



# South Meadows Redevelopment Considerations Study

Launch Meeting | July 23, 2024

**MIRA** 

Dissolution Authority

Weston & Sampson<sup>SM</sup>



Welcome



Site Status & Context



2024-2025 Study: Project Scope



Next Steps & Future Meetings



Panel Facilitated Q&A





- **Three public meetings planned**
  - Study Kick-off meeting today!  
*Tuesday July 23rd, 2024*
  - *Metzner Community Center - 60 Franklin Avenue*
- Public Meetings will be offered with **Spanish translation services on site**
- Presentation and Fact Sheet will be **translated into Spanish**
- Content will be **hosted on website** for public consumption



# Today's Speakers



**Mark Daley**  
MDA  
President & CFO



**Bert Hunter**  
MDA  
Board Chairman



**Bob Carr, PE, LEP**  
Weston & Sampson  
Project Manager



**Malcolm Beeler, LEP**  
Weston & Sampson  
Senior Technical Leader



**Chris Shepard, PE**  
MDA  
Environmental Compliance  
Manager

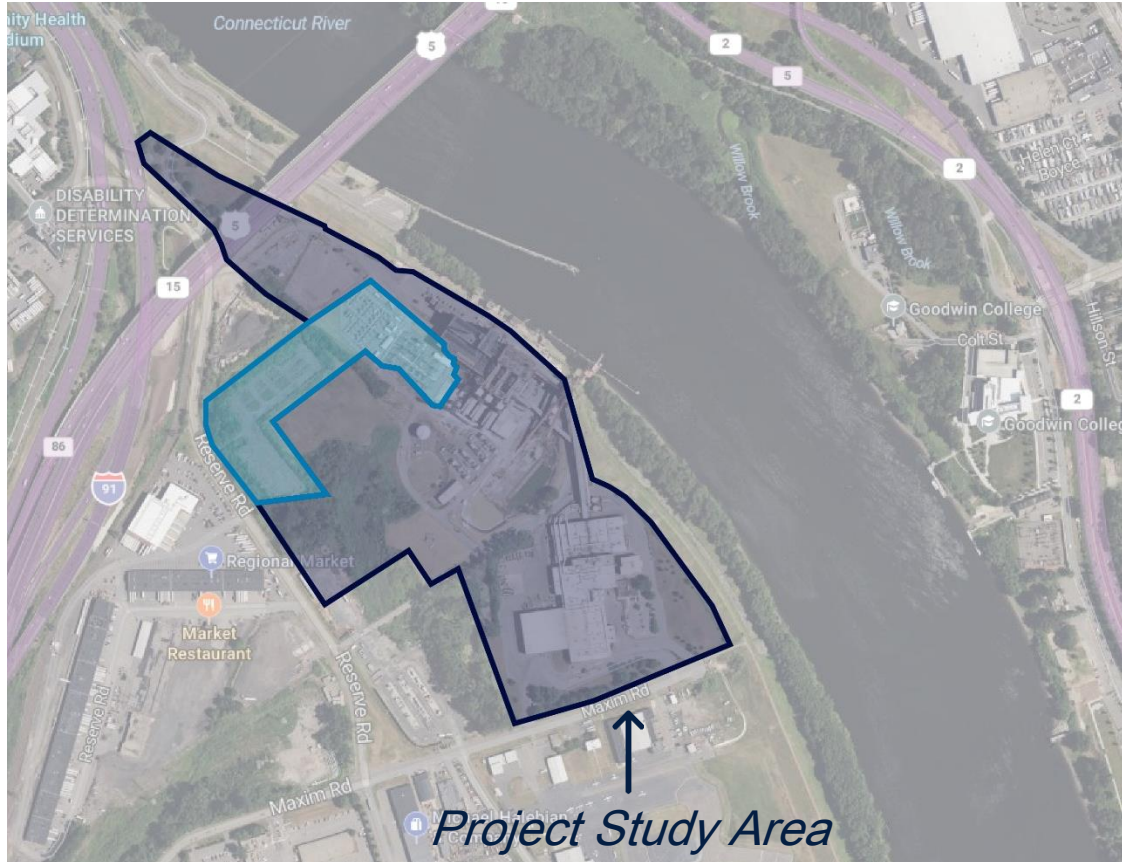


**Sue Mara, AICP**  
Weston & Sampson  
Senior Project Planner



**Kelvin Ayala**  
Led By Us (LBU)  
Outreach Services

# Project Study Area



Highway View



Water View

## Current Site Status:

- Plant is shut down
- Waste is no longer delivered here
- Eversource transmission and distribution site remains active (regional grid)

