

South Meadows Transition Committee
September 4, 2024
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on September 4, 2024. Present either in-person or via video or audio conferencing were:

Committee Present: Director William Beccaro (Committee Chairperson)
 Director John Fonfara (via Zoom)
 Director Matthew Dayton
 Director Rachel Taylor (via Zoom)
 Director Bert Hunter (Ex Officio) (via Zoom)
 Member Frank Dellaripa

Other Directors Present: David H. Barkin

Other Members Present: Thomas Swarr

Authority Staff Present: Mark T. Daley, President & CFO
 Christopher Shepard, Environmental Compliance Manager
 David Bodendorf, Mgr. of Engineering, Construction & Power Assets
 Thomas Gaffey, Director of Recycling & Enforcement (via Zoom)
 Roger Guzowski, Supply Chain Manager
 Cheryl Kaminsky, Comptroller (via Zoom)
 Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber (via Zoom)
 David McKeegan (via Zoom)
 Claire Quinn (via Zoom)

Others Present: Joanna Wozniak-Brown (via Zoom)
 Matthew Pafford, CT-DAS (via Zoom)
 Marcus Y. (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 11:07 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 July 10, 2024 Regular Committee Meeting

Committee Chairperson Beccaro requested a motion to approve the minutes of the July 10, 2024 Regular Committee Meeting. The motion was moved by Director Fonfara and seconded by Director Dayton.

Committee Chairperson Beccaro asked if there were any discussion, comments, corrections or modifications requested. Hearing none, Committee Chairperson Beccaro asked for a voice vote. The motion was approved unanimously by those in attendance, as indicated below:

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

4. Review and Approve Resolution regarding execution of a RFS with Cohn Birnbaum & Shea P.C. for FY25 legal support associated with South Meadows Station remediation

Committee Chairperson Beccaro requested a motion to discuss the resolution. The motion was moved by Director Fonfara and seconded by Director Taylor.

RESOLVED: That the President is authorized to execute a Request for Services under the Authority’s Legal Services Agreement with Cohn Birnbaum & Shea P.C. for Fiscal Year 2025 legal support associated with the Exit Strategy™ Contract and the South Meadow Station remediation project, as described in the Contract Summary attached hereto and substantially as discussed and presented at this meeting; and

FURTHER RESOLVED: That funds from the Mid CT Post Project Closure reserve be utilized to pay for the costs of the legal services under the Request for Services with Cohn Birnbaum & Shea P.C.

At Committee Chairperson Beccaro’s request, Mr. Daley provided a summary of the resolution. Mr. Daley stated that Cohn Birnbaum & Shea serves as our legal counsel for South Meadows site remediation under our Exit Strategy™ contract for remediation of the South Meadows site to industrial/commercial standards. Mr. Daley noted that the FY25 legal costs for this legal counsel is estimated at \$15,000, primarily for addressing comments/questions from DEEP on the draft environmental land use restriction (ELUR) that is proposed for recording in the City’s Land Records, and for review work associated with the Verification Report that will be submitted after the ELUR is recorded. Mr. Daley noted that the \$15,000

would be used from the last remaining reserve account associated with the Mid-Connecticut Project.

Committee Chairperson Beccaro asked if there was any additional discussion on the resolution. Hearing none, Committee Chairperson Beccaro asked for a roll-call vote. The motion was approved unanimously by those in attendance, as indicated below:

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

5. Update and Discussion Regarding the South Meadows Redevelopment Considerations Study

Chairperson Beccaro introduced this update and discussion by noting that there are a number of subtopics listed for discussion. Chairperson Beccaro also noted that Attachment #3 of the Committee package includes a summary memo regarding the public project launch meeting that was held in July.

At Chairperson Beccaro request, Mr. Daley then began the update and discussion regarding the hazardous building materials (HBM) survey.

a. Hazardous Building Materials Survey

Mr. Daley noted that the HBM survey is running a little ahead of schedule. Eagle Environmental has substantially completed the field inspection and sampling work for potential asbestos-containing materials and lead-based paint. As of 8/20/2024, approximately 80 out of 500 sampled materials have tested positive for asbestos content. Analytical results for 125+ additional material samples are still pending. Eagle will return to the site to determine quantities of asbestos-containing building materials after all lab analytical results for asbestos are received. The quantified asbestos-containing materials will then feed into the cost estimates for building remediation, demolition, etc.

