MIRA
Dissolution Authority
300 Maxim Road, Hartford, Connecticut 06114 Telephone (860) 757-7700 Fax (860) 757-7725

MEMORANDUM

TO: **MIRA Dissolution Authority Board of Directors**

FROM: **Bert Hunter, Chairperson**

DATE: **March 13, 2025**

RE: **Notice of Special Meeting (South Meadows Redevelopment Considerations Community Update)**

There will be a **special meeting** of the MIRA Dissolution Authority's Board of Directors on ***Tuesday, March 18, 2025 at 5:30 p.m. in the Metzner Recreation Center, 680 Franklin Avenue, Hartford, CT.*** Members of the public are encouraged attend the meeting either in person or remotely using the following Zoom link: https://us02web.zoom.us/j/88130672679?pwd=d4qjZSE5UC7pJ9cZUmrHy6AMX2HJ2f.1 or by calling (929) 205-6099, entering Meeting ID: 881 3067 2679and Passcode: 334601# when prompted. The meeting is scheduled to conclude by 7:30 p.m.

The purpose of this meeting will be:

1. Call to Order; Chair's Welcome
2. Additional Confirmed Speakers
3. Chairperson's and President's Remarks
4. Presentation – Community Update - South Meadows Redevelopment Considerations Study
    a. Informational Flyer (***Attachment 1***)
    b. Executive Summary (***Attachment 2***)
5. Question and Answer Period
6. Public Comment (3 minutes per speaker)

Cc: Mark Daley
David Bodendorf
Thomas Gaffey
Christopher Shepard
Cheryl Kaminsky
Roger Guzowski
Stephannie Rice
Chris May

