

South Meadows Transition Committee
July 10, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on July 10, 2024. Present either in-person or via video or audio conferencing were:

Committee Present: Director William Beccaro (Committee Chairperson) (via Zoom)
Director John Fonfara (via Zoom)
Director Matthew Dayton
Director Rachel Taylor (via Zoom)
Director David S. Steuber (via Zoom)
Director Bert Hunter (Ex Officio)
Member William DiBella

Other Directors Present: David H. Barkin
Michael T. Looney
Mike Walsh

Other Members Present: Thomas Swarr

Authority Staff Present: Christopher Shepard, Environmental Compliance Manager
David Bodendorf, Mgr. of Engineering, Construction & Power Assets
Cheryl Kaminsky, Comptroller
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber
David McKeegan

Weston & Sampson Staff Present: Kelvin Ayala (Led By Us & Associates)

Others Present: Joanna Wozniak-Brown
Matthew Pafford, CT-DAS (via Zoom)
(860) 922-6189 (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

On behalf of Committee Chairperson Beccaro, who was in attendance via Zoom, Director Hunter called the meeting to order at 11:02 A.M. and confirmed that a quorum was present.

2. Public Comment (3 minutes per speaker)

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

3. Approval of Minutes of the June 5, 2024 Regular Committee Meeting

Director Hunter requested a motion to approve the minutes of the June 5, 2024 Regular Committee Meeting. The motion was moved by Director Fonfara and seconded by Director Taylor.

Director Hunter asked if there were any discussion, comments, corrections or modifications requested. Hearing none, Director Hunter asked for a roll call vote. The motion was approved unanimously as indicated below:

Director	Raised	Second	Aye	Nay	Abstain
Chairperson Beccaro			X		
Matthew Dayton	X		X		
Rachel Taylor		X	X		
John Fonfara			X		
Dave Steuber			X		

4. Discussion Regarding Initial Project Management Meeting for the South Meadows Redevelopment Considerations Study

At Director Hunter’s request, Mr. Shepard began the discussion on this matter. Mr. Shepard noted that Authority management held the initial project management meeting with the Weston & Sampson project team on June 18, 2024. Mr. Shepard noted that the Weston & Sampson project team sub-consultants in attendance at this meeting included Eagle Environmental (hazardous building materials survey), Led By Us & Associates (public outreach), and Simpson Gumpertz & Heger (SGH - flood protection system tasks). Minutes of that meeting have been included in the Committee package.

Mr. Shepard stated that the meeting discussion focused on the status of getting various aspects of the study underway, particularly the review of existing environmental conditions, the hazardous building materials (HBM) survey, public outreach and the flood protection system tasks. The meeting discussion also included a review of the site sign in / sign out requirements for personnel working on-site, and the schedule for providing a site-specific health and safety plan for the HBM survey.

Finding no additional discussion on this matter, Director Hunter proceeded with the next agenda item.

5. Discussion Regarding Pre-Planning for Public Project Launch Meeting

At Director Hunter's request, Mr. Shepard began this discussion by stating that a pre-planning meeting for the public project launch of the South Meadows Redevelopment Considerations Study was held on July 2, 2024. Mr. Shepard noted that this pre-planning meeting was noticed as a Special meeting of the Board so that any Director or Member could attend, and that there was very strong Board attendance.

Mr. Shepard also noted that there were three meeting participants from the City of Hartford: James Woulfe (Chief of Staff), Jonathan Harding (Corporation Counsel) and John Gale (City Council member). Attachment 3 to the Committee package for today's meeting includes a copy of the agenda for the pre-planning meeting, as well as a list of all invited stakeholders.

Mr. Shepard stated that the expectations and specific tasks of the Study were reviewed, and a round table discussion of the methodology and approach to public outreach followed. Mr. Shepard then noted that, as a result of both the initial project management meeting and the subsequent pre-planning meeting, initial efforts for the public project launch meeting were aimed at scheduling it for July 23, 2024.