Mr. Daley then stated that Weston & Sampson Engineers (WSE) has identified approximately 50 different building materials that are being recommended for analysis of PCBs. Mr. Daley noted that no samples have been submitted for analysis of PCBs yet, but we intend to move forward with their recommendations regarding analysis. Mr. Daley noted that the sampled materials that will be analyzed for PCBs include paints, caulking, and other building materials.

b. Flood Protection System Plans

Mr. Daley then proceeded with an update regarding the flood protection system plans. Mr. Daley stated that WSE and its subconsultant are continuing their work on the three documents under the Study that are associated with the Hartford flood protection

system on-site. These three documents are the Operation and Maintenance Manual; the Emergency Preparedness Plan; and the Dike Penetrations Inventory and Abandonment Requirements Report. Mr. Daley stated that the three documents will be delivered to the Authority as drafts on or about 9/23/2024.

Mr. Daley also noted that copies of the three draft documents would be provided to the Greater Hartford Flood Commission for its review at that time. Mr. Shepard followed Mr. Daley by noting that the Flood Commission is certainly the first reviewer, and that the U.S. Army Corps of Engineers and the CT-DEEP Dam Safety Division will also be provided copies of these draft documents for their review and comment.

c. Schedule for Presentations of Milestone Reports to Committee

Mr. Daley then proceeded with an update of the schedule for presentation of milestone reports to the South Meadows Transition Committee by WSE. Mr. Daley summarized the presentation schedule as follows:

- October 9, 2024 Committee meeting:
 - 3 Flood Protection System documents
 - Review of Existing Environmental Conditions and Conceptual Site Considerations
- November 6, 2024 Committee meeting: Results of building materials testing for PCBs
- December 4, 2024 Committee meeting: Full Hazardous Building Materials Survey report
- January 2025 Committee meeting (date not yet scheduled): Assessment of Potential Future Uses report
- February 2025 Committee meeting (date not yet scheduled): DRAFT of Full Study Report, which will ultimately be submitted to the State Legislature after it is finalized.

d. Public Project Launch Meeting Held July 23, 2024

Mr. Daley then proceeded with a review of the public project launch meeting that was held on July 23rd. Mr. Daley noted that Attachment 3 of the Committee package contains a summary memo from Led By Us & Associates (LBU) regarding the public project launch meeting and the participation. Mr. Daley noted the following highlights regarding the public project launch meeting:

- i. A total of 33 individuals from the community participated in the public project launch meeting (23 in-person, 10 via Zoom), not including Authority representatives and the consulting team.
- ii. A survey concerning the study was available, and 22 total responses were received. The memo in Attachment 3 includes a Survey Results Addendum

which summarizes the survey responses. Mr. Daley noted the following takeaways from the survey:

- At total of 22 respondents completed the survey (11 before the public project launch meeting, and 11 after it).
- Strong interest was expressed in potential future use of the property as “public park/other green space” or “recreational use (i.e., biking, hiking, fishing, entertainment, etc.)”
- A number of respondents expressed that they thought that the advertising for the meeting could have been better.

e. **Second Public Informational Meeting to be Held in November**

Leading into the discussion on the second public informational meeting to be held, Mr. Daley noted that LBU has provided the Authority with some recommendations to improve the advertising for the meeting. LBU suggested that the Authority may want to consider:

- Additional advertising for the next meeting via social media; and/or
- Providing a presentation to the Hartford City Council at one of its scheduled meetings. Regarding this recommendation, Mr. Daley noted that there has been previous participation by the Hartford City Council in Authority meetings, including via the Members that are appointed to the Board by the City Council.