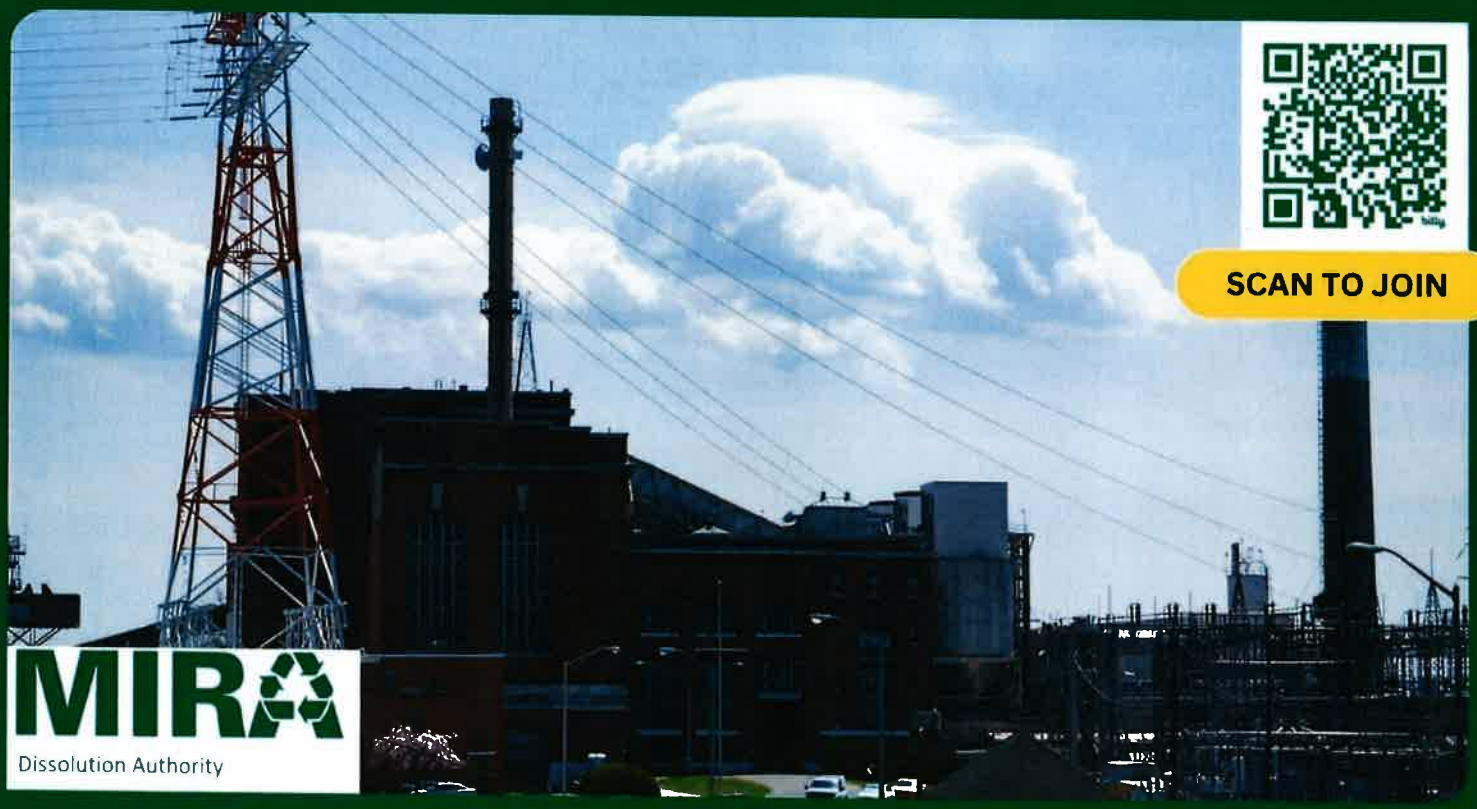
Attachment 1

COMMUNITY MEETING

SOUTH MEADOWS REDEVELOPMENT CONSIDERATIONS STUDY RESULTS

STUDY FINDINGS AND REPORT RECOMMENDATIONS

COME LEARN ABOUT THE POTENTIAL SITE REDEVELOPMENT OPTIONS, ENVIRONMENTAL CONCERNS, AND NEXT PHASE FOR THE SITE.



TUESDAY, MARCH 18 , 2025

5:30PM - 7:30PM | METZNER COMMUNITY CENTER
680 FRANKLIN AVENUE, HARTFORD, CT.

zoom

OPEN TO THE PUBLIC **LITE REFRESHMENTS PROVIDED** **JOIN VIRTUALLY**

Public Zoom Link: https://bit.ly/MDAStudy

FOR MORE INFORMATION: WWW.CTMIRA.ORG

REUNIÓN COMUNITARIA

RESULTADOS DEL ESTUDIO DE CONSIDERACIONES SOBRE LA REURBANIZACIÓN DE SOUTH MEADOWS

RECOMENDACIONES DE ESTUDIOS E INFORMES

VENGA A CONOCER LAS POSIBLES OPCIONES DE REURBANIZACIÓN, LAS PREOCUPACIONES AMBIENTALES Y LA PRÓXIMA FASE DE ESTUDIO

MARTES, 18 DE MARZO DE 2025

5:30PM - 7:30PM | METZNER COMMUNITY CENTER
680 FRANKLIN AVENUE, HARTFORD, CT.

zoom

ABIERTO AL PÚBLICO **REFRESCOS PROPORCIONADOS** **EN VIVO POR ZOOM**

URL Pública de Zoom: https://bit.ly/MDAStudy

PARA MÁS INFORMACIÓN: WWW.CTMIRA.ORG

Attachment 2

MIRA
Dissolution Authority

Date Submitted: March 10, 2025

The South Meadows Redevelopment Considerations Study




Weston & Sampson
westonandsampson.com
712 Brook Street, Suite 103, Rocky Hill, CT 06067

ACKNOWLEDGMENTS

MIRA Dissolution Authority

Bert Hunter, Board Chairperson

William Beccaro, Board Director

Mark Daley, President

Christopher Shepard, PE, Environmental Compliance Manager

Weston & Sampson Engineers, Inc.

