



Dissolution Authority

300 Maxim Rd . Hartford . Connecticut . 06114 . Telephone (860) 757-7700 . Fax (860) 757-7725

May 29, 2024

The Honorable Arunan Arulampalam
Mayor, City of Hartford
Municipal Building
550 Main Street, 2nd Floor
Room 200
Hartford, CT 06103

Dear Mayor Arulampalam:

As you may know, the MIRA Dissolution Authority (the "Authority") was created as successor to the Materials Innovation and Recycling Authority ("MIRA") effective July 1, 2023 pursuant to Public Act 23-170. Pursuant to Section 9 (a) (4) of Public Act 23-170, the Authority is obligated to wind down its operations and activities in an orderly and responsible manner, that may include, but is not limited to, the marketing and sale of its real and personal property.

The Authority has identified its former Recycling Facility located at 211 Murphy Road in Hartford, and its adjacent warehouse located at 171 Murphy Road in Hartford, as real properties that can be sold and is therefore notifying the City of Hartford that it intends to market and sell these properties. The Authority has appraised the properties and contracted with O,R&L Commercial for associated real estate brokerage, marketing and listing services. Based on the Authority's appraisal and recommendations from O,R&L Commercial, and after consultations with the Authority Board of Director's Finance Committee, the former Recycling Facility will be listed for sale for \$8.9 million and its adjacent warehouse will be listed for sale for \$1.0 million. The net proceeds of these sales will be deposited to the Authority's South Meadows Transition Contingency Reserve, the use of which will be consistent with the mandates of Public Act 23-170.

The Authority is providing this notice pursuant to its Procurement Policies and Procedures which provide that "[W] whenever practicable, property will be sold to a public or regulated entity." and "[P] prior to the sale of any real property, the President or Chairman shall notify in writing the Chief Executive Officer of the town in which the property is located."

The listing for these properties will occur shortly. If the city has any interest in discussing this sale, please let me know as soon as possible but no later than June 28, 2024 as we will be proceeding as expeditiously as possible. Please note that all offers will need to be presented through the Authority's broker.

Let me know if you have any questions or would like to be put in contact with the Authority's broker.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark T. Daley", is written over a light blue horizontal line.

Mark T. Daley
President and CFO

cc: Bert Hunter, Chairperson



Dissolution Authority

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May 29, 2024

The Honorable Mark A. Raimo
Town Manager of Watertown
Watertown Municipal Building
Watertown Town Hall
61 Echo Lake Road
Watertown, CT 06795

Dear Town Manager Raimo:

As you may know, the MIRA Dissolution Authority (the "Authority") was created as successor to the Materials Innovation and Recycling Authority ("MIRA") effective July 1, 2023 pursuant to Public Act 23-170. Pursuant to Section 9 (a) (4) of Public Act 23-170, the Authority is obligated to wind down its operations and activities in an orderly and responsible manner, that may include, but is not limited to, the marketing and sale of its real and personal property.

The Authority has identified its Transfer Station located on Echo Lake Road in Watertown as real property that can be sold and is therefore notifying the Town of Watertown that it intends to market and sell this property. The Authority has appraised the property and contracted with O,R&L Commercial for associated real estate brokerage, marketing and listing services. Based on the Authority's appraisal and recommendations from O,R&L Commercial, and after consultations with the Authority Board of Director's Finance Committee, the property will be listed for sale for \$699,000. The net proceeds of this sale will be deposited to the Authority's South Meadows Transition Contingency Reserve, the use of which will be consistent with the mandates of Public Act 23-170.

The Authority is providing this notice pursuant to its Procurement Policies and Procedures which provide that "[W] whenever practicable, property will be sold to a public or regulated entity." and "[P] prior to the sale of any real property, the President or Chairman shall notify in writing the Chief Executive Officer of the town in which the property is located."

The listing for this property will occur shortly. If the town has any interest in discussing this sale, please let me know as soon as possible but no later than June 28, 2024 as we will be proceeding as expeditiously as possible. Please note that all offers will need to be presented through the Authority's broker.

Let me know if you have any questions or would like to be put in contact with the Authority's broker.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark T. Daley".

Mark T. Daley
President and CFO

cc: Bert Hunter, Chairperson



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May 29, 2024

The Honorable Lori Spielman
First Selectman
Town of Ellington
55 Main Street
Post Office Box 187
Ellington, CT 06209

Dear First Selectman Spielman:

As you may know, the MIRA Dissolution Authority (the "Authority") was created as successor to the Materials Innovation and Recycling Authority ("MIRA") effective July 1, 2023 pursuant to Public Act 23-170. Pursuant to Section 9 (a) (4) of Public Act 23-170, the Authority is obligated to wind down its operations and activities in an orderly and responsible manner, that may include, but is not limited to, the marketing and sale of its real and personal property.

The Authority has identified its Transfer Station located at 217 Sadds Mill Road in Ellington as real property that can be sold and is therefore notifying the Town of Ellington that it intends to market and sell (or possibly lease) this property. The Authority has appraised the property and contracted with O,R&L Commercial for associated real estate brokerage, marketing and listing services. Based on the Authority's appraisal and recommendations from O,R&L Commercial, and after consultations with the Authority Board of Director's Finance Committee, the property will be listed for sale for \$699,000 or lease for \$8.50 per square foot. The net proceeds of this sale or lease will be deposited to the Authority's South Meadows Transition Contingency Reserve, the use of which will be consistent with the mandates of Public Act 23-170.

The Authority is providing this notice pursuant to its Procurement Policies and Procedures which provide that "[W] whenever practicable, property will be sold to a public or regulated entity." and "[P] prior to the sale of any real property, the President or Chairman shall notify in writing the Chief Executive Officer of the town in which the property is located."

The listing for this property will occur shortly. If the town has any interest in discussing this sale, please let me know as soon as possible but no later than June 28, 2024 as we will be proceeding as expeditiously as possible. Please note that all offers will need to be presented through the Authority's broker.

Let me know if you have any questions or would like to be put in contact with the Authority's broker.

Sincerely,

Mark T. Daley
President and CFO

cc: Bert Hunter, Chairperson