South Meadows Transition Committee
December 4, 2024
Meeting Minutes

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

Committee Present:	Director William Beccaro, Committee Chairperson (via Zoom) Director David Barkin Director Matthew Dayton Director John Fonfara (via Zoom) Director Rachel Taylor (via Zoom) Director David Steuber (via Zoom) Director Bert Hunter (Ex Officio, Board of Directors Chairperson) Member Frank Dellaripa
Other Directors Present:	Michael Looney (via Zoom)
Other Members Present:	Thomas Swarr (via Zoom)
Authority Staff Present:	Mark T. Daley, President & CFO (via Zoom) Christopher Shepard, Environmental Compliance Manager David Bodendorf, Manager of Engineering, Construction and Power Assets Roger Guzowski, Supply Chain Manager (via Zoom) Cheryl Kaminsky, Comptroller (via Zoom) Ann Catino (Halloran & Sage), General Counsel
CT-DEEP Staff Present:	Jade Barber (via Zoom) David McKeegan (via Zoom)
Others Present:	Robert Carr, Weston & Sampson (via Zoom) Malcolm Beeler, Weston & Sampson (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

Chairperson Hunter called the meeting to order at 11:45 A.M. due to Committee Chairperson Beccaro's limited access via Zoom, noting that this South Meadows Transition Committee meeting was starting later than scheduled because the Finance Committee meeting,

which was held prior to this South Meadows Transition Committee meeting, ran later than its scheduled end time.

2. Public Comment (3 minutes per speaker)

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

3. Approval of Minutes of the November 6, 2024 Regular Committee Meeting

Chairperson Hunter requested a motion to approve the minutes of the November 6, 2024 regular Committee Meeting. The motion was moved by Director Barkin and seconded by Director Fonfara.

Chairperson Hunter asked if there were any corrections requested. Hearing none, Chairperson Hunter asked for a vote to approve the minutes. The motion was approved by those in attendance, as indicated below:

Director	Moved	Second	Aye	Nay	Abstain
Chairperson Beccaro					(Temporarily Off-Line)
David Barkin	X		X		
Matthew Dayton			X		
Rachel Taylor			X		
John Fonfara		X	X		
David Steuber			X		

4. Update and Discussion Regarding the DRAFT Hazardous Building Materials Inspection Report

Chairperson Hunter introduced this update and discussion by noting that the draft report is quite lengthy and was included as Attachment 2 of the Committee package. At Chairperson Hunter's prompting, Mr. Daley noted that a detailed overview of this hazardous building materials (HBM) inspection was provided during the November meeting of this Committee, and that this draft milestone report was received after that meeting. Mr. Daley noted that a detailed presentation of this milestone report would not be repeated as part of today's Committee meeting, and he then asked Mr. Shepard and the consultants if there was any information from this draft milestone report that they would like to highlight during today's Committee meeting.

Mr. Shepard noted that the draft milestone report included a few recommendations for dealing with HBM, such as development of an operation and management plan for asbestos-containing materials, as well as development of a waste characterization plan for handling waste materials that may be coated with lead-based paints. Mr. Shepard also noted that PCBs in building materials were not included in this milestone report, but that they will be discussed under the next agenda item.

Chairperson Hunter asked if there were any questions from Director or Members on this matter. Hearing none, Chairperson Hunter proceeded to the next agenda item.

5. Presentation and Discussion Regarding the Results of Building Materials Testing for PCBs

At the request of Chairperson Hunter, Mr. Shepard introduced Robert Carr and Malcolm Beeler of Weston & Sampson Engineers (WSE) to discuss the results to date for testing of PCBs in building materials. Mr. Shepard noted that the Committee package includes a summary table and drawings depicting sampling locations, but no report has been drafted yet.

Mr. Beeler then began the presentation for WSE; a copy of the presentation slides is included as Attachment A to these minutes. Mr. Beeler noted that the inspection of buildings for potentially PCB-containing materials did not include the WPF, because the WPF's construction date was well after the effective date of the prohibition of the use of PCBs in building materials.

Mr. Beeler indicated that four types of materials were sampled as part of this project: paints, caulks, "black tarry" (waterproofing) materials, and window glazings. Mr. Beeler summarized the number of samples collected for PCB analysis, and noted that three (3) materials contained PCB concentrations greater than 50 mg/kg, and another 27 samples contained PCB concentrations greater than 1 mg/kg and less than 50 mg/kg.

