

MIRA Dissolution Authority Finance Committee
December 4
Meeting Minutes

A Regular Meeting of the Finance Committee of the MIRA Dissolution Authority was held on December 4, 2024. Present in person or via video or audio conferencing were:

- Committee Present: Paul Harrington (Committee Chairperson)
Bill Beccaro (via Zoom)
Matt Dayton
Dave Steuber (via Zoom, arrived late)
Bert Hunter (ex Officio – Board of Directors Chairperson)
- Other Directors Present: David Barkin
Michael Looney (via Zoom)
- Other Members Present: none
- Authority Staff Present; Roger Guzowski, Supply Chain Manager
Cheryl Kaminsky, Comptroller
Chris Shepard, Environmental Compliance Manager (via Zoom)
Dave Bodendorf, Manager of Engineering, Construction and Power Assets
Thomas Gaffey, Director of Recycling and Enforcement (via Zoom)
Ann Catino (General Counsel - Halloran Sage)
- Other invited guests municipalities; Todd Arcelaschi – Winchester (via Zoom)
Todd Carusillo – Goshen (via Zoom)
Raymond Drew – Torrington (via Zoom)
Casey Flanagan – Sharon (via Zoom)
Dan Jerram – New Hartford (via Zoom)
Mayor Loretta of Shelton (via Zoom)
John Marini – Northwest Hills Council of Governments (via Zoom)
Rista Malanca – Northwest Hills Council of Governments
Robert Phillips – Executive Director, Northwest Hills Council of Governments
Curtis Rand – Salisbury (via Zoom)
Kelly Vazzano – Shelton (via Zoom)
David Zabel – Northwest Hills Council of Governments

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 9:31 a.m.

2. PUBLIC COMMENT

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

As there was no public comment, he proceeded with the agenda.

3. REVIEW AND APPROVIE MINUTES OF NOVEMBER 6, 2024 MEETING

At the start of the meeting Committee Chair Harrington requested a motion to approve the minutes of the November 6, 2024 Finance Committee. The motion was raised by Director Dayton and Seconded by Director Beccaro.

Director Harrington identified a typo in item 7, the first sentence of which is corrected to read: “Committee Chair Harrington made 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.”

With that correction, 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. DISCUSSION OF DRAFT FISCAL YEAR 2026 PROPERTY DIVISION BUDGET

President Daley led a brief discussion and review of the Powerpoint presentation included as Attachment 2. Mr. Daley indicated that in the context of the Wind Down, Management looks at this budget as empowering DAS to move forward seamlessly with the operation and maintenance of the South Meadows site. Mr. Daley explained that with the sale of properties undertaken so far, this will leave the South Meadows site as the focus of the Property Division, with some legacy revenues such as the legacy Wheelabrator lease and Jets Billboard.

Mr. Daley reminded the committee that the personnel portions of the budget will be developed on a status quo basis, which are then allocated out to the projects. He understands that is not how they will be used going forward by DAS, but explained that provides DAS with a baseline of the personnel that the Authority would otherwise allocate to the South Meadows site and that DAS will make adaptations to that staffing budget. Mr. Daley then provided a high level

overview of budgeted expenses and reminded the Committee that additional details are included in their Committee package.

Director Dayton stated that this is a recommended budget for when DAS takes over the facility and not necessarily the budget that DAS will adopt when it takes over as successor.

5. DISCUSSION OF DRAFT FISCAL YEAR 2026 LANDFILL DIVISION BUDGET

President Daley introduced this discussion by informing the Committee that we are starting the process of developing the budgets for Fiscal Year 2026. He indicated that unless something changes, his plan is to develop these budgets via Authority staff and then hand them over to our successor to administer.