Mr. Daley then stated that LBU and WSE have suggested either of the following two dates for the second public informational meeting:

- Tuesday, November 12, 2024, or
- Thursday, November 14, 2024

Mr. Daley noted that the November meeting of the Authority’s Board of Directors will be Wednesday, November 13, 2024.

Mr. Daley asked that the Committee members give consideration to the two suggested meeting dates leading up to next week’s Board meeting, so that we can hopefully settle on a date at next week’s Board meeting and reserve the meeting space. Mr. Daley indicated that LBU plans to reserve the Metzner Community Center again for the second public informational meeting.

Mr. Daley also noted that LBU and WSE have recommended development of a “Frequently Asked Questions” (“FAQ”) sheet that can both be available on the Authority’s web-site and be utilized as a hand-out during the second public informational meeting, and we are proceeding this recommendation.

Following the completion of Mr. Daley’s updates on the Study, Director Barkin requested to further discuss the hazardous building materials piece of the Study. Director Barkin sought clarification on Eagle Environmental’s role in the HBM survey, asking why a consultant was not hired to quantify and test building materials before bringing in Eagle (an abatement contractor). Mr. Daley clarified that Eagle is conducting building material sampling and analysis activities, and that there is no abatement planned as part of the current Study.

Director Barkin then asked the reason for sampling building materials at this time, instead of at some future point in time closer to decisions about building demolitions. Mr. Daley stated that we are conducting the sampling now in order to develop cost estimates under the Study for building abatement and demolition work. Director Barkin expressed the “feeling in the industry” that you do not test for PCBs until the time of actual demolition. Mr. Daley noted that this issue was previously raised and brought to the Authority’s Board and Committee, with the primary concern being whether or not finding PCBs would trigger immediate removal work or start a clock ticking. Mr. Daley asked Mr. Shepard if he had anything to add. Mr. Shepard clarified that Eagle Environmental has been working as a subconsultant to WSE for the Study. Eagle has been conducting all asbestos and lead-based paint sampling/testing, and Eagle and WSE have been conferring on what materials should be sampled for PCB testing. Mr. Shepard stated that the PCB experts at WSE are guiding the PCB sampling portions of this project.

Director Barkin noted that DAS has a vested interest in the testing protocols and results, and he indicated that he would like to further discuss the matter of PCB testing with his internal team and get back to us before any analytical testing is completed. Mr. Shepard confirmed that no samples have been submitted for PCB analysis yet. Mr. Shepard also noted that CT-DEEP was pushing the Authority to test for PCBs in building materials as part of the Facility’s Closure Plan, which is another reason that PCBs in building materials were included in the scope of this Study. Mr. Daley asked if Director Barkin could offer a timeframe, with the hope that we could resolve this matter by next week’s Board meeting. Director Barkin stated one member of his internal team was attending this Committee meeting on-line, and they would have a conversation soon.

Committee Chairperson Beccaro then asked the Committee if they thought that it would be “appropriate and smart” to send correspondence to the Mayor’s office and the City Council to offer a presentation regarding the Study, and also to confirm to them that there are publicly-available means for them to get information regarding the Study. Committee Chairperson Beccaro also asked if the second public information session should deliberately be scheduled in a different location.

In response to Committee Chairperson Beccaro’s questions, Director Fonfara stated that he believes that it would be a good idea to initiate contact with the Mayor’s office and the City Council. Regarding the venue, Director Fonfara stated that the more important aspect is to continue to connect with the community that does not see what is happening in the South Meadows as a priority in their lives, noting that there should be benefits to this community, such as employment or recreation, in the future. Director Fonfara suggested that LBU pursue some of the non-profits in the community, Council members, and the State Rep for the area in an effort to better connect with the community.

Director Taylor agreed that it is worth reaching out to the Mayor’s office and the City Council in an effort to be as collaborative and transparent as possible. Regarding the venue for the next meeting, Director Taylor stated that it was important to understand what the goal of the meeting is and the importance of proximity to the South Meadows site. Director Taylor mentioned that the Park Street Library at the Lyric is located within a densely populated area and it is easy to get to, but this location is also farther away from the South Meadows site than the Metzner Community Center. Director Taylor also mentioned that there is a senior center in

the South End run by Hyacinth, and Director Fonfara concurred that Hyacinth does a good job of getting people to attend monthly meetings that she runs.

