition-committee>

1. Call to Order; Chair's Welcome

Committee Chairperson Beccaro called the meeting to order at 11:02 A.M. and confirmed that a quorum was present.

2. Public Comment (3 minutes per speaker)

Committee Chairperson Beccaro invited members of the public to address the Committee. There were no public comments, and Committee Chairperson Beccaro proceeded with the next agenda item.

3. Approval of Minutes of the April 9, 2024 Regular Committee Meeting

Committee Chairperson Beccaro requested a motion to approve the minutes of the April 9, 2024 Regular Committee Meeting. The motion was moved by Director Steuber and seconded by Committee Chairperson Beccaro.

Committee Chairperson Beccaro asked if there were any discussion, comments, corrections or modifications requested. Hearing none, Committee Chairperson Beccaro asked for a voice vote. Director Dayton abstained from voting because he did not attend the April 9, 2024 meeting. There were no “opposed” votes. The draft minutes were approved by the voice-vote.

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

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

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 identify the immediate environmental needs and knowledge necessary for future redevelopment of the Authority’s South Meadows Site, and to engage representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the South Meadows Site; and

WHEREAS, The Authority’s South Meadows Transition Committee, working with management and staff, developed a comprehensive Scope of Work responsive to this obligation and on January 18, 2024 the Authority issued its resulting Request for Proposals to Conduct the South Meadows Redevelopment Considerations Study; and

WHEREAS, On March 11, 2024 the Authority received six competitive proposals to conduct the South Meadows Redevelopment Considerations Study which have been evaluated in accordance with the criteria of the RFP and the Authority’s applicable policies and procedures including interviews conducted with certain Proposers on March 26, 2024; and

WHEREAS, On April 9, 2024 the Authority’s South Meadows Transition Committee resolved to direct the South Meadows Redevelopment Considerations Study RFP Evaluation Committee to further meet and negotiate with a proposer and to finalize a Consultant Service Agreement to be brought to the MIRA Dissolution Authority Board of Directors for approval at its May 2024 meeting; and

WHEREAS, the South Meadows Redevelopment Considerations Study RFP Evaluation Committee has proceeded as directed and recommends award of such Study and Consultant Service Agreement to Weston & Sampson Engineers, Inc. (“Weston & Sampson”); and

WHEREAS, Pursuant to that certain Resolution Approving the Fiscal Year 2025 Property Division Budget, Management was directed to develop and present to this Board recommended budgets and use of Property Division reserve requirements providing for undertaking the South Meadows Redevelopment Considerations Study concurrent with a proposed resolution authorizing a consultant service agreement to conduct such study.

NOW THEREFORE, be it

RESOLVED: That the President is authorized to enter into that certain Agreement for South Meadows Redevelopment Considerations Study with Weston & Sampson as attached to the RFP and incorporating certain Business Exceptions substantially as discussed and presented in this meeting; and

FURTHER RESOLVED: The Authority hereby adopts a budget of **\$629,500** for the conduct of the South Meadows Redevelopment Considerations Study and authorizes Management to fund such Study through use of the South Meadows Transition Contingency Reserve.

Mr. Daley provided an overview of the matter. The resolution calls for awarding a consulting service agreement to Weston & Sampson to address the Authority’s charges under Public Act 23-170 to identify the environmental needs and knowledge necessary for redevelopment of the South Meadows site, and to engage the City of Hartford and other stakeholders, as appropriate, as to the future of the site. Mr. Daley stated that the Authority has been through a comprehensive process to develop the scope of work for the project, conducted extensive outreach for the request for proposals (RFP), and provided several tours for potential proposers. The resolution documents the response and evaluation by members of the Board and Authority staff. Based on the evaluation of proposals with respect to the criteria stipulated in the RFP, Weston & Sampson was identified as the recommended firm for award of the project.

Weston & Sampson’s proposal included a team of subconsultants, including Led by Us for community outreach; another engineering firm that specializes in the flood protection work; Eagle Environmental for the hazardous building materials assessment; and Tetra Tech for abatement and demolition cost estimating tasks. Mr. Daley noted that the Authority received a good response to the RFP, and that the evaluation of the proposals was close. Mr. Daley also noted that TRC, one of the unsuccessful proposers, will continue its work on the Closure Plan for the RRF and the Verification Report for the site remediation.