Mr. Shepard then stated that the preferred location for the public project launch meeting was identified as the Metzner Community Center, which is the same location where public meetings for the Brainard Airport study were held. Led By Us had some initial difficulty in securing the Metzner Community Center for the meeting, so an alternate meeting location was being considered, but Led By Us sent an email this morning in which they confirmed that they have secured the Metzner Community Center for the public project launch meeting. Director Hunter asked the scheduled start time of the meeting, to which Mr. Shepard replied that the meeting would begin at 5:30 PM, and is scheduled to end at 7:30 PM.

Director Hunter asked if the public launch meeting would be a hybrid format (i.e., in-person and virtual). Mr. Shepard confirmed that the meeting is planned to be offered in a hybrid format. Mr. Shepard also noted that Led By Us has provided the Authority with a draft flyer announcing the public launch meeting, but that the draft flyer did not contain any mention of virtual participation. Mr. Shepard stated that he would work with Led By Us to finalize the flyers to include the virtual participation information, and to begin advertising the meeting.

Member DiBella asked if the flyers would be available in both English and Spanish, and Mr. Shepard confirmed that the flyers have been drafted in both English and Spanish, and that other written materials for the meeting will be available in both English and Spanish. Mr. Shepard also stated that the presentation at the meeting would be made in English, but that Led By Us would offer translation of the presentation either side-by-side with the presenter or in side conversations with meeting attendees, depending upon the degree of translation that might be needed.

Director Hunter asked other members of the Committee if it would be good and respectful toward the members of the community that attend the public launch meeting to provide the translation side-by-side with the presenter, depending upon who from the community attends the meeting. Director Fonfara said that he has seen meeting translations

handled both ways. Director Fonfara stated that he thought the larger issue was educating the community that these issues exist at this property. Director Fonfara noted that many residents are not asked their thoughts about issues on such matters as the South Meadows Study or the future redevelopment of the South Meadows property, even though these things are happening in their own community. Director Fonfara stated that he believes that it is important that the residents are made aware of such matters, even if they ultimately do not have an opinion on it.

Director Fonfara also recommended that Led By Us reach out to the NRZs (Neighborhood Revitalization Zones) in an effort to generate more interest in the public launch meeting. Mr. Shepard noted that City Councilor Gale also recommended during the July 2, 2024 pre-planning meeting that the NRZs be contacted regarding the public launch meeting, and that Led By Us confirmed during the pre-planning meeting that they are familiar with Hartford's NRZs.

Director Taylor expressed her thoughts regarding a draft survey and draft flyer that had been assembled by Led By Us and circulated amongst the Committee for feedback. Regarding the draft survey, Director Taylor indicated that parts of the survey were onerous, particularly the part of the survey with the scale for ranking 8 to 10 potential future uses of the site. Director Taylor indicated that participants had to enter a ranking for all potential future uses in order to save the survey results. Director Taylor recommended that the number of potential options be reduced to four or five and be less specific, because people may not have opinions on all of the options that have been drafted, and also to allow people to rank, say, their top 3 choices.

Director Taylor acknowledged that we are not yet at the stage where a decision on future use of the South Meadows property is going to be made, and noted that the public will probably be most interested in that decision-making stage. Director Taylor also indicated her belief that it would be important to let people know that there will be opportunities to participate in that decision-making process in the future.

Member Swarr reiterated that he would anticipate low turnout of residents at the first public meeting no matter the level of advertising, and he suggested that the focus should be reaching out to NRZs and other community activists who would be able to help explain these matters to residents and help to get residents involved. Member Swarr suggested that Janice Castle from the City would be a key resource in getting the NRZs and other community activists involved.

Director Dayton echoed concerns expressed by Director Steuber and Director Taylor that the draft survey seems to be jumping too far ahead in the process; specifically, the survey makes it seem like a decision on the future use of the property will be part of the current study. Director Dayton requested that this feedback be provided to the contractor.