Robert Carr, PE, LEP, Senior Technical Leader

Malcolm Beeler, LEP, Senior Technical Leader

Paul Uzgiris, PE, Senior Team Leader

Susan Mara, Planning Team Leader

Craig Miner, Team Leader

Caleb Pettigrew, Environmental Scientist

Joanna Nadeau, Public Outreach Technical Specialist

Jeffrey Willson, LEP, Technical Leader

Paul Boison, LEP, Technical Specialist

Eagle Environmental, Inc.

Peter Folino, Principal

Led By Us & Associates, LLC

Kelvin Ayala, Principal

Natalie Pryce, Principal

Simpson, Gumpertz & Heger, Inc.

Justin Dominguez, PE, P.Eng (BC), Project Manager

Tetra Tech, Inc.

David Braungardt, Project Manager Industrial Hygiene and Safety

Raymond Leung, P.Eng., Director of Engineering Energy Transmission Group

EXECUTIVE SUMMARY

MIRA Dissolution Authority and Study Purpose and Role

The MIRA Dissolution Authority ("MDA") was created by an act of the State of Connecticut Legislature – Public Act 23-170, effective July 1, 2023. As a result of this legislation, the Authority replaced the existing Materials Innovation and Recycling Authority (MIRA). MDA assumed MIRA's statutory duties and responsibilities, control over all of MIRA's assets, authorities and capabilities during the dissolution process. Upon conclusion of this dissolution process (currently anticipated as early as July 1, 2025, but not later than July 1, 2026) any remaining rights, real or personal property of the Authority will pass to and vest in the State of Connecticut - including, but not limited to, the South Meadows Site.

The MDA selected Weston & Sampson to conduct a study of the Site, known as the South Meadows Redevelopment Considerations Study (Study), to identify both the immediate environmental needs and information necessary for potential future redevelopment of the South Meadows Site.

Potential Future Uses Defined

The following potential uses were identified to be included in this Study:

- Industrial / Commercial Activities as defined in the Connecticut Department of Energy and Environmental Protection (CT DEEP) Remediation Standard Regulations (RSRs);
- Residential Activities as defined in the RSRs:
- A combination of such activities on separate portions of the Site.

Community Outreach Program

The Community Outreach Program had two main goals – first, to keep the public informed of the Study process and results and second, to solicit feedback from the public and stakeholders on Site environmental concerns and what future uses of the Site should be considered to improve both the immediate neighborhood and Hartford region overall.

Public Meetings - A total of three public meetings were approved for the Study. The first was a public launch meeting held on June 23, 2024 to inform the public about the Study process and specific tasks and Study schedule. The second meeting was held on November 12, 2024, and similar to the launch meeting, the second meeting was both in-person and available via Zoom. During this second meeting results of the flood protection system evaluation, the hazardous building material inspection (HBMI) sampling results, and review of existing site conditions, restrictions, and potential future uses were presented. A third meeting will be held in mid-March to present the results of the final Study, including reviewed remediation and building demolition scenarios and opinions-of-cost for each.

Stakeholder Engagement – As part of the study, key stakeholders were contacted and interviewed to capture concerns, suggestions, and overall feedback about potential redevelopment of the MDA site. The following stakeholders were interviewed:

- Riverfront Recapture
- Capital Region Development Authority (CRDA)
- Goodwin University
- Eversource
- Urban League of Greater Hartford (ULGH)
- Center for Leadership & Justice / Greater Hartford Interfaith Action Alliance (GHIAA)

- HartfordNeXT
- City of Hartford Economic Development Department

Highlights Regarding Existing Environmental Conditions

The Site operated as a coal-fired electric plant in the 1920s, before shifting to petroleum fuel in the 1940s operating primarily from the existing power block building (PBF). In the mid-1980's the waste processing facility (WPF) was constructed and the Site operated as a waste-to-energy (WTE) facility until its closure in 2022.