Mr. Daley stated that the proposed cost of the Study, as noted in the resolution, is a little under \$630,000, which would become the adopted budget for the Study. The funding for the Study, which is also noted in the resolution, would be drawn from the South Meadows Transition Contingency Reserve.

Committee Chairperson Beccaro thanked those Directors, Members and Staff that worked to develop and advertise the RFP, and then review and evaluate the proposals that were received. Board Chairperson Hunter also offered his thanks to those Directors, Members and Staff involved with the RFP and the subsequent proposal evaluation.

Board Chairperson Hunter noted that the previous meeting of this Committee included a directive for Authority Staff to negotiate a few details of the contract and scope of work with the preferred proposer. Mr. Daley stated that there were three matters that were further negotiated, and that those matters are further discussed in the resolution. Those three matters included: resolution of a business exception that was requested by Weston & Sampson in its proposal; confirmation that community outreach will be bilingual (English and Spanish); and clarification of the approach that will be followed for PCB testing that is to be completed as part of the hazardous building material survey. Specific to the PCB testing matter, Mr. Daley noted that there will be an initial meeting between Weston & Sampson and the Authority to discuss implications of different testing protocols that could be followed, before the Authority authorizes the final scope of the PCB survey effort. Mr. Daley noted that the full contract is attached to the Committee package as a red-line version that depicts those revisions that were negotiated into the Agreement when compared to the Draft Agreement that was included in the RFP. Mr. Daley also noted that Weston & Sampson's proposed Scope of Work, Study schedule and estimated costs, estimated hours and billing rates have all been incorporated into the Agreement that is included in the Committee package.

Board Chairperson Hunter requested confirmation that the project budget of \$629,500 identified in the Further Resolved clause of the resolution is a "not to exceed" budget. Mr. Daley confirmed that the contract language makes it clear that the contractor is not to exceed the budgeted cost. Mr. Daley also noted that the total budget is further broken down by task on the cost summary sheet included in the resolution.

Member Dellaripa asked if the dates in the project schedule are critical, i.e., established by the legislation. Mr. Daley stated that the objective of the RFP was to have a final report available during the 2025 legislative session, and that Weston & Sampson's proposed schedule falls within the window for the final report submission that was specified in the RFP.

Board Chairperson Hunter asked if the Authority Staff was preparing an update for the legislature regarding the status of the Study. Mr. Daley stated a letter would be drafted for submission to the legislature regarding the award of the Study, which is consistent with the Authority's previous submission to the legislature under Public Act 23-170. Board Chairperson Hunter recommended that the update letter also be submitted to the Mayor of Hartford, and Member DiBella recommended that the Hartford City Council also be provided with a copy of the update letter.

Member DiBella asked the amount of the remaining balance in the fund for this work. Mr. Daley stated that the South Meadows Contingency Reserve contains just under \$5 million, and that the total Reserve funds are just under \$53 million (including the South Meadows Contingency Reserve).

Committee Chairperson Beccaro asked if there was any additional discussion. Hearing none, Committee Chairperson Beccaro requested a roll-call vote. The resolution was approved as indicated below:

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

5. Other Items Brought Before Committee

Director Hunter inquired if there were any additional items to be brought before the Committee.

Mr. Daley noted that CT-DEEP issued a Notice of Violation (NOV) to the Authority, to Eversource, and to an Eversource contractor, as a result of some excavation work that Eversource had started at the South Meadows site in the fall of 2023 without first obtaining a release of the Environmental Land Use Restriction (ELUR) from CT-DEEP. Mr. Daley noted that he, Authority Counsel, and Authority Staff will be working with Eversource to address the NOV and ensuring that such a violation does not happen again in the future.

