

MIRA Dissolution Authority Finance Committee
January 7
Meeting Minutes

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

Committee Present: Paul Harrington (Committee Chairperson)
Bill Beccaro
Matt Dayton (via Zoom – left at 10:30am as previously discussed)
Dave Steuber (via Zoom)
Bert Hunter (ex Officio – Board of Directors Chairperson via Zoom)

Other Directors Present: David Barkin
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)
Dave Bodendorf, Manager of Engineering, Construction and Power Assets
Thomas Gaffey, Director of Recycling and Enforcement (via Zoom)
Ann Catino (General Counsel - Halloran Sage)

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 9:31a.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 DECEMBER 4, 2024 MEETING

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

Mr. Guzowski noted a typo in the list of other attendees. With that typo corrected, 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			X		

4. DRAFT RESOLUTION REGARDING UNITED SECURITY

President Daley led a brief discussion reminding the Committee that the Authority has been using United Security to patrol the South Meadows site from dusk till dawn ever since the plant closed. Mr. Daley explained that is done via a DAS contract which is available for quasi-public agencies to use. The last Board approval for this purchase was covered a period ending December 31st 2024, which coincided with the expiration of the DAS contract at that time. Mr. Daley stated that this DAS contract has since been extended and so this resolution is to extend our arrangement with United Security for another 6 months for the period ending June 30, 2025. Mr. Daley indicated that this arrangement will exceed \$50,000 so it will be an 8-vote requirement at the full board. After a brief discussion regarding the annualized cost of the service and an affirmation by Director Barkin that DAS is in the process of planning for security after July 1, 2025, the motion to move the resolution to the full was raised by Director Beccaro, seconded by Director Dayton and approved by unanimous vote.

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

5. DISCUSSION OF DRAFT FISCAL YEAR 2026 CSWS BUDGET

President Daley led the discussion indicating this was a first draft of the CSWS Budget. Mr. Daley reminded the Committee that this is the second-to-last year of the Municipal Services Agreements. By contract, Mr. Daley stated that the Authority needs to adopt a tip fee by the end of February. Mr. Daley explained that not adopting a tip fee or adopting a short-term tip fee greater than \$136 would be inconsistent with these contracts and essentially guarantee that the transfer stations are not transferred to third parties.

Mr. Daley led a review of the PowerPoint presentation included as Attachment 2. Mr. Daley indicated that this budget is consistent with the setting of a \$136 tip fee and that it does require a

use of reserve on a budget basis of \$4.1 million to support the operations. However, Mr. Daley reminded the Committee that the Authority typically budgets conservatively and that in the current Fiscal Year 2025, the Authority is currently 29% below budget in terms of CSWS operating loss. Mr. Daley indicated that the FY26 draft budget is consistent with projections provided to potential 3rd party operators except that this draft FY26 CSWS budget incorporates the most recent draft of the Authority budget and how that is allocated out to the CSWS.

At Chairperson Hunter's request, for the benefit of the general public, Mr. Daley led a very brief overview of the presentation included in the Committee Package as Attachment 2.

After that overview, Committee Chair Harrington led a lengthy discussion regarding tip fee stabilization. Attorney Catino provided a brief overview of how tip fee stabilization works in the contract. In response to a question regarding the DAS position about tip fee stabilization, Director Barkin indicated that he was not speaking with full authorization but suggested that the Department would be more likely to support incentives to transfer operations to Third Parties than to support Tip Fee Stabilization.

Chairperson Hunter reminded the committee that discussions with the Essex towns and Torrington towns remained ongoing and suggested that because of deadlines set forth in the Municipal Services Agreements that the Authority won't have time to put anything together when the time comes if we don't move forward with the framework of a budget.

Committee Chair Harrington reminded the Committee that when discussing this issue in prior years a number of members at the full Board supported tip fee stabilization through this current fiscal year but that there was no certainty that they would support it moving forward.

That led to a lengthy and spirited discussion about whether Committee members supported tip fee stabilization, what impact passing a budget without tip fee stabilization would have on towns and negotiations with third parties to take over the transfer station operations, whether tip fee stabilization is something DAS would honor after July 1, 2025 and what notices if any were applicable to send to the towns at this point in the discussion.

The Committee asked President Daley to adjust the budget presentation when the CSWS Budget is presented to the full Board at the January Board Meeting to show the impact on the tip fee if tip fee stabilization is not used.

Given that discussions with towns in Essex and Torrington are ongoing, Director Dayton suggested getting an update regarding those discussions at the January Board meeting before taking further action regarding the CSWS budget. After a brief further discussion the Committee

agreed by consensus to move on to the next item on the agenda and to wait to the January Board meeting to revisit the CSWS budget discussion.