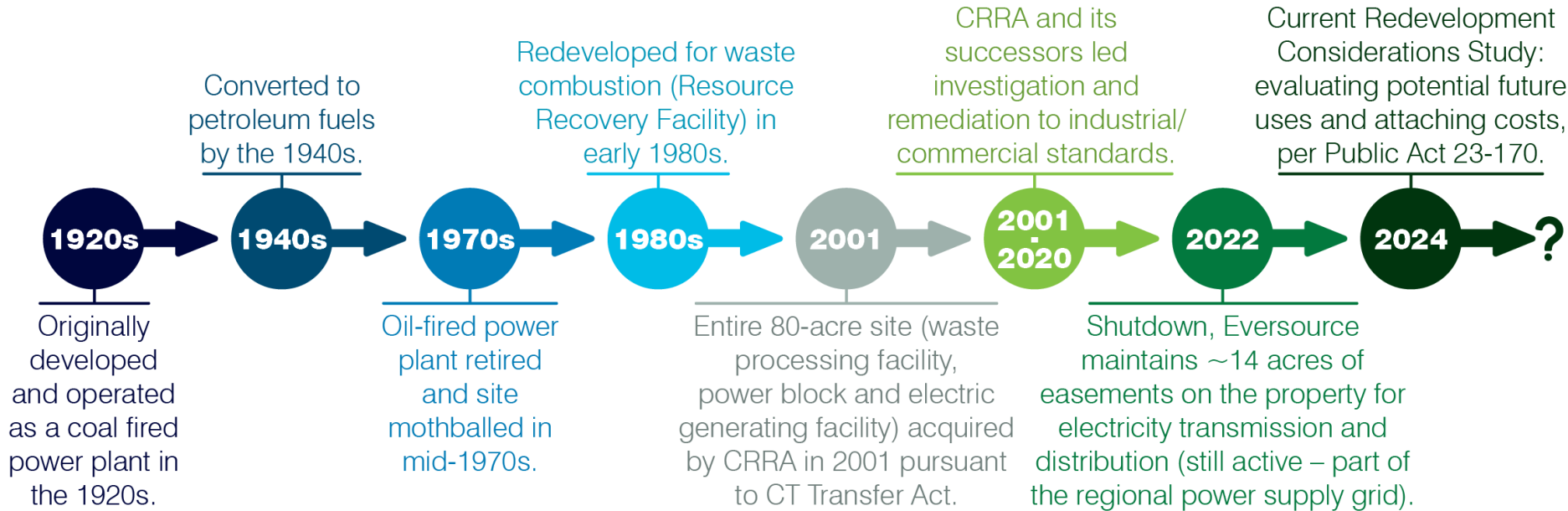


# Roles & Key Entities



- **MDA (MIRA Dissolution Authority)** created by the State of Connecticut effective July 1, 2023. Replaces the Materials Innovation and Recycling Authority (MIRA). Responsible for submitting and implementing closure plan for the facility and winding down all of MIRA's operations.
- **MIRA** – previous operator of the South Meadows Resource Recovery Facility in Hartford.
- **Weston & Sampson** – Engineering consultant contracted by MDA to conduct South Meadows Reconsideration Study
- **State of Connecticut** - Upon conclusion of the dissolution process, anticipated as early as July 1, 2025, but not later than July 1, 2026, any remaining rights, real or personal property of the MIRA Dissolution Authority will pass to and vest in the State of Connecticut through the Department of Administrative Services (DAS).
- **Connecticut Department of Energy and Environmental Protection ("DEEP")** – responsible regulator for reviewing and approving closure plan.
- **Other key stakeholders are** the US Army Corps, Greater Hartford Flood Commission, City of Hartford, Eversource.

# How We Got Here: Site History



## Key Takeaways:

- Power plant operated with a mix of fuels (coal, petroleum, waste combustion) from 1920s until it was shut down in 2022. No solid wastes received or processed since July 2022.
- Long industrial history left a legacy of soil impacts, some remain after remediation to industrial-commercial standards.

# How We Got Here: Cleanup

- Many years of investigation and remediation completed between 2001 and now to achieve industrial/commercial standards.
- Verification report to be submitted with **anticipated approval by DEEP next year**



*Site photo by W&S*



**Verification Report Definition:** Provides documentation of investigation (enough done to delineate impacts), remediation (how were impacts addressed) and restrictions (what's not allowed at the Site).

