CRDA | Capital Region Development Authority

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CRDA South Meadows Committee Meeting Agenda
Microsoft Teams Meeting
Friday, May 8, 2026, 10:00 am

I. Call to Order

II. Approval of Minutes of the April 10, 2026 Committee meeting*

III. Project Updates
- a. Dike penetrations/encroachments abandonment engineering/permitting
- b. Solid Waste Closure Plan Update and Implementation
- c. Renewal of "coal pond" discharge permit
- d. S&S Recycling and Demolition
- e. Renewal of stormwater discharge permit
- f. Verification Report

IV. Other Committee Business
- a. Status of South Meadows Funds
- b. Other Business

V. Next Meeting: June 12, 2026, 10:00am

VI. Adjournment

**