Director Hunter asked Mr. Shepard to provide a timeline for the survey. Mr. Shepard responded that Led By Us is working to get the flyers finalized by Friday of the current week in order to start getting the word out; and Led By Us recommended that the flyers include a QR code that would bring people to the survey when scanned.

Mr. Shepard noted that Kelvin Ayala from Led By Us was attending this meeting via Zoom, and Director Hunter offered Mr. Ayala the opportunity to contribute to the

conversation. Mr. Ayala acknowledged the discussions regarding the survey and indicated that their goal was to include a QR code on the flyer to allow people to at least take the survey if they are unable to participate or attend, and to allow people to ask questions that could be addressed in the presentation. Mr. Ayala indicated that the survey will be adjusted to account for the feedback that has been offered during today's meeting. Mr. Ayala also indicated that Led By Us will work to temper expectations related to the Study, given that it is only the first phase of the redevelopment process.

Mr. Ayala further stated that time is of the essence with respect to the flyer, and that Led By Us would be working to finalize the flyer today.

Finding no additional discussion on this matter, Director Hunter proceeded with the next agenda item.

6. Discussion Regarding Meeting with GHFC to Kick-Off Study Tasks Related to the Flood Protection Dike

At Director Hunter's request, Mr. Shepard provided an overview of the portions of the Study scope of work that are specific to the flood control dike on the property. Mr. Shepard noted that any structures attached to or passing over the dike, as well as any dike penetrations, must be properly managed, maintained or abandoned in order to ensure the integrity of the flood control dike.

Mr. Shepard stated that a kick-off meeting specific to the flood protection system aspects of the South Meadows Study was held on June 26, 2024. Parties in attendance included Authority management; Weston & Sampson; Simpson Gumpertz & Heger (SGH, sub-consultant to Weston & Sampson); and representatives of the Greater Hartford Flood Commission from the City of Hartford (Member Frank Dellaripa, and Nick Casparino). A copy of this meeting's agenda has been included in the Committee package for this meeting.

Mr. Shepard summarized the kick-off meeting discussions, noting that the study tasks and deliverables were reviewed. There was also discussion amongst the parties regarding methods to dovetail the South Meadows Study deliverables with other planning efforts currently underway for the overall flood protection system. Anticipated Army Corp of Engineer requirements were also discussed during this kick-off meeting. It was also noted that the Army Corps would be coming to the site on or about July 16th to conduct an inspection of the dike, and the tentative plan was for SGH to return to the site on that date in order to meet with representatives of the Army Corps and CT-DEEP's Dam Safety Division.

Finding no additional discussion on this matter, Director Hunter proceeded with the next agenda item.

7. Discussion Regarding Hazardous Building Materials Survey (Commencement, Duration, Etc.)

At Director Hunter's request, Mr. Shepard provided an update on the hazardous building materials (HBM) survey. Mr. Shepard stated that Eagle Environmental submitted its site-specific health and safety plan, which was reviewed by the Authority and found acceptable. Eagle Environmental provided necessary training to its personnel regarding site access and

safety procedures, mobilized its equipment to the site and began building inspection and sample collection activities on July 1st. Mr. Shepard noted that collection and analysis of samples is expected to continue through September, with the draft HBM survey report expected at the end of October.

Director Hunter reminded the Committee that Eagle Environmental provided a presentation regarding hazardous building materials to this Committee at its June 5, 2024 meeting, and that the minutes from that meeting include a copy of that presentation.

Finding no additional discussion on this matter item, Director Hunter proceeded with the next agenda item.

8. Other Items Brought Before Committee

Director Hunter inquired if there were any additional items to be brought before the Committee, or any questions from anyone in attendance.

Director Taylor asked Director Hunter if attendance at the public project launch meeting by Directors was desired or expected. Director Hunter noted that he was planning to attend the meeting, and he encouraged as many Directors as possible attended, but he confirmed that attendance by Directors was not mandatory.

6. Adjournment

Director Hunter adjourned the meeting at 11:36 A.M