

# South Meadows Redevelopment Considerations Study

## Frequently Asked Questions (FAQs)

### General Project Questions:

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#### What is the South Meadows Redevelopment Considerations Study?

The South Meadows Redevelopment Considerations Study is studying the shuttered Materials Innovation and Recycling Authority (MIRA) facilities located at 300 Maxim Road in Hartford and 100 Reserve Road in Hartford, located on the west side of the Connecticut River, next to Brainard Airport. Part of the mission of the MIRA Dissolution Authority is to identify the immediate environmental needs and knowledge necessary for future redevelopment of the Authority's properties at these South Meadows sites. The Authority has hired a technical team led by Weston & Sampson Engineers, Inc. to evaluate the environmental conditions of the site.

#### What is the goal of this Study?

The South Meadows Redevelopment Considerations Study aims to determine the work and costs for environmental remediation necessary to arrive at a starting point for a number of potential future Site uses.

#### When will the study be completed?

The draft results of the study will be available for public comment in January 2025, and this Study is scheduled to be completed in February 2025.

#### Who is involved in this project?

- **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.
- **Weston & Sampson** – Engineering consultant contracted by MDA to conduct South Meadows Redevelopment Considerations 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 the Closure Plan, including the issuance of related environmental permits, as well as reviewing the Verification Report that confirms the site has been remediated to industrial/commercial standards.
- **Other key stakeholders** are the U.S. Army Corps, Greater Hartford Flood Commission, City of Hartford, and Eversource.

## What does the study entail?

The study will gather and evaluate site information to identify potential needs to fill in knowledge gaps required for proper redevelopment.

The study has the following tasks:

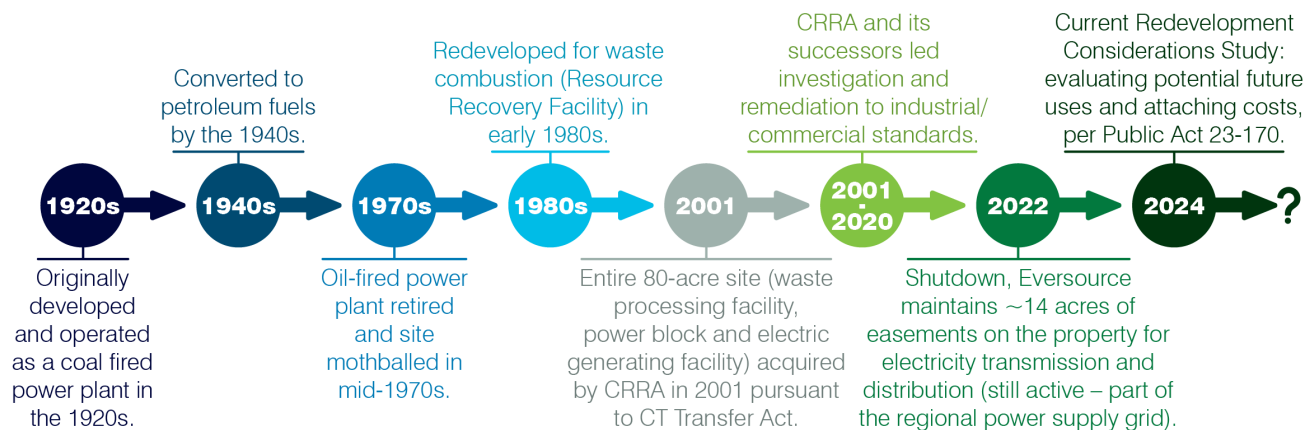
- Review existing environmental information on the site
- Perform a Hazardous Building Materials Survey – asbestos, lead based paint, PCBs, mercury
- Review and document condition of flood control system and develop site-specific operation, inspection, and maintenance plan
- Review infrastructure, permitting,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

## What will be the result of this study?

- Identification of gaps of knowledge about the environmental and site infrastructure (e.g. flood control, site drainage, easements) needed to inform future use scenarios
- Understanding of site constraints
- Scale of costs to prepare the Site for future redevelopment options
- Understanding of the funds needed to finish remediation and prep for future uses
- A written report to the MDA and CT Legislature

## Site History

### What is the history of this site?



### Why did the plant close?

Due to the age of the facility and repeated breakdowns of critical equipment, the decision was made to close the plant. The Resource Recovery Facility stopped receiving waste deliveries, and processing waste into “refuse derived fuel”, on July 11, 2022. Combustion of waste stopped on July 19, 2022, and the final shipment of ash left the facility on August 5, 2022. Since then, the site buildings have been “broom” cleaned. The adjacent Jet Turbine Facility was then shut down effective May 31, 2023.