Director Taylor also suggested that LBU could offer to present at regularly-scheduled meetings of other organizations, such as the City Council or the Hartford NRZs, in an effort to better publicize the next public informational meeting. Director Taylor then stated that it makes sense to keep the next public informational meeting as accessible as possible to the South End community. Member Swarr suggested that Parkville elementary school could be considered.

Committee Chairperson Beccaro indicated that he would like to have a conversation with LBU to discuss their community outreach, and review the list of people that they will be reaching out to in order to publicize the next public informational meeting.

Committee Chairperson Beccaro suggested that there be further discussion regarding the next public informational meeting during next week's meeting of the full Board.

Committee Chairperson Beccaro asked if there was any additional discussion, and Director Fonfara made reference to a recent letter received from GHIAA, which letter raised concerns about the continued use of the South Meadows facility as a trash-to-energy plant. Director Fonfara asked if anyone could explain the genesis of this letter. Director Hunter indicated that it sounds to him like there is a misunderstanding about a portion of the Study's scope of work, and he asked Mr. Daley to provide additional explanation, noting that the Authority's Board will not be the party that ultimately selects a future use for this property. Mr. Daley clarified that the scope of work identifies four potential future uses that the Board identified – industrial/commercial, residential, currently-permitted uses, and some combination of those three. Mr. Daley believes that identification of "currently permitted uses" is the genesis of GHIAA's letter. Mr. Daley noted that the Board has consistently taken the position that we are not making the final decisions for redevelopment, and that the Board is therefore not ruling any potential future uses "out," nor is it ruling any potential future uses "in." Mr. Daley also indicated that he does not believe anyone envisions another waste-to-energy plant as the future use, but the Board did not want to rule out some other, newer technology or smaller footprint technology that could be consistent with the existing permitted purpose. Committee Chairperson Beccaro added that the Authority is here to put potential future use options on the table for consideration, and talk about the time, effort and cost involved with those options. Director Fonfara then stated that there are strong feelings in Hartford that this site should not be used again for the disposal of trash, because the City did its part for State trash disposal for more than 40 years.

8. Other Items Brought Before Committee

Mr. Daley then provided additional information on other items related to the South Meadows property. Regarding the South Meadows site remediation being performed by TRC under the Exit Strategy™ contract, TRC submitted the proposed ELUR for Area 3-3 (PCBs beneath the contractor parking lot) to CT-DEEP on July 23, 2024, for review and comment/approval. CT-DEEP provided 7 comments overall on the proposed ELUR on August 21, 2024, and TRC and the Authority have 180 days (until February 17, 2025) to address all of CT-DEEP's comments on the proposed Area 3-3 ELUR. Committee Chairperson Beccaro asked if there were any surprises in the comments from CT-DEEP. Mr.

Shepard indicated that there was nothing of major concern, but that some of the comments pertaining to the ELUR survey may take time to address because the surveyor may need to come back out to the property in order to address them.

The next item discussed by Mr. Daley was that CT-DEEP issued to Eversource a temporary release from the existing ELUR at the South Meadows site so that Eversource could conduct subsurface investigations along the proposed route of a replacement underground duct bank. CT-DEEP granted the release in late June, and Eversource conducted their on-site work between August 19, 2024 and August 29, 2024. Mr. Daley noted that the ELUR release ends on September 30, 2024, and that Eversource is currently working on a report to CT-DEEP summarizing the completed work.

Mr. Daley then noted that we are moving forward with the structural evaluation for the Power Block Facility, which was previously authorized by the Board. This project will kick-off in the immediate future.

6. Adjournment

Committee Chairperson Beccaro asked if there were any other matters to discuss. Hearing none, Committee Chairperson Beccaro requested a motion to adjourn. Director Dayton moved to adjourn, and Committee Chairperson Beccaro adjourned the meeting at 11:47 A.M.