



Dissolution Authority

300 Maxim Road, Hartford, Connecticut 06114

Telephone (860) 757-7700

Fax (860) 757-7725

MIRA DISSOLUTION AUTHORITY

July 2, 2024

A Special meeting of the Board of Directors of the MIRA Dissolution Authority was held in person and via Zoom on Tuesday, July 2, 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)
David Barkin
Michael Looney (via Zoom)
William Beccaro (via Zoom)
John Fonfara (via Zoom)
David Steuber (via Zoom)

Appointed Members:

Frank Dellaripa
Thomas Swarr (via Zoom)

Present from MIRA Dissolution Authority (“Authority”):

Mark Daley, President & CFO
Chris Shepard, Environmental Compliance Manager

Others Present:

Kelvin Ayala, Led By Us
Natalie Pryce, Led By Us
Robert Carr, Weston & Sampson
Jonathan Harding, City of Hartford
James Woulfe, City of Hartford
John Gale, MDC/City of Hartford
Carl Stopper, TRC

This meeting was recorded via ZOOM conferencing and is posted on the Authority’s website at:
<https://www.ctmira.org/wp-content/uploads/2024/07/7-2-24-Special-meeting.mp4>

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

Chairperson Hunter called the meeting to order at 1:06pm and summarized the purpose of the meeting. Chairperson Hunter requested a roll call of the Directors and Members present and confirmed that a quorum of Directors was present.

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. Discussion – Pre Planning for South Meadows Redevelopment Considerations Study Public Project Launch Meeting - Agenda Item 3.

Chairperson Hunter asked President Daley to begin the discussion. President Daley stated that the South Meadow's Redevelopment Considerations Study (the "Study") is underway. He thanked Mr. Woulfe and Mr. Harding, representatives of the City of Hartford, for attending the meeting and stressed the importance of City engagement. He indicated meetings to discuss project management, and to discuss the flood protection system have been held, and the hazardous building materials survey is now underway. He stated the purpose of today's meeting is to pre-plan for the public project launch. The purpose of the project launch meeting is to inform and engage the public. Today's meeting will be led by the Authority's sub consultant, Led By Us. President Daley reviewed the dates of the upcoming July South Meadows Transition Committee meeting and the Board of Director's meeting. He stated that at each of these meetings there would be an opportunity to further discuss the public launch meeting. He stated the public launch meeting is currently scheduled to occur on July 23, 2024.

President Daley introduced Bob Carr from Weston & Sampson and Kelvin Ayala from Let By Us. Mr. Ayala introduced himself and his team who will be working on community engagement and outreach. Mr. Ayala stated that today's meeting will provide an overview of the tasks and objectives within the Study and the methodology and approach to move forward with the community engagement aspect of the project.

Mr. Ayala introduced the consulting team to be led by Weston & Sampson and asked Mr. Carr to provide an overview of the team and its expertise. Mr. Carr summarized the various technical disciplines and sub consultants that will be part of the team.

Mr. Ayala stated that the project began in earnest on June 3, 2024 with the issuance of the Notice of Award. He reviewed the project schedule, including work already completed. Mr. Carr stated that many of the work tasks will be performed concurrently. He reviewed the project approach and work tasks required to determine the environmental needs and knowledge necessary for the four redevelopment scenarios to be studied, including cost estimates for each of the redevelopment scenarios. Mr. Ayala asked if anyone had any questions. There were no questions.

Mr. Ayala presented a slide summarizing the public outreach efforts. He indicated the public launch meeting is scheduled for July 23, 2024 at the Metzner Community Center at 60 Franklin Avenue in Hartford from 6:00pm to 8:00pm. He indicated the meeting will be offered with Spanish translation if needed, and the presentation and fact sheet will be available in printed form in Spanish. All of this information will be available to the public on the Authority's website.

Ms. Pryce recognized a question from Director Fonfara. Director Fonfara asked how familiar the Led By Us team is with the City of Hartford and the neighborhoods affected by the South Meadows Facility. Mr. Ayala indicated he is familiar with the City. He lived in the city for 10 years and is a University of Hartford Alumnus. Director Fonfara recommended providing information to the affected neighborhoods in advance

of the meeting. He believes the vast majority of residents are not aware of the South Meadows Facility. Ms. Pryce stated she understands the concerns of Director Fonfara and stressed the importance of holding the meeting as soon as possible to begin the public engagement process. She requested Director Fonfara let her know of anything he believes should be provided to optimize public outreach. She stated Led By Us will provide as much outreach in advance of the meeting as possible and their goal is to improve public outreach throughout the project. Mr. Ayala said he understands Director Fonfara's concerns and stressed the importance of communicating to the public the purpose of the Study, that it is not yet a visioning process, but only to determine the costs to prepare the site for the four redevelopment scenarios. He stressed the public launch meeting is a formal touch point, and not the end touch point in the form of public outreach and engagement. Chairperson Hunter asked if the meeting would be recorded. Mr. Ayala confirmed the meeting will be a hybrid meeting that will be recorded, and the recording will be available on the Authority website. He suggested it may be useful to provide short video clips of the content most important to the residents.