6. DISCUSSION OF MASTER WIND DOWN PLAN AND SCHEDULE PROGRESS

President Daley introduced this discussion by providing a quick high level review of several bullet points to keep the Committee up to speed on where we are in the master wind down process. He noted that they did close the sale of the Murphy Road Properties on Friday, November 22nd and transferred the proceeds into the South Meadows transition contingency. Regarding the Ellington Transfer Station, Mr. Daley noted that the Authority has engaged a surveyor and our Attorney is working with the town to determine whether a lot line adjustment or subdivision of that property will be needed. With regard to the golf center project in Shelton, Mr. Daley indicated that we have received all of the appraisal documents needed and that item will be further discussed in Executive Session.

Mr. Daley noted that he has informed Brown and Brown that DAS will become the Authority's successor so there will be no policy renewals after June 30, 2025, but indicated that he will be further meeting to discuss tail coverage for executive policies and other areas where applicable.

7. DISCUSSION OF 2025 HARTFORD PILOT

Committee Chair Harrington began a brief review of prior discussions and the decision point as to whether to use the budgeted amount of \$1.5 million or a lesser amount to reflect the sale of the Murphy Road properties to a private entity from whom the City will presumably be collecting taxes. President Daley indicated that from Management's perspective, we just need to know what number to plug into the contract to send to the City. The Committee continued discussions regarding this issue and restated a desire to make the City whole but not further enrich the City if they are now able to collect taxes for the Murphy Road properties. The Committee continued to discuss that the impasse on this issue continues to be focused on not knowing the number of how much and when the City will charge the new private-sector owner of the Murphy Road Properties.

8. INFORMATIONAL REPORTS

In the interest of preserving time for the Executive Session discussions President Daley referred people to the information in their Board Package and suggested skipping any more detailed discussion regarding these reports unless any Committee members had specific questions. There were no other questions or comments from the Committee regarding the informational reports.

9. EXECUTIVE SESSION.

Committee Chair Harrington indicated that the last matter on the agenda was to discuss feasibility estimates and evaluations related to future operations and ownership of the Torrington Transfer Station, and to discuss the sale of real estate owned by the Authority in Shelton, and the recently received real estate appraisal for the Shelton property.

Committee Chair Harrington noted that there were really two different matters with a different group of invited guests for each matter. After some discussion regarding the logistics of accommodating two different groups who joined via Zoom and which matter to discuss first, after consultation with Kelly Vassano from Shelton, the Committee decided to take on the Shelton related matter second to allow Mayor Loretta more time to finish another meeting and be able to join them. There was additional discussion about the need for this Committee meeting to go long in order to accommodate both executive sessions and the logistics of delaying the start of the South Meadows Transition Committee Meeting scheduled to follow.

With those logistics resolved, the motion to enter executive session was made by Director Dayton, seconded by Director Steuber and approved by unanimous voice vote of the Committee to discuss feasibility estimates and evaluations related to future operations and ownership of the Torrington Transfer Station with invited guests including all of the Directors and Members in Attendance, President & CFO Mark Daley, Attorney Ann Catino, and the following invited guests: Rob Phillips, Rista Malanca, David Zabel and John Marini all from the Northwest Hills Council of Governments, Casey Flanagan from Sharon, Curtis Rand from Salisbury, Dan Jerram from New Hartford, Todd Arcelaschi from Winchester, Todd Carusillo from Goshen, and Raymond Drew from Torrington

In the motion to enter Executive Session, Director Dayton noted that after the first matter ended, the invited guests related to the Torrington Transfer station matter would be excused and the second part of the executive session would begin with all of the Directors, Members, Mark Daley, attorney Ann Catino and invited guests Kelly Vazzano and Mayor Loretta of Shelton.

It was noted by Committee Chair Harrington that no actions or votes were expected in Executive Session but after a brief discussion, the Committee noted there was a chance that a resolution could be added to the agenda after Executive Session related to the Shelton matter.

The Executive Session began at 10:30am and ended at 11:38am.

10. ADJOURN

At 11:38am, the Committee came out of Executive Session. Committee Chair Harrington announced that no votes or actions were taken in Executive Session and that the meeting was now adjourned.