### **How long will it take to clean up the site?**

There have been many years of investigation and remediation completed between 2001 and now to achieve industrial/commercial standards. A verification report will be submitted with anticipated approval by DEEP next year.

## **Environmental and Health Concerns**

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### **What are the major contaminants existing on the site that needed to be cleaned up?**

Contaminants in soil include PCBs, metals (primarily arsenic) and some petroleum products. These contaminants were present before the resource recovery facility was developed, and have been remediated to CT industrial/commercial standards.

### **Are there coal ponds on the site?**

Yes, there is a lined coal storage area with a lined stormwater collection pond on the property.

### **Is there a risk to the neighborhood from contaminants present on site?**

There is minimal risk to the adjacent properties. The contaminants of concern in soil are covered and inaccessible, preventing human exposure. The site is currently vacant, except for MDA offices and Eversource activities in its on-site substation, and access to the property is limited by fencing and locked gates. The site buildings are also secured to prevent unauthorized access.

### **What is being done to address environmental impacts from development of this site?**

The Redevelopment Considerations Study is the first step to redevelopment of the property that will include a remediation plan for the site.

## **Future Development**

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### **What activities are permitted at the site now?**

The site is currently zoned for industrial uses and permitted for solid waste handling and management. The site is no longer permitted as a waste-to-energy facility.

### **Is there an opportunity for renewable energy activities here in the future?**

Possibly. Electrical infrastructure such as transformers and transmission lines are on the site and part of the regional electrical grid to support uses such as solar, wind, and water power.

### **Where would funding come from for redevelopment?**

The MDA currently has over \$50M in reserve funding that could be potentially used for site remediation and redevelopment efforts, and MDA's other wind-down activities. Other potential funding sources would include private investment and the State of Connecticut.

## What uses are being evaluated for this site in the Study?

### Four general types of uses are being evaluated:

- Industrial / commercial uses including any activity related to the commercial production, distribution, manufacture or sale of goods or services.
- Residential uses, including residences and outdoor recreation.
- A mix of commercial and residential uses.
- Existing permitted use as a solid waste handling/management facility.

This Study will document existing environmental conditions, conceptual site considerations, potential future uses and the environmental needs and knowledge necessary for potential future uses.

## Who or what entity will make final determination of site redevelopment?

The MDA is scheduled to be dissolved by July 1, 2025. After that date, the State of CT will take over all former MDA assets, including the South Meadows property. Future site redevelopment will likely be decided by the State of CT.

## Other General Questions / Public Comment Opportunities

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### How can the public submit their comments regarding the project?

The general public can submit their comments regarding the project by using the following comment form: [Considerations Study Comment Form \(https://forms.gle/gU4pSu2XtjwQFGB2A\)](https://forms.gle/gU4pSu2XtjwQFGB2A). Please be sure to give your contact information if you require a response to your comments or concerns.

### Where should the public go to learn more information?

Detailed project information can be found on MDA's Website, which includes past presentations, videos, and downloads. Please visit [ctmira.org/home/south-meadows-redevelopment-considerations-study](https://ctmira.org/home/south-meadows-redevelopment-considerations-study)

### What is the planned schedule of public meetings?

There are two additional public meetings that will be advertised and held for this project. Our next public meeting will be held on *Tuesday, November 12, 2024*, at the Metzner Community Center, 680 Franklin Avenue in Hartford. The primary objectives of the November meeting are to share findings of samples collected from site buildings, and provide an overview of current site conditions, infrastructure, redevelopment opportunities and constraints. Our final public meeting will be held in early 2025 to present the findings of the full Redevelopment Considerations Study.

### How will public meetings be advertised in the future?

Public meetings will be publicly noticed, and meetings will be advertised through an identified network of community stakeholders, environmental organizations, neighborhood revitalization zone (NRZ) groups, and the City's Department of Community Engagement. Flyers will be circulated within the community and posted in public locations such as libraries and civic buildings. Digital media will be shared through social media pages of environmental and sustainability groups for organic traction. We have also relied on elected officials from the City of Hartford to share with constituents and participate within the process. Finally, traditional print media such as "The Hartford News" and community radio such as "89.9 Qute FM" are also being utilized.