Director Taylor asked if the Authority could invite Led by Us to present to this Committee at some point; or if the Authority could try to bring Led by Us together with the Mayor’s office for planning of the community outreach for the South Meadows Redevelopment Considerations Study. Mr. Daley stated that a planned kick-off meeting for the community outreach component of the project would seem to be the appropriate opportunity for such a meeting. Mr. Shepard noted that three community outreach meetings are planned – one at the beginning of the project, one approximately mid-way through the project, and one at the end of the project. Director Taylor expressed concern that the public meetings could get lost in the timelines of the technical work and reporting. Member Swarr agreed that reaching out to the Mayor’s office as part of pre-planning would be good. Committee Chairperson Beccaro also reiterated that the City Council should be included in these initial roll-out discussions. Director Taylor also recommended that we reach out early in the process to other members of the public that have already taken the time to get involved with this Committee, namely GHIAA (the Greater Hartford Interfaith Action Alliance) and Representative Sánchez.

6. Adjournment

Committee Chairperson Beccaro adjourned the meeting at 11:26 A.M.

Attachment 2



Transmitted Via E-mail

May 16, 2024

Mr. Mark T. Daley
President & CFO
MIRA Dissolution Authority
300 Maxim Road, Hartford, CT 06114
Mdaley@ctmira.org

Subject: Connecticut Solid Waste System (“CSWS”) Resource Recovery Facility,
100 Reserve Road and 300 Maxim Road, Hartford, Connecticut (Site)
Closure Plan

Dear Mr. Daley:

Staff of the Department of Energy and Environmental Protection Bureau of Materials Management and Compliance Assurance’s Waste Engineering and Enforcement Division (Department) has completed a review of the MIRA Dissolution Authority’s submittal dated February 16, 2024 (with attachments) in response to the Department’s letter dated January 17, 2024 requesting additional information pertaining to the proposed closure plan. Attachments included in the letter are as follows: (i) a *Response to 2nd Request for Additional Information*, (ii) a letter dated August 8, 2023 to the Commissioner regarding Public Act 23-170 (effective July 1, 2023) which establishes the MIRA Dissolution Authority (MIRA DA) as the successor authority to the Materials Innovation and Recycling Authority (MIRA), and (iii) a *Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study (RFP Number 24-AUTH-004)* issued on January 18, 2024 by MIRA DA.

As described in your February submittal, MIRA DA agrees that the closure actions for the Waste Processing Facility (WPF), the Power Block Facility (PBF) and associated PBF buildings shall include dismantling, waste characterization, and off-site removal of all waste handling equipment, combustion and post-combustion equipment and ancillary equipment. Legislative mandates outlined in Section 9(a)(1) of Public Act 23-170 requires that MIRA DA “*identify the immediate environmental needs and knowledge necessary for future redevelopment of the authority’s properties located at 300 Maxim Road in Hartford and 100 Reserve Road in Hartford.*” In order to meet this requirement MIRA DA issued a *Request for Proposals (RFP) to Conduct the South Meadows Redevelopment Considerations Study (RFP Number 24-AUTH-004)*. The RFP includes a number of work tasks and project deliverables, including a written report that will document existing environmental conditions, conceptual site considerations, immediate environmental needs, potential future use, etc. As detailed in the RFP such report will include:

- a survey of all buildings for “Hazardous Building Materials” (HBMs – including but not limited to asbestos, lead-based paint, PCBs); inspection of all buildings to inventory potential HBMs (types, locations, estimated quantities); sampling of potential HBMs to confirm status; an estimate of the costs to abate all HBMs for building renovation or demolition; and an estimate of the costs to demolish all buildings following HBM abatement.
- the review and documentation of the roles and responsibilities of the US Army Corps of Engineers, Greater Hartford Flood Commission (GHFC) and property owner in the ongoing inspection, maintenance and operation of the Site’s Flood Protection System. The review shall include: (i) dike penetrations being dealt with in the closure plan; other legacy penetrations associated with prior Site uses; and other Site

