

South Meadows Transition Committee  
January 7, 2025  
Meeting Minutes

A Regular Meeting of the South Meadows Transition Committee of the MIRA Dissolution Authority was held on January 7, 2025. Present either in-person or via video or audio conferencing were:

Committee Present: Director William Beccaro, Committee Chairperson  
Director David Barkin  
Director Matthew Dayton (via Zoom, joined at 11:29 AM)  
Director John Fonfara (via Zoom)  
Director David Steuber (via Zoom)  
Director Bert Hunter (Ex Officio) (via Zoom)  
Member William DiBella

Other Directors Present: Michael Looney (via Zoom)

Other Members Present: Thomas Swarr (via Zoom)

Authority Staff Present: Mark T. Daley, President & CFO  
Christopher Shepard, Environmental Compliance Manager  
David Bodendorf, Manager of Engineering, Construction and Power Assets (via Zoom)  
Thomas Gaffey, Director of Recycling & Enforcement (arrived 11:25)  
Roger Guzowski, Supply Chain Manager  
Cheryl Kaminsky, Comptroller (via Zoom)  
Ann Catino (Halloran & Sage), General Counsel

CT-DEEP Staff Present: Jade Barber (via Zoom)

CT-DAS Staff Present: Ernestine Weaver (via Zoom)  
Matthew Pafford (via Zoom)

Others Present: Robert Carr, Weston & Sampson (via Zoom)  
Malcolm Beeler, Weston & Sampson (via Zoom)  
Carl Stopper, TRC (via Zoom)  
(860)573-5203 (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 11:09 AM.

**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 December 4, 2024 Regular Committee Meeting**

Committee Chairperson Beccaro requested a motion to approve the minutes of the December 4, 2024 regular Committee Meeting. The motion was moved by Director Fonfara and seconded by Director Barkin.

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

<b>Director</b>	<b>Moved</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>
Chairperson Beccaro			X		
David Barkin		X	X		
Matthew Dayton					(absent for vote)
Rachel Taylor					(absent)
John Fonfara	X		X		
David Steuber			X		

**4. Update and Discussion Regarding the South Meadows Redevelopment Considerations Study**

Committee Chairperson Beccaro introduced this Agenda item, and then asked President Daley to lead the discussion on the bullet points that are listed on the Agenda under this item #4. President Daley noted that there is no formal presentation scheduled for today’s Committee meeting. President Daley indicated that Bob Carr from Weston & Sampson Engineers (WSE) will discuss each point on the Agenda, and that Mr. Carr may also have some slides to share during his discussions.

With that introduction, Mr. Carr provided an update and discussion on the following items listed under this Agenda item #4:

- Draft Outline of Executive Summary for Final Study Report:

Mr. Carr shared a draft outline of the Executive Summary for the final Study report. Mr. Carr stated that WSE would try to limit the Executive Summary to less than ten pages. Mr. Carr also indicated that the Executive Summary will include a matrix table of remediation and demolition costs associated with the various potential future use scenarios. Director Barkin requested that the cost estimates include escalation tables that go out at least five years. Committee Chairperson Beccaro recommended that the Executive

Summary be pared down, noting that the Executive Summary should “start with the conclusion,” and that discussion of historical context within the Executive Summary was unnecessary. Director Barkin reinforced Committee Chairperson Beccaro’s recommendation, noting that the Executive Summary should be closer to two pages than ten pages.

Director Fonfara reiterated the importance that the site remediation and demo costs are to achieve general uses, not specific uses. Mr. Carr agreed.

- Cost Estimates for Building Demolition / Renovation, and Site Soil Remediation

Mr. Carr then stated that WSE is continuing to work on the cost estimates for building demolition and site remediation, noting that they have received the draft building abatement and demolition cost estimate from Tetra Tech and are actively reviewing it. Director Barkin asked if the building demolition cost estimates tease out the costs of “gutting” (removing) the boilers and other power house equipment prior to demolishing the buildings, noting that DAS would like to know this information. Mr. Carr indicated that his team would keep this point in mind while reviewing the draft building demolition cost estimate.

- Results of Additional Building Materials Testing for PCBs

Mr. Carr requested that Malcolm Beeler from WSE provide an update on the results of additional testing of building materials for PCBs. Mr. Beeler stated that WSE collected twenty additional samples of building materials on December 21<sup>st</sup> for PCB analysis. The focus of the sampling effort was primarily green paint, because one sample of green paint was found during the previous round of sampling to contain PCBs at a concentration of approximately 450 parts per million (ppm). Mr. Beeler noted that the green paint with that high PCB concentration had a distinctive texture and appearance, and he stated that, through the most-recent sampling effort, WSE was able to establish a limit of that paint to approximately 40 square feet of painted surface on a single beam. Mr. Beeler noted that a few additional paint samples contained PCBs in the range of 50 to 57 ppm. These results ultimately help to limit steel disposal requirements and costs (for steel containing 50 ppm or more of PCBs), and make more steel available for recycling. Mr. Beeler noted that almost all collected building material samples contained some level of detectable PCBs, and that no additional sampling is needed at this time in order to generate accurate cost estimates for abatement and building demolition.

