

MIRA Dissolution Authority Finance Committee
October 8, 2024
Meeting Minutes

A Regular Meeting of the Finance Committee of the MIRA Dissolution Authority was held on October 8, 2024. Present in person or via video or audio conferencing were:

Committee Present: Paul Harrington (Committee Chairperson)
Bill Beccaro (via Zoom)
Matt Dayton (via Zoom)
Dave Steuber (via Zoom, arrived late)
Bert Hunter (ex Officio – Board of Directors Chairperson via Zoom)

Other Directors Present: David Barkin (via Zoom)
Michael Looney (via Zoom)

Other Members Present: William DiBella

Authority Staff Present; Roger Guzowski, Supply Chain Manager
Cheryl Kaminsky, Comptroller
Chris Shepard, Environmental Compliance Manager (via Zoom)
Ann Catino (General Counsel - Halloran Sage)
Doug Pelham (via Zoom – Real Estate Counsel – Cohn Birnbaum & Shea PC)

Note: The meeting was recorded and can be viewed at www.ctmira.org/board-documents/mira-dissolution-authority-board-documents/mira-dissolution-authority-finance-meetings

1. CALL TO ORDER

Committee Chairperson Harrington called the meeting to order at 9:32a.m.

2. PUBLIC COMMENT

Following a roll call, Committee Chair Harrington invited members of the public to address the Committee.

Attorney Ed Spinella indicated that he represents Murphy Road Recycling and expressed his understanding that the Executive Session would include discussion of the offers made by his client for 211 Murphy Road, 171 Murphy Road and the Ellington Transfer Station. Attorney Spinella indicated that he has been discussing his client's offers with Doug Pelham the real estate attorney chosen by the Authority. Attorney Spinella indicated that he believes they are currently at an impasse regarding a couple issues within those offers and offered that he thought it would be most helpful to the Authority and his client if the Authority invited him into the Executive Session to discuss the offers, his discussions with Attorney Pelham to date and the current impasses with the hope of resolving those impasses today so that the Finance

Committee can make a recommendation today to the full Board of Directors at their meeting the following week to vote on the offers.

After public Comment, Committee Chair Harrington proceeded with the agenda.

3. REVIEW AND APPROVIE MINUTES OF SEPTEMBER 4, 2024 MEETING

At the start of the meeting Committee Chair Harrington requested a motion to approve the minutes of the September 4, 2024 Finance Committee. The motion was raised by Director Beccaro and Seconded by Director Dayton. The minutes were approved by roll call:

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair			X		
Bill Beccaro	X		X		
Matt Dayton		X	X		
Dave Steuber					Not yet arrived

4. REVIEW AND APPROVIE MINUTES OF SEPTEMBER 25, 2024 SPECIAL MEETING

Committee Chair Harrington requested a motion to approve the minutes of the September 25, 2024 Special Meeting of the Finance Committee. The motion was raised by Director Dayton and Seconded by Director Beccaro. The minutes were approved by roll call:

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair			X		
Bill Beccaro		X	X		
Matt Dayton	X		X		
Dave Steuber					Not yet arrived

5. REVIEW AND APPROVE RESOLUTION REGARDING FY25 HARTFORD PILOT AGREEMENT

President Daley introduced this resolution by reminding the Committee that the FY25 budget allots \$1.5 million for a PILOT payment to the City of Hartford and that while the general statutes exempt the Authority from local taxes it does allow us to enter into agreements for making Payments In Lieu Of Taxes (PILOT). He indicated that the attached resolution satisfies the statutes and fits our budget. President Daley indicated that we typically make the payments in two installments, \$0.75 million in December and then another \$0.75 million by the end of June 2025. He further explained that while the PILOT is mostly related to the waste-to energy facility, it does include 211 and 171 Murphy Road and that the argument could be made that the sale of 211 Murphy Road and 171 Murphy Road mid-year could impact that PILOT. President