infrastructure encroachments on the Flood Protection System; (ii) the preparation of an Operation, Inspection and Maintenance Plan for existing Flood Protection System penetrations and encroachments, outlining obligations of the Property Owner and estimated costs to meet those obligations prior to proper penetration/encroachment abandonment/removal. This plan shall include but not be limited to a detailed inventory of penetrations/encroachments, including structures attached to, or in close proximity to Flood Protection System including river-side structures, land side structures (e.g., coal barge unloading crane) and structures above Flood Protection (e.g., coal transfer conveyors) as well as a detailed plan for inspection and maintenance, and estimated recurring costs; (iii) the preparation of a report on proper abandonment and removal requirements (per GHFC, US Army Corps of Engineers, and CT DEEP Dam Safety) for each penetration/encroachment of the Flood Protection System. This report shall include but may not be limited to types of permits required and estimated cost of permitting for such work, a description of work required to achieve proper abandonment/removal of each penetration/encroachment, as well as an estimate of costs to properly abandon/remove each penetration/encroachment.

Based upon the review of the information provided, it appears that MIRA DA's February submittal is responsive to the Department's comments pertaining to the proposed closure plan. The Department is amenable to MIRA DA's request that the cleaning of building surfaces, including the neutralization basin and the equalization basin, to a visual clean standard is acceptable until decisions are made on the demolition of said buildings.

However, the Department disagrees with the proposed use of parameters listed in the National Pollutant Discharge Elimination System (NPDES) and Pre-treatment Permit Program (Pre-treatment) permits issued for the Site as appropriate analytical parameters for the confirmatory sampling (MIRA DA response pg. 6 of 8) of the cleaning of all non-porous surfaces (e.g., on steel, fiberglass, structural steel, etc.) and porous surfaces (e.g., concrete, wood, etc.) for all interior building surfaces. The use of said parameters for the confirmatory sampling may be appropriate for the neutralization basin and the equalization basin. Additionally, the Department disagrees with MIRA DA's assertion that "the RRF did not process PCB materials, so there is no reason to believe that PCBs would be present in any of the waste or ash residues that remain on the RRF processing equipment or on building surfaces." During the operating life of the RRF there may have been wastes containing PCBs (unknowingly) that were received and processed and therefore the Department will require PCB sampling as stated in the January 17, 2024 letter.

Please be advised that until such time as the Commissioner receives and reviews a comprehensive report on the results of the pending study (i.e., South Meadows Redevelopment Considerations Study) Department staff are not able to recommend an approval of the proposed closure plan for the Site.

If you have any questions, please do not hesitate to contact me at frank.p.gagliardo@ct.gov or David McKeegan at david.mckeegan@ct.gov.

Sincerely,

Frank Gagliardo

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

FG/dm

Electronic Copy via Email:

MIRA Dissolution Authority: Chris Shepard, cshepard@ctmira.org; David Bodendorf, dbodendorf@ctmira.org
DEEP, MMCA: Gabrielle Frigon, gabrielle.frigon@ct.gov
TRC: Carl Stopper, cstopper@trccompanies.com; Steve Farrick, sfarrick@trccompanies.com

Attachment 3

Draft Outline

Additional Operating Plans to Be Developed Related to South Meadows Infrastructure, In Addition to South Meadows Redevelopment Considerations Study, Closure, and Verification Activities

1. Water Management

a. "Coal Pond"

Stormwater runoff from around the Power Block Facility (PBF) drains to the lined "coal pond," which is the western portion of the lined coal storage area. Water that accumulates in the coal pond is permitted for discharge to the sanitary sewer under the General Permit for the Discharge of Wastewaters from Significant Industrial Users (SIU). The discharge includes the operation of pumps to convey the water from the coal pond to the "neutralization basin," and then to the sanitary sewer; continuous pH, temperature and flow monitoring; manual adjustment of the discharge pH (if needed); and monitoring and maintenance of a water filtration system for treatment of the water prior to discharge. The SIU General Permit also requires the monthly collection and analysis of discharge samples, followed by reporting of the sample results to CT-DEEP.