Mr. Shepard asked if WSE did any additional sampling related to a caulk sample from the first round of sampling that had a non-detectable result for PCBs, but had a significantly elevated detection limit of 370 ppm. Mr. Beeler noted that the caulking in question was over a limited area, that the cost for additional sampling of the caulk would have been \$350 per sample because a different analytical method would have been required, and that WSE focused its most-recent sampling effort on the paints because the paints would have the greatest impact on abatement and demolition costs. Mr. Beeler noted that additional sampling of the caulk could be conducted closer to the time of demolition.

Committee Chairperson Beccaro asked if WSE believed that they have enough sample analytical data for the cost estimating work, and Mr. Beeler affirmed that WSE and its demolition cost estimation people believe that they have collected and analyzed a sufficient number of samples.

- Summary of Interviews with Key Stakeholders

Mr. Carr shared an update from Kelvin Ayala of Led By Us (LBU) regarding interviews with key stakeholders. Mr. Carr noted that interviews were still to be scheduled with the Center for Leadership & Justice, the Capital Region Development Authority, HartfordNext, Envision Hartford Development Group, and Goodwin University. Mr. Carr stated that two stakeholder interviews have been completed to date – with Riverfront Recapture, and Eversource. Additionally, Mr. Carr indicated that LBU is seeking to complete three more stakeholder interviews from among the Hartford Chamber of Commerce / Metro Hartford Alliance, the City of Hartford (Economic Development Office), the Connecticut Coalition for Environmental Justice, the Connecticut Land Conservation Council, and the Urban League of Greater Hartford.

Mr. Carr noted that the stakeholder interview comments will be included in the final Study report, as well as those comments that WSE and LBU have received from the general public via the survey and previous public information meetings.

- Scheduling of Special Board Meeting and Third Public Informational Meeting

Mr. Carr began the discussion regarding the next/final public informational meeting, which would be held in early March, after the final Study report is published, at the same location as the previous two public informational meetings. Committee Chairperson Beccaro asked to ensure that the date of the final public informational meeting is not too soon after the final Study report is published, so that the public will have sufficient time to review the report before the meeting. Mr. Carr noted that the final Study report will be done at the end of February, so early March for the public informational meeting should offer sufficient time. Committee Chairperson Beccaro stated that there is some elasticity in final due date for the Study report, if needed by WSE, given the long legislative session and the work of the Legislative Committees of cognizance. Committee Chairperson Beccaro also asked that Kelvin Ayala from LBU be made available for a more-detailed discussion on the messaging, because the messaging can be as important as the technical information. Mr. Carr stated that Mr. Ayala would be made available at Committee Chairperson Beccaro's request.

Director Barkin asked if the Board would be officially "accepting" the final Study report, noting that it is due at the end of February but there is no Board meeting scheduled at that time. At the request of President Daley, Mr. Shepard laid out the upcoming timeline, noting that the intention is for WSE to provide the draft Study report to the Authority for review, and that the submission of the draft Study report would also include a presentation by WSE to the Board at a Special Board meeting to be scheduled. Director Barkin also stressed the importance that the final Study report be made available to the public with sufficient time for its review before the final public informational meeting. Mr. Carr stated that WSE recognized that.

Attorney Catino asked if the report would be issued “Final” or “Final Draft” for review by the public. Mr. Shepard stated that the intention of the Authority is to issue the report as “Final” before the last public informational meeting. President Daley stated that the Authority will schedule a Special Board meeting for the first week of February for receipt of the draft Study report, and a presentation of the report to the Board by WSE.

Committee Chairperson Beccaro indicated that he thinks that the Authority will hold an informational forum at the Legislature. The informational forum would not be a Committee hearing, but it would cross Committee lines and be open to Legislators and the general public. Committee Chairperson Beccaro indicated that he would like to interface with Mr. Ayala before any final plans are made for such a forum. Mr. Carr said to let WSE know when they would be needed for such a forum and they will be ready.

Member DiBella asked how much time WSE spent reviewing the issue regarding the portion of the flood protection land barrier that was removed and not replaced when I-91 was lowered in Hartford, which has resulted in flooding concerns when the Connecticut River elevation exceeds 35 feet or 36 feet. Mr. Carr indicated that WSE has not looked at this particular issue as part of the Study. Mr. Shepard confirmed that this issue is not specific to the South Meadows property, but is located off the property, to the north. Mr. Shepard indicated that this issue could be discussed with the Greater Hartford Flood Commission, which is a stakeholder in the South Meadows property, with a brief summary included in the final Study report. Committee Chairperson Beccaro indicated that this matter could be included parenthetically in the final Study report, but that we generally need to focus on the property itself. Member DiBella noted that there is a significant body of evidence readily available regarding this issue. Attorney Catino cautioned that there may be other off-site conditions that impact the property, so it would be important to caveat any discussions to make it clear that the Study does not include a full evaluation of potential impacts from off-site conditions.

**5. Executive Session to Discuss Attorney-Client Privileged Memo from Attorney Catino Relating to MIRA DA / DAS Succession Under PA 23-170**

The motion to enter into Executive Session was moved by Director Fonfara, and seconded by Director Barkin. Committee Chairperson Beccaro confirmed that the attendees for the Executive Session would be: all Board Members and Directors, President Daley, Attorney Catino, Mr. Shepard, and Ernestine Weaver. The motion was approved unanimously by voice vote of those in attendance.

Executive Session began at 12:04 PM and concluded at 12:26 PM.

Committee Chairperson Beccaro confirmed that no votes or official actions were taken during the Executive Session.

**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 Barkin moved to adjourn, and Committee Chairperson Beccaro adjourned the meeting at 12:27 PM.