The Site underwent extensive environmental remediation from 2001 through 2023, with additional remediation required by CT DEEP from 2019 to 2023. Site remediation included using Environmental Land Use Restrictions (ELURs) and Engineered Controls (ECs) to keep contaminated soil inaccessible during operation of the WTE facility. The ELURs and ECs are part of the Site's Verification (closure) that will be revised and submitted to CTDEEP in the Spring of 2025.

In 2022 MDA submitted a formal closure plan to CT DEEP that includes provisions for the proper shutdown of the buildings, coal removal, polychlorinated biphenyl (PCB) removal from the Administration Building, and equipment cleaning. An update to the closure plan will include results of PCB testing that was conducted as part of the Study. The approval of the Site Verification by CT DEEP would allow the continuation of WTE operations, if still operating, without additional remediation. However, if the Site has other uses, additional Site remediation and likely some demolition of Site structures will be required.

Highlights Regarding Conceptual Site Considerations

Hazardous Building Materials - Due to the age of the Site buildings and the type of construction, an inspection was performed to identify and quantify accessible hazardous building materials (HBMs) to support environmental compliance, develop remediation costs, and inform future redevelopment planning. The HBMI Inspection (HBMI) was conducted between June and September 2024 and involved the collection of 1,507 asbestos bulk samples or suspect Asbestos Containing Materials (ACMs) from 706 Homogeneous Areas (HAs) for asbestos analysis, the collection of 2,383 XRF lead paint readings, 80 PCB samples and visual surveys to identify universal waste and other hazardous materials. While the majority of the Site buildings (~90-95%) were accessible, excluded areas include confined spaces, inaccessible materials or areas of the buildings/structures, and materials requiring destructive testing.

From the 1,507 asbestos samples collected, 122 HAs were confirmed to contain asbestos at or above the State of Connecticut regulated level of 1% by weight or federal regulated level of >1% by weight.

Lead-based paint was identified on limited site components within the WPF buildings, mainly on metal handrails and metal fuel piping. Within the PBF, a significant amount of lead-based paint was identified on structural steel, but was limited on masonry surfaces, including both brick and concrete.

Out of the 80 PCB samples collected, PCBs were detected in the following:

- 43 of the 52 paint samples analyzed, with 4 samples $\geq$50 mg/Kg.
- One window glazing sample
- Four tarry samples
- Nine samples of caulk

Flood Protection System Evaluation - Part of this study included develop of an Operation, Inspection, and Maintenance Plan (OIMP) and Emergency Preparedness Plan (EPP) for the floodwall penetrations, and to prepare a report documenting the work required and estimated costs to properly abandon or remove each floodwall penetration and encroachment. The OIMP documents the requirements for the operation, maintenance, and inspection of each utility penetrating the floodwall. Of the twelve identified penetrations, only one, a storm drain outfall (HD-36), is active.

The EPP defines the roles and responsibilities of those in charge of monitoring for and responding to emergency conditions involving floodwall penetrations. The EPP is intended to become a part of the Greater Hartford Flood Commission's (GHFC) Emergency Action Plan and defines the flood response process using a phased approach where the level of readiness and monitoring increases with the predicted flood level.

Removal of floodwall penetrations is impractical for all but one penetration (HD-50a, a liquid fuel line), as the remaining penetrations pass under the floodwall. In-place decommissioning consists of excavating to expose the pipes on each side of the floodwall, cutting the pipe on each side of the floodwall, and filling the pipe with cement grout or concrete. The estimated cost of properly abandoning floodwall penetrations is approximately $2.65M.

Site Easements – There are several significant easements on the Site including utility easements, drainage easements, a railroad easement, a flood control easement for the Site's floodwall and adjacent dike, and bridge and highway easement for the elevated portion of Route 5/15 on the northern portion of the property. Eversource owns significant electrical infrastructure on the property including a 115kv switching station, a 23kv/115kv substation, underground duct banks and overhead transmission lines. The Order of Magnitude (OOM) cost estimate for relocating the electrical substations and re-routing of electrical lines has been estimated at between $95M and $380M in present value costs.