b. Other Permitted Discharge to the Sanitary Sewer

Water that enters the PBF, such as stormwater from roof leaks, collects in sumps in the PBF basement, from where it is then pumped to an 80,000-gallon equalization tank (the "80K tank"). Water from the 80K tank is permitted for discharge to the sanitary sewer under an individual Pretreatment Permit that has been issued to the Authority by CT-DEEP. The discharge includes the operation of pumps to convey the water from the 80K tank to an oil/water separator for treatment prior to the discharge to the sanitary sewer; continuous pH, temperature and flow monitoring; manual adjustment of the discharge pH (if needed). The oil/water separator must be monitored for accumulated oil, and cleaned out on a regular basis. The Pretreatment Permit also requires the monthly collection and analysis of discharge samples, followed by reporting of the sample results to CT-DEEP.

c. Stormwater Discharges

The Facility maintains registration under the General Permit for the Discharge of Stormwater Associated with Industrial Activities. Activities performed to maintain compliance with the permit include:

- 1) Quarterly stormwater visual monitoring of three stormwater outfalls;
- 2) Semi-annual analytical monitoring of three stormwater outfalls and submission of associated stormwater monitoring reports to DEEP;
- 3) Semi-annual comprehensive site inspections and associated reports.
- 4) Annual analytical monitoring of three stormwater outfalls and submission of associated stormwater monitoring reports to DEEP.
- 5) Maintenance of records associated with the above activities.

2. Engineered Control Inspections and Maintenance

There are a number of engineered controls that have been installed across the South Meadows site as part of the remediation that has been performed by TRC under the Exit Strategy™ Agreement. The State's Remediation Standard Regulations require that engineered controls be inspected on a semi-annual basis, followed by repairs to correct any damage that may be found during the inspections. These inspection and maintenance activities are performed by TRC under the Exit Strategy™ Agreement with oversight by the Authority, and will have to continue after the conveyance of the property to the Authority's successor.

3. Fire, Safety and Security

a. Access Control (Knox Boxes for Hartford Fire Department Access; Sonitrol; Door Locks)

The Hartford Fire Department must have unobstructed access to the South Meadows property at both the northern end (PBF/JTF) and southern end (WPF and Authority offices) at all times. Authority staff coordinated the installation of Knox Boxes at both Gate 20 (PBF/Jets) and Gate 70 (WPF/Authority offices) which contain gate access FOBs and keys, and keys to buildings.

Access through Gate 70 and to the Authority offices and WPF warehouse is controlled by an electronic FOB system that is maintained under contract with Sonitrol. Access to the Jet shop building is controlled by a separate FOB system that is maintained by the Authority.

The perimeters of the PBF and WPF are surrounded by chain-link fencing that must be maintained. Regular inspection and repairs to address damage/vandalism need to be conducted, as well as vegetation control to allow for inspection and prevent damage.

Sixty doors across both the WPF and PBF have been secured via the installation of keyed-alike deadbolt locks (these doors were unsecured when the WPF and PBF were operational because the facilities were staffed 24/7). Other doors in the WPF and PBF were welded shut if they were not needed for facility access; all door glass windows were covered with steel blanks for protection; and wire meshing was added to glass doors at the PBF.

b. Hydrants and Sprinkler Systems

There are several fire hydrants within both portions of the property that are active. The Authority offices and the WPF warehouse have active fire sprinkler systems as well as fire detection that are connected to the Sonitrol alarm system. No other WPF buildings have active fire sprinkler or fire detection systems. The PBF has no active fire sprinkler system nor is there an active fire detection alarm system. The Jet shop building does have a fire detection system that is monitored remotely by Everon (formerly known as ADT Commercial).

c. Security Guards

Authority staff has a week-day presence at the 300 Maxim Road (WPF) portion of the site, and staff inspects the 100 Reserve Road (PBF/JTF) portion of the site routinely during the week. Eversource typically has a number of employees and contractors present in its substation located on the 100 Reserve Road portion of the site, and Eversource maintains its own access gate to the site via Gate 40. Trespassers (with or without the intent to commit theft or commit illegal dumping) and vagrants seeking shelter are major security concerns. The Authority employs a private security firm, United Security, Inc., to patrol both sites from 6PM to 6 AM daily, including weekends and holidays. United Security, Inc. is currently on the Department of Administrative Services state contract list. Absent the Authority's daily presence, it is strongly recommended that a security firm patrol both the South Meadows site on a 24/7 basis.