Mr. Beeler then provided an overview of "PCB Bulk Product Waste" standards, which apply to building materials containing PCBs at concentrations greater than 50 mg/kg. Mr. Beeler noted that WSE recommends additional investigation of the following two materials that may need to be managed as PCB Bulk Product Waste: the "Green Beam Paint" in order to better delineate the limit and extent of this paint in the PBF; and the "Grey Window Caulk" because it had a very high detection limit (370 mg/kg) for PCBs (PCBs were not detected, but the minimum detection limit is significantly higher than the regulatory threshold of 50 mg/kg). Mr. Beeler noted that the presence of PCBs in the "Green Beam Paint" on structural steel could be a significant cost driver for both demolition/disposal and renovation.

Mr. Beeler continued by providing an overview of "Excluded PCB Product" standards, which apply to building materials containing PCBs at concentrations less than 50 mg/kg. Mr. Beeler noted that it will be necessary to further demonstrate that the PCBs found at concentrations less than 50 mg/kg were not present due to a release (which would be "PCB Remediation Waste"), and that they have not been diluted to less than 50 mg/kg (which would be "PCB Bulk Product Waste"). Mr. Beeler then stated that "Excluded PCB Products" are not regulated under Federal PCB regulations, so recycling will be a viable option for these building materials, which will keep demolition costs down. Regarding renovation, Mr. Beeler noted that CT-DEEP regulatory guidance applies to renovations that include building materials containing PCBs at concentrations less than 50 mg/kg. k then discussed Mr. Beeler noted that WSE recommends additional investigation of: "paints" to evaluate layers and potential PCB sources in the area; "caulk" joints to identify if another caulk is present; and "black tarry substances" to evaluate potential PCB sources in the area.

Mr. Beeler then provided an overview of "PCB Remediation Waste" standards, which apply to PCBs at any concentration that result from the release of PCBs from a source containing PCBs at a concentration greater than 50 mg/kg. Mr. Beeler noted that it can be difficult to prove or disprove whether or not you are dealing with a PCB Remediation Waste, but there are steps to be taken to evaluate this question, which can ultimately lead to an

agreement with regulators regarding which materials are PCB Excluded Products and which materials are PCB Remediation Wastes. Mr. Beeler than summarized the additional work that WSE will be undertaking in an effort to further evaluate whether or not materials with PCB concentrations less than 50 mg/kg are PCB Excluded Products or PCB Remediation Wastes.

Mr. Beeler concluded his presentation, and Chairperson Hunter asked if there were any questions. Mr. Daley confirmed with Mr. Beeler that WSE was proceeding with the additional recommended sampling and evaluation work "next Thursday," and asked Mr. Beeler how much time WSE would need for sample analyses and development of cost estimates for building demolition and renovation work. Mr. Beeler indicated that WSE should receive the sample results within one week of sample submission, and deferred to Mr. Carr regarding the cost estimating. Mr. Carr stated that we should still be on-track for development of the cost estimates within the Study schedule.

Before moving to the next Agenda item, Mr. Daley recommended that the Committee consider how the different Executive Summaries of the milestone reports should be developed, and how the overall final Study report should be structured for its submission to the State legislature. Chairperson Hunter asked Mr. Daley if he would bring a proposed format to the next Committee meeting in January, to which Mr. Daley replied affirmatively. Director Beccaro asked if we want to provide an informational presentation to the State legislature as part of the final Study's release. Mr. Daley stated that we would be happy to do so. Director Beccaro indicated that we may want to provide the informational presentation to demonstrate that we did not complete this Study "in the dark," and to inform the Legislature of some of the challenges that they and CT-DAS will be facing as this site transitions to CT-DAS.

6. Review and Approve – Resolution Regarding a Request for Services for Engineering Design and Permitting Services Related to the Abandonment of Floodwall Penetrations at the South Meadows Site

Regarding Agenda item 6, Chairperson Hunter indicated that the Committee has proposals to review, and that such review should be conducted in Executive Session. At Chairperson Hunter's request, Mr. Daley read the following statement as the formal purpose of the Executive Session:

> This Executive Session will be to discuss pending Request for Services relative to prospective public supply contract associated with engineering design and permitting services related to the abandonment of floodwall penetrations at the South Meadows site.

The motion to add the Executive Session to the Agenda was moved by Chairperson Hunter, and seconded by Director Barkin. The motion was approved unanimously by a voice vote of those in attendance.