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 the Authority is in the master wind down process. He updated the Committee on the status of discussions with Essex and with towns in the Torrington area. Mr. Daley also noted that the Authority received a draft survey for the Ellington Transfer station which sets out a parcel that's needed to comply with zoning and noted that draft is being reviewed by Authority staff. Further, Mr. Daley stated to the Committee that an inventory of real and personal property was shared with DAS as well as a Google drive to share contracts and other future documents with the Department. Mr. Daley informed the Committee that there was an HR Committee meeting coming up on January 15th at which they will discuss details of the separation documents. That will include the draft template notice of separation which needs to be provided at the end of March as well as the draft template separation agreements that will be required for provisioning separation pay.

7. DISCUSSION OF 2025 HARTFORD PILOT

President Daley informed the Committee that on December 30, the Authority met with representatives from the City of Hartford, James Wolf and Jonathan Harding, to talk about the PILOT and the concept to keep the City whole based on the Authority's sale of the Murphy Road properties. Mr. Daley represented that the City was generally in agreement with the approach that was discussed on the phone. The Authority provided the Assessor an estimate of the revised PILOT payment the Authority proposes to keep them whole which is \$1,155,000. The Assessor did get back to the Authority fairly quickly to clarify that the tax for the period from closing of the sale which was in November to the end of June would not be received until July 1, 2025. Mr. Daley indicated this is the issue that the Board did ask Attorney Catino to look at back in November.

The Committee, President Daley and Attorney Catino discussed their understanding of how taxes are typically assessed, the unique statute, 12-81(a), that applies in the case of the sale of public property to a private entity, the special notification process that a private-sector buyer of public property has to notify the City of such a purchase, whether that notification process took place, and how 12-81(a) impacts when and how the Assessor sends a tax bill to the new owner. Director Steuber recounted a subsequent conversation with the Assessor and an alternate understanding of how the City would tax the new owner.

The Committee concurred that all the parties should be on the same page regarding when and how 12-81(a) impacts the assessment of the Murphy Road Properties before the January Board meeting. Chairperson Hunter requested that President Daley set up a meeting directly with the Assessor and including Director Steuber prior to the Board meeting to gain such consensus understanding.

8. DISCUSSION REGARDING PROPOSAL CONCEPTS

President Daley led a discussion, noting that with only 8 minutes until the South Meadows Committee meeting, he did not expect to have time for further discussion in executive session. Mr. Daley explained that in the Master Wind Down Schedule, the Authority envisioned a final RFP for salvage operations at the South Meadows site. He explained that the Authority issued two interrelated RFPs as detailed in the November 13 presentation to the Board. One dealt with the brokerage of available equipment, including spare parts, maintenance shops, small tools, etc. as well as brokerage of installed equipment, including everything from installed motors, compressors, and pumps to full turbines, bag houses, etc. here on the site. The other RFP dealt with implementing the salvage operations needed to get at the installed equipment. Mr. Daley noted that the Authority did allow alternative approaches in each RFP to allow maximum flexibility for responses – such that proposers could propose on either or both of the RFPs or suggest alternative approaches. Mr. Daley explained that presentation goes over the objectives, the process that was followed and conceptually reviews the proposals received. Mr. Daley explained that there are additional details that were held back that are more appropriate for an executive session discussion. He stated that in general the Authority does have several decent options available at this stage to maintain forward momentum here on the site toward a potential future use. To generally summarize the options, Mr. Daley explained that the Authority received a comprehensive management proposal from a top rated engineering and program management firm that was more of a comprehensive planning and oversight process involving the bidding, awarding and subcontracting of salvage operations. Additionally, Mr. Daley stated that the Authority received an alternate proposal that was a more-pragmatic sale and scrap proposal from an experienced power plant recycling and salvage contractor. Their proposal included equipment brokerage and more-direct salvage operations with their own personnel and was less subcontracting and overseeing other operations. Lastly, Mr. Daley explained that the Authority received a proposal that was more of a targeted acquisition from a major metals recycling firm to remove the jet turbine facility, the jet fuel tank and the regenerative thermal oxidizer.

With that, Mr. Daley noted that it was 10:59 and the South Meadows Transition Committee was about to begin.

9. INFORMATIONAL REPORTS

The informational reports were included as Attachment 5 of the Finance Committee but due to time constraints, they were not further discussed at the meeting.

10. EXECUTIVE SESSION.

Due to time constraints, the Committee did not enter into the Executive Session noted on the agenda.

11. ADJOURN

At 10:59, Committee Chair Harrington noted that the South Meadows Transition Committee meeting was scheduled to start at 11am and requested a motion to adjourn. The motion was made by Director Beccaro, seconded by Director Steuber and approved by unanimous consent.

	Raised	Second	Yea	Nay	Abstain
Paul Harrington, Committee Chair			X		
Bill Beccaro	X		X		
Matt Dayton					Left meeting at 10:30
Dave Steuber		X	X		