Mr. Dellaripa and City of Hartford officials recommended the outreach be coordinated with the City's community engagement department and integrated with the City's Hartford 311 public information web page. City officials asked if Led By Us is familiar with City NRZs. Led By Us confirmed that they are familiar. City officials asked how the data collected during the Study will be used. Led By Us confirmed that the information gathered from the public will be integrated into the final report of the Study. The City recommended a "comment corner" at each public meeting to collect written comments from members of the public who may not want to speak. Mr. Ayala indicated the collection of data from the public outreach effort may facilitate the award of redevelopment grant money. The City asked how the Study will take into account the potential costs of environmental justice concerns. Mr. Carr indicated the cost estimates would take into consideration the costs associated with regulatory requirements for various demolition and remediation scenarios.

Mr. Ayala asked if there were any other questions. Director Barkin introduced himself and indicated the Department of Administrative Services will be taking possession of the site after the Authority terminates. He asked if the Study will include a qualitative component, or if it will simply include data. He then asked how this project intersects with the Connecticut Environmental Policy Act ("CEPA"). Mr. Carr summarized the Study is looking at the four potential redevelopment scenarios and determining the information required to advance each scenario along with the costs. Director Barkin again asked if the Study would include a more qualitative aspect. President Daley referred to the legislation that was passed, which tasks the Authority with identifying the immediate environmental needs and knowledge necessary for the redevelopment of the site and to engage the City of Hartford and other stakeholders with respect to the future of the site. He said the scope of work for the Study was developed to be responsive to the legislative charges. He stated one of the clear lines of demarcation limits the scope of the study so it does not result in a recommendation of what the future use of the site should or should not be. The Study will provide information on the costs and implications of the development scenarios and it will not be a qualitative assessment of the site. President Daley said the Study is targeted to be completed in time for a February 2025 transmittal to the State Legislature so it is available to the Legislature for its consideration during that legislative session. He reiterated the Study will be a factual document that will include the costs for each scenario and also provide the required background information to the policy makers including the community feedback that is received during the Study. Mr. Ayala reiterated feedback from the public will be a component of the Study. He stated the Study will be very important to inform a potential future development study.

Mr. Carr indicated the Study is not meant to accomplish all of the CEPA work but it will accomplish some of the work with respect to environmental conditions of the site. There will be no "scoping" phase.

Chairperson Hunter commented on the importance of accepting all of the feedback from the community and the importance of having a website that is "inviting" to the public easy to access to facilitate the conveyance of information, including the possibility of an "FAQ" section of the website.

Mr. Ayala indicated Led By Us is focused on the first public outreach meeting, and will then reconvene with the Authority to develop the full scope of public outreach including complementary public outreach. Mr. Carr stated the team has been working hard to optimize public outreach. Ms. Pryce stated the importance of educating the public on the history of the site and what is happening now with the site. She said we should provide a full picture of the site to the public using non-technical language. City officials requested a list of the groups who have been contacted regarding the Study. Mr. Ayala stated the list will be provided to the City and asked the City to recommend how to optimize engagement of the community.

Chairperson Hunter left the meeting at 2:00pm for a scheduled meeting.

Director Barkin asked about cost modeling, specifically whether the scenarios will include “social costs” of different scenarios, for example, the carbon cost of maintaining the site as a solid waste facility. Mr. Carr indicated the cost estimates will be limited to soft costs of engineering/environmental studies, the hard cost of further environmental remediation, and the hard cost of demolition of structures.

Member Dellaripa stated the importance of informing the public of the planned transfer of the property to DAS (why the transfer and what does it mean?). Director Barkin stated when DAS “surpluses” properties without any conditions for future development, the CEPA process does not apply. When conditions are put on the property, it triggers the CEPA process.

Mr. Ayala reiterated his invitation for City officials to recommend public outreach methods that can be incorporated into the project. He asked for questions/concerns/comments from anyone else at the meeting. Member Swarr recommended that for the first meeting, communication with and involvement of local activists will be the best way to engage the public. Mr. Ayala asked for other comments/suggestions.

Director Beccaro provided a perspective from the point of view of the legislature. He stated the Study goes out of its way not to pick redevelopment “winners and losers” and focuses on being a background data source to inform future decisions. He stated his sensitivity to the City’s perspective as the host community and is looking to the City, including the Mayor’s office and other City official, to provide guidance during the project. City officials indicated they are looking forward to working with Director Beccaro and will be sure to keep the Mayor up to date and to work closely with the Authority throughout the process. Director Beccaro stated his goal of providing a product to that is useful to the City. He stated the importance of both communicating appropriately with the stakeholders and the public, and providing the necessary technical data to inform redevelopment of the site. Ms. Pryce mentioned the “triage effect” the importance of the final Study being a holistic document that is not compartmentalized.

Mr. Ayala asked for additional comments/questions. He stated Led By Us will be providing the formal invitation for the first public outreach meeting with the City and other stakeholders. President Daley suggested to Director Beccaro if there was nothing further, the meeting could be adjourned. The meeting was adjourned at 2:14pm.