**Key Takeaways:** Site is remediated and safe for use as industrial or commercial facilities. Additional remediation required for residential use.

- **What does closure plan include** to protect the site/community?
  - Removal of any stored fuels or chemicals
  - Decommissioning of equipment
  - Proper cleaning of any remaining buildings
- **Final approval of the Closure Plan is under evaluation by CTDEEP**, pending the findings of the South Meadows Redevelopment Considerations Study



## Plant Closure Plan

Defines the steps needed to remove hazards and close-out environmental permits



The 2024-25 South Meadows Redevelopment Considerations Study aims to determine the work and costs for environmental remediation necessary to arrive at a **starting point for site redevelopment.**

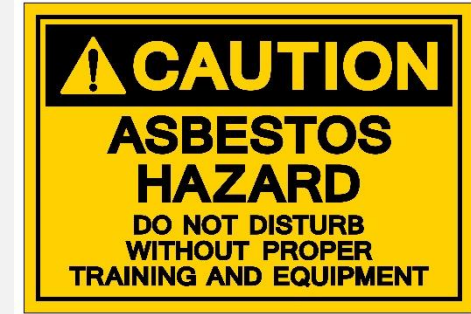


**Evaluate and gather site information** to identify potential needs to fill in knowledge gaps required for proper redevelopment



**Study will have the following tasks:**

- Review existing environmental information on the site
- Hazardous Building Materials Survey – asbestos, lead based paint, PCBs, mercury
- Review and document condition of flood control system and develop site-specific operation, inspection, and maintenance plan
- Review infrastructure, permitting, easements and other physical conditions that could impact future uses









*Asbestos sign. Image from Adobe Stock*



*Flood Control Dike on Site.*

# Project Approach

-  **Review Environmental Reports** including Verification Follow-up and Closure Plan RFAI
-  **Existing Site and Facility Plans**, Environmental Use Restrictions and other Encumbrances
-  **Redevelopment Concepts** – Begin Early in Study Process
-  **Hazardous Building Materials Survey** – Asbestos, LBP, PCBs, Mercury, OHM
-  **Review and Documentation** of Flood Management System
-  **Review and Documentation** of Other Site Considerations



Site photo by W&S



**Identify Potential Funding Sources and Tax Credits**  
(ex. New market tax credits, CT DECD Brownfields grants)



**Environmental Needs and Knowledge Necessary for Potential Future Uses**

- How will CT cleanup regulatory changes affect development? PFAS?
- Permitting and additional cleanup needs
- Building cleanup or demo needs
- Residential vs. Industrial/Commercial Standards



**Building/Cleanup and Demo Cost Study**

- How will Environmental Condition of Scrap Steel Affect Scrap Revenue?



**Preparation** of Milestone and Final Study Reports



**Present** Draft and Final Study Report to MDA Board of Directors



*Site cleanup at the Durham Meadows Superfund Site. Photo by W&S*



## Determine Needs and Knowledge Necessary for Potential Future Uses



Currently Permitted Uses (waste management or recycling facility)



Industrial/Commercial Uses



Residential Uses (includes schools and parks)



Mixed Use (commercial and residential)



**Preliminary Remediation Cost Estimates** for Each of the Four Use Scenarios

Prepare







Not a planning study - that will likely be in a future phase



## The results of this study will:

- **Identify environmental and site infrastructure** (e.g. flood control, site drainage, easements) gaps of knowledge needed to inform future use scenarios
- **Provide information** on how site can be used
- **Prepare preliminary cost estimates for each scenario** (i.e. building demo, building cleaning and reuse, additional clean-up and infrastructure improvements)
- **Inform additional funds needed** to finish remediation and prep for future uses (2025 legislative session)
- **Study results will be presented in a written report** to the CT Legislature

# Next Steps: Project Schedule

	2024							2025	
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Existing Environmental Conditions			← You are here!						
Conceptual Site Considerations									
Potential Future Uses									
Environmental Needs and Knowledge for Potential Future Uses									
Final Report									

## Schedule Legend

 Public Meetings     Draft & Final Report



## Public Meeting #2 in November:

- To share findings of HBMI Survey and samples

## Public Meeting #3:

- Planning team will present on study findings based on information



# Panel / Facilitated Q&A