4. Structural Inspections and Maintenance

The structural inspection and maintenance plan for the facility involves a comprehensive assessment to ensure the integrity and safety of the buildings. Initially, a thorough examination of the steel framework and masonry structures would be conducted, identifying any signs of corrosion, cracks, or deterioration. Of particular importance is an assessment of the boiler hangers. Non-destructive testing methods like ultrasound and magnetic particle testing may be employed for a detailed analysis. Following the inspection, a prioritized maintenance and/or demolition schedule would be developed, encompassing tasks such as demolition, rust removal, reinforcement of weakened sections, and repointing of masonry joints. Regular monitoring and periodic inspections would be scheduled to detect any new issues promptly, ensuring the continued stability and functionality of the facility.

5. Routine Grounds and Facility Maintenance

The Hartford Fire Department must have unobstructed access to both the WPF and the PBF/JTF, including their associated fire hydrants, at all times. A plowing contractor ensures that a path is cleared around both facilities and that the hydrants are cleared for any snow storm greater than 1" in magnitude.

The Authority also employs a landscape contractor for vegetation control, including lawn mowing and clearing vegetation that grows adjacent to roadways, buildings and other structures.

The gas-fired boiler and hot water heater that provide heat and hot water to the Authority's offices have to be tuned-up annually to ensure compliance with the State's air emission regulations. There is also a roof-top air conditioning unit that serves the Authority's offices that requires regular maintenance.

6. Site Energy Connections to Regional Transmission Infrastructure

Electrical power is required for the South Meadows site until decommissioning is complete. Critical circuits include:

- 1) Blinking Aircraft Alert Lighting at the top of the exhaust stacks (required unless stacks are removed), River obstruction lighting (required unless obstruction(s) are removed).
- 2) Exterior security lighting.
- 3) Pumps used to pump water from the coal pond to the sanitary sewer - required until all ash and coal are removed from the coal pond and clean stormwater is re-routed into other piped or natural stormwater drainage pathways.
- 4) Pumps that move water from the PBF basement to the "80K tank," and then to the sanitary sewer – required until the completion of all PBF closure activities.
- 5) Wastewater monitoring and control systems, which generate records used to demonstrate compliance with discharge permit requirements, and shutdown discharges if any permit limits are being approached.
- 6) Heat tracing systems to prevent the 80K discharge piping and the oil/water separator from freezing in the winter.
- 7) WPF administration building and warehouse, including fire detection and suppression systems, powered gates, exterior lighting (unless and until the WPF obtains its own electricity service).

All electrical power for the above listed systems is currently imported through the PBF Generator Interconnection circuit 5U. Because this circuit is connected to the transmission system at 115kv, it is considered an element of the Bulk Electric System, and therefore is subject to North American Electric Reliability Corporation (NERC) regulation, which is administered in Connecticut by the Northeast Power Coordinating Council, Inc. (NPCC). There are many safety and reliability standards that power generating facilities must comply with. Until a time when the 115kv interconnection can be terminated, some level of NERC compliance remains. In the meantime, the Authority should maintain its compliance with applicable standards and work with NERC, the NPCC, and Eversource to minimize compliance activities and associated costs while maintaining the safety and reliability of the interconnection.

7. Other Utilities – (i.e., Potable Service, Natural Gas)

Water service is maintained to the Authority offices at 300 Maxim Road (for use by staff and for the fire sprinkler systems); to the PBF/JTF (for use by staff and for priming the pumps that convey water from the coal pond to the neutralization basin); and to the fire hydrant systems that surround both the WPF and the PBF. All water lines into the site are equipped with backflow preventers, as required by the State Public Health Code. These backflow preventers must be tested on an annual basis to confirm proper operation, and repaired/replaced if they are found to be malfunctioning.

Natural gas service is maintained to WPF portion of the site to fuel the boiler and hot water heater that serve the Authority's offices. The natural gas service to the PBF was disconnected by CNG at the gas main in Reserve Road in November 2023; and the natural gas service to the regenerative thermal oxidizers located at the WPF was disconnected by CNG at the gas main in Maxim Road in November 2022.