Site Surroundings – The Site is surrounded by commercial and industrial uses including Brainard Airport to the south, a regional agricultural market and wetlands to the west and industrial part to the southwest. The Connecticut River borders the Site to the East with Charter Oak Landing bordering the Site to the northeast. The presence of wetlands, the Connecticut River flood protection system and Brainard Airport will affect future development of the property.

Permits and Approvals to be Considered - The Site is primarily located in the Industrial (ID-1) District and Connecticut River Overlay District, with a portion of the eastern side in the Open Space District. The Industrial (ID-1) District zoning language specifically calls out using this district to integrate lower-impact industry with surrounding residential areas. This differentiates it from the Industrial (ID-2) District, which is designed for heavier industries such as waste processing and motor vehicle wrecking yards. Accordingly, the ID-1 designation reflects the City's desire for the future redevelopment on the Site. The Connecticut River Overlay District was created to open access to the river and allow for specific uses that account for ecological preservation. This district applies to all locations located within 2,000 feet landward of the Connecticut River, overlapping a majority of the Site.

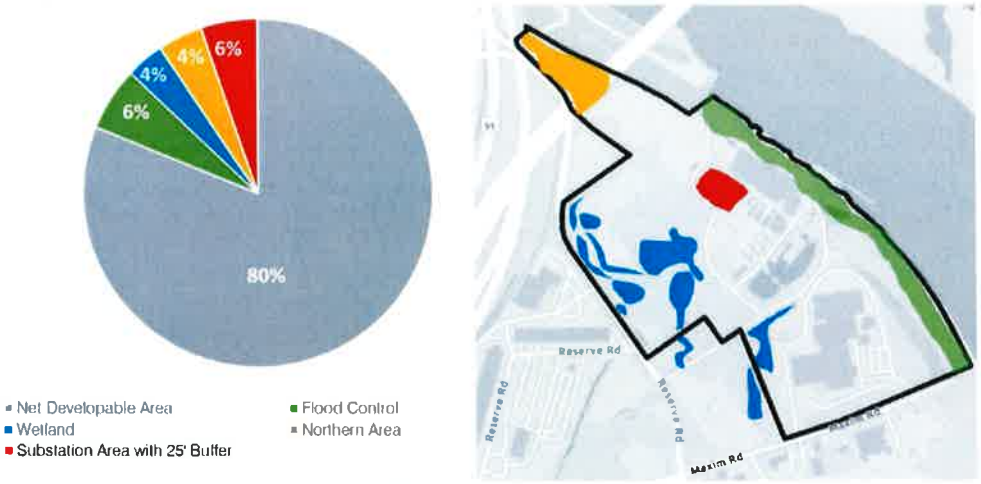
Future development will need to meet the requirements of the ID-1 and Connecticut River Overlay district. Additionally, building heights will need to be reviewed and approved by the FAA due to the close proximity of Brainard Airport.

Highlights Regarding Assessment of Potential Future Uses

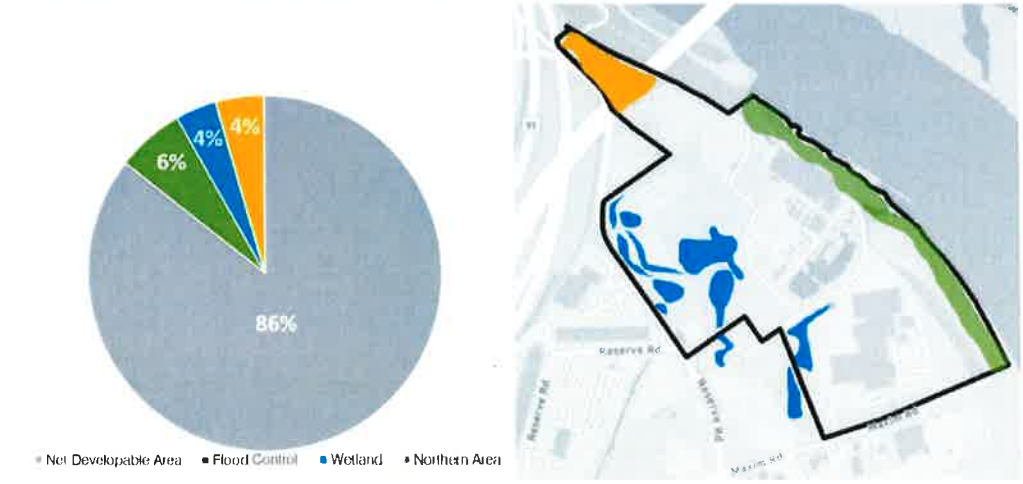
The following three scenarios were contemplated to assist the MDA in understanding the risks and costs associated with various land uses. The proposed uses are based upon the CT DEEP RSRs.