Daley indicated that the resolution does not reflect any reduction in PILOT, but that he felt it was important to mention the issue in the discussion. The Committee discussed the potential impacts of those sales and any potential change in the PILOT given that the City may be receiving property taxes from the future owners of 211 and 171 Murphy Road. Chairman Hunter stated that the purpose of such discussion was to ensure that the City was neither impaired nor that there was any undue enrichment resulting from the sale of the Authority’s Murphy Road properties. Director Dayton asked how the Authority came up with the existing amount of \$1.5 million. President Daley confirmed that it was a negotiated amount from several years ago, that reflects a substantial reduction from an earlier PILOT back before the end of the Mid-Connecticut Project when the Authority also operated the Hartford Landfill. Director Dayton offered that with the City collecting taxes from the new owner after the sale (Attorney Spinella indicated the amount would be approximately \$565,000 annually for 211 Murphy Road), there was rationale to reduce the PILOT proportionally to fulfill the Authority’s charge to preserve as much of the reserves as possible to remediate the South Meadows property. Committee Chair Harrington raised the question of when would the City would see payment of taxes by the new owner given the timing of the sale and whether any new taxes would take effect in FY25 or in future fiscal years. Given the uncertainty regarding these issues, Chairman Hunter suggested that the Committee should direct staff to further investigate these issues and have conversations with the Assessor’s Office to understand how Authority properties on Murphy Road would be taxed after the sale, and to come back to the Finance Committee with additional information to inform these discussions at the next Finance Committee Meeting.

Committee Chair Harrington requested a motion to table the resolution pending additional information. The resolution was made by Director Dayton and Seconded by Director Beccaro.

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair			X		
Bill Beccaro		X	X		
Matt Dayton	X		X		
Dave Steuber			X		

6. INFORMATIONAL REPORTS

President Daley shared a summary of the informational reports. He indicated that we are reporting for the period ending August 31, 2024 and that for the period the CSWS generated \$722,000 in operating revenue which was 2.7% below budget for the month due to below budgeted MSW deliveries. CSWS expenses were 9.8% below budget resulting in an operating loss of \$204,000 which is 28% below the budgeted loss for the Month. President Daley stated that year-to-date, the operating loss for CSWS is 30% below budget.

For the Property Division, Mr. Daley indicated that the month is well above budget on revenues and that there was a large gain in August due to the sale of the Watertown Transfer Station and the sale of the inoperable equipment scrap. He indicated that operating expenses were 3.2% above budget mainly due to the broker commission and legal fees associated with the Watertown Transfer Station sale.

In terms of cash flow, Mr. Daley explained that the Authority’s total funds and accounts increased by just under \$2 million in August from \$50.1 million to \$51.95 million. Within that context, Mr. Daley stated that the CSWS is declining with the expected municipal service.

Regarding the procurement reports, Mr. Guzowski explained a correction in the Report on Exceptions to the Competitive Process, stating that the contract used in PO0016238 was a Connecticut State Colleges contract available for use by quasi-public agencies and not a DAS contract as indicated in the description

There were no other questions or comments from the Committee regarding the informational reports.

7. EXECUTIVE SESSION

Committee Chair Harrington made d a motion to go into executive session to discuss the sale of real estate owned by the Authority in Hartford, Watertown, Ellington and Shelton, and any pending consummation, termination or abandonment of all transactions or proceedings concerning any such sale.

Committee Chair Harrington noted that all Directors and Members present as well as Attorneys Ann Catino and Doug Pelham and President Daley will join the Executive Session. His motion further indicated that during the executive session the Committee may invite Attorney Spinella into the session for the limited purpose of discussing the sale of 211 Murphy Road, 171 Murphy Road and the Ellington Transfer Station.

The motion seconded by Director Beccaro.

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair	X		X		
Bill Beccaro		X	X		
Matt Dayton			X		
Dave Steuber			X		

Executive Session began at 10:58 am and concluded at 10:57am.

8. ADJOURNMENT.

When the Committee came out of executive session, Committee Chair Harrington indicated that no action was taken in the executive session, and requested a motion to adjourn the meeting.

The motion was raised by Director Beccaro, seconded by Director Steuber and approved unanimously by the Committee.

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair			X		
Bill Beccaro	X		X		
Matt Dayton		X	X		
Dave Steuber		X	X		

The meeting was adjourned at 10:58 am