The motion to enter into Executive Session was moved by Chairperson Hunter, and seconded by Director Barkin. Chairperson Hunter confirmed that the attendees for the Executive Session would be: all Board Members and Directors, Mr. Daley, Attorney Catino, Mr. Shepard, and Mr. Bodendorf. The motion was approved unanimously by those in attendance, as indicated below:

Director	Moved	Second	Aye	Nay	Abstain
Chairperson Beccaro		X	X		
David Barkin			X		
Matthew Dayton			X		
Rachel Taylor			X		
John Fonfara					(Absent for Vote)
David Steuber			X		

Executive Session began at 12:18 PM and concluded at 12:35 PM. Chairperson Hunter confirmed that no official action was taken and adjourned the meeting at 12:35 PM.

Attachment A to 12/4/2024 Committee Meeting Minutes

Presentation Entitled "Hazardous Building Materials Inspection"

transforming your environment

125 YEARS

Weston & Sampson℠

since 1899

100% employee-owned

Hazardous Building Materials Inspection

MIRA Resource Recovery Facility and Jet Turbine Facility

300 Maxim Road and 100 Reserve Road
Hartford ,CT

Scope of Services

- **Asbestos-Containing Materials**
- **Lead-Based Paint**
- **Universal Waste and Other Hazardous Materials (OHMs)**
  - **Universal Waste:** Lamps, Batteries, Mercury-Containing Items, Aerosols, Pesticides (stored)
  - **OHMs:** PCB/DEHP Lighting Ballasts and Capacitors, CHCs/HCFCs, Stored Chemicals and Solvents, Stored Petroleum Products
- **Polychlorinated Biphenyls (PCBs) in Building Materials**
  - The focus of this presentation is PCBs in building materials

PCBs in Building Materials

- **Purpose:** Perform a thorough inspection of the buildings and structures for potentially PCB-containing materials to determine nature and extent.
- Physical inspection of accessible areas of buildings and structures, sample locations placed on building plans
- Classify PCB-containing materials into US EPA and CT DEEP categories

Material	≥50 mg/kg	<50 mg/kg	<1 mg/kg
Paint	2	18	10
Caulk	1*	6	7
Black Tarry	0	2	3
Glazing	0	1	4
Total	3	27	24

Notes: *Reporting limit for sample is 390 mg/kg. Alternative analysis required

Weston & Sampson℠

PCB Bulk Product Waste

- **Building materials with PCB concentrations ≥50 mg/kg**
- **Building materials where the original concentration (concentration when applied) was ≥50 mg/kg and has been diluted by subsequent applications**
  - Paints where multiple layers of paint have been identified
- **Identified PCB Bulk Product Wastes**
  - Green Beam Paint (490 mg/kg) PBF Interior
  - White Paint on Foundation (51 mg/kg) NU Building Exterior
  - Grey Window Caulk (<390 mg/kg) Admin Building Exterior
- **What Additional Investigation is Recommended?**
  - Better delineation of Green Beam Paint including visual inspection of extent and sampling of other green paints in the PBF Interior
  - High reporting limit for Grey Window Caulk likely due to chlorinated interferences. Analysis by a different method (EPA Method 680)

Excluded PCB Product

- **Building materials where PCB concentrations are <50 mg/kg**
- **Must also demonstrate:**
  - PCBs not present due to a release (that would be PCB remediation waste)
  - PCBs not diluted to <50 mg/kg (that would be a PCB bulk product waste)
- **Excluded PCB Products are not regulated under 40 CFR Part 761 for disposal or decontamination**
- **These materials are regulated under CT DEEP (Guidance Documents)**
- **What Additional Investigation is Recommended?**
  - Paint (28 total), evaluate "layers" at locations installed and potential PCB sources in the area
  - Caulk (13 total), evaluate caulk joints to determine if another caulk is present
  - Black Tarry Substances (5 total), evaluate potential PCB sources in the area and maybe collect additional samples
  - Glazing (5 total), none

PCB Remediation Waste

- **PCBs at any concentration if the source of the release is ≥50 mg/kg**
  - Standard of 1 mg/kg from §761.61(a)(4) and CT DEEP Guidance Documents
- **Hard to prove or disprove**
- **Evaluate PCB sources in the area** (current and historical)
- **Multiple samples of the same material from different locations** (differing PCB sources)
- **If indoor air is a potential source** (volatilization from source and deposition on building material) evaluate chromatograms
- **Common practice to mix oil with PCBs into building materials to maintain proper viscosity for application** (black tarry substances and paints)
  - EPA considers these materials to be PCB bulk product waste if ≥50 mg/kg PCBs or Excluded PCB Product if <50 mg/kg

Summary

- **Additional investigation and sampling is recommended** to complete the planning level estimates for demolition and renovation scenarios
- **For a design level cost estimate for the work, some additional work will be required** to classify materials as Excluded PCB Products and avoid classification as PCB remediation waste

thank you

westonandsampson.com