- Industrial/Commercial as defined by the RSRs
- Residential/Recreation as defined by the RSRs
- Mixed Use (Default to Residential RSR criteria)

Concepts related to potential future uses were developed using Site constraints, proximity to the Connecticut River and existing infrastructure as guides. Development constraints and net developable areas are shown in the pie graphs below.



Industrial and Commercial Use with electrical substations intact



Potential residential use with the electrical substations removed

Highlights Regarding Environmental Needs and Knowledge for Potential Future Uses

The RSRs are utilized by CT DEEP to determine whether a property's soil and groundwater quality are sufficient for 1) a site's intended use and 2) protective of the State's water resources. For this Site, the applicable RSRs include Residential or Industrial/Commercial Direct Exposure Criteria (DEC) (depending on site use), Pollutant Mobility Criteria for GB designated groundwater areas (GB PMC), Surface Water Protection Criteria (SWPC) and Volatilization Criteria (VC). Remediation activities were evaluated based on potential future uses of the Site and remediation scenarios developed with remediation opinions-of-cost.

Scenario 1a – Industrial/Commercial Use and Demolition of the Power Block Facility: This scenario envisions that future site use will be consistent with currently permitted uses as a waste processing facility, that is, with the exception of the demolition of the PBF, all existing buildings, structures, infrastructure, and environmental restrictions will remain in place. With the removal of the PBF, PCB impacts in soil adjacent to the PBF and on exterior walls of the PBF structure would need to be remediated to <10 ppm for EPA and CT DEEP compliance. The present value Site remediation opinion-of-cost for this scenario is $12.14M with a range of -25% and +50%.

Scenario 1b – Industrial/Commercial Use and Demolition of the Waste Processing Facility: In this future reuse scenario, it is assumed that the WPF and its associated buildings will be removed and that future use will allow re-development of the Site for I/C purposes. This scenario would not preclude having a portion of the property used for passive recreation purposes as contemplated by CT DEEP's "Risk-based Remediation Criteria for Managed Multifamily Residential and Passive Recreational Exposure Scenarios" (CT DEEP12/31/2024). This scenario includes keeping the PBF building since it has historic significance. The existing dock would be repurposed for industrial or commercial uses. The present value Site remediation opinion-of-cost for this scenario is $14.72M with a range of -25% and +50%.

Scenario 1c: Industrial/Commercial Use and Demolition of All Structures: This scenario envisions that all existing Site structures will be demolished and the future use will allow re-development of the Site for I/C purposes. This scenario would not preclude having a portion of the property used for passive recreation purposes. The present value Site remediation opinion-of-cost for this scenario is $23.78M with a range of -25% and +50%.

Scenario 2a – Residential Use with ELURs: This scenario envisions that future Site use will allow redevelopment of the Site for Residential purposes while keeping applicable inaccessible soil and ELURs/ECs in place. This scenario includes the removal of the WPF and PBF buildings and related structures. The electrical substations would be removed from their current location and the existing dock would be repurposed for residential or mixed use. The present value Site remediation opinion-of-cost for this scenario is $27.16M with a range of -25% and +50%..

Scenario 2b: Residential Use with Imported Fill - This scenario envisions that future Site use will allow re-development of the Site for Residential purposes by adding up to 13 feet of clean fill across much the site to keep contaminated soil below the RSR 15-foot DEC zone. No remedial excavations other than select PCB exceedance areas would be conducted. This scenario includes the removal of the WPF and PBF buildings and related structures. The electrical substations would be removed from their current location and the existing dock would be repurposed for residential or mixed use. The present value Site remediation opinion-of-cost for this scenario is $92.20M with a range of -25% and +50%.

Demolition and Abatement Costs – A demolition and abatement cost estimate was prepared to demolish all aboveground Site structures including the WPF, PBF, conveyor lines, and screenhouse buildings. Buildings would be demolished to four feet below grade and filled to the ground surface with granular and/or flowable fill. Abatement would include identified asbestos-containing materials, universal wastes, and PCB bulk product waste. Non-PCB impacted structural steel would be sold at scrap value. The present value demolition and abatement opinion-of-cost is $35.2M with a range of -30% and +50%.

Remediation and Demolition Schedule – Weston & Sampson has made the following assumptions regarding remediation and demolition schedules:

- Abandonment of Floodwall Penetrations including engineering and permitting – Completed in 2026 (also start date for all scenarios)
- Industrial/Commercial Use Scenario and Demolition of PBF
    - Demolition of PBF and related structures – 2 year duration
    - Soil sampling beneath former PBF – 6 month duration
    - PCB soil remediation – 6 month duration
- Industrial/Commercial Use Scenario and Demolition of WPF–
    - Demolition of WPF and Abatement of PBF – 1.5 year duration
    - Data gap investigation including SLERA – 1 year duration
    - PCB Soil Remediation – 6 month duration
- Industrial/Commercial Use Scenario and Demolition of All Structures
    - Demolition of WPF and PBF – 2 year duration
    - Data gap investigation including SLERA – 1 year duration
    - PCB Soil Remediation – 6 month duration
- Residential Use (keep ELURs)
    - Demolition of PBF and WPF and related structures – 2 year duration
    - Data gap investigation including Screening Level Ecological Risk Assessment (SLERA) – 1 year duration
    - Substation and transmission line relocation – 2 years after building demo
    - PCB soil remediation – 1 year duration after substation relocation
- Residential Use (add up to 13 feet of clean fill)
    - Demolition of PBF and WPF and related structures – 2 year duration
    - Substation and transmission line relocation – 2 years after building demo
    - Import and spread fill on eastern and central portions of site – 3 year duration
    - SLERA – 1 year duration

Using the above-referenced schedule and an annual cost inflation rate of 3.1%, the opinions-of-cost for each future use scenario has been calculated as shown in the table below.

SITE USE OPTIONS COST MATRIX – ENGINEERING OPINIONS-OF-COST FOR STIE DEMO AND REMEDIATION (INCLUDING 3.1% ANNUAL ESCALATION)

Future Use Scenarios	Floodwall Penetration Closure	Building and Structure Abatement and Demo[1]	Site Remed[2]	Removal of Eversource Substation[3]	Total Cost Estimate Beginning 2026	Total Cost Estimate Beginning 2031	Total Cost Estimate Beginning 2036
Ind/Com with WPF – Demo of PBF	3.2	30.84	13.68	0	47.72	55.40	64.32
Ind/Com Use with PBF – Demo of WPF	3.2	8.33	16.34	0	27.87	32.36	37.56
Ind/Com Use with no buildings	3.2	38.5	26.80	0	68.49	79.52	92.32
Res Use with/EURs	3.2	38.5	30.60	178.54	250.84	291.22	338.10
Res Use with 13 ft. of Imported Fill	3.2	38.5	113.63	178.54	333.87	387.61	450.00

NOTES:
[1] Opinion of cost ranges from -30% and +50%
[2] Opinion of cost ranges from -25% and +50%
[3] Opinion of cost ranges from 50% and +100%
The estimated time to completion for each activity, beginning in 2026, was used to determine the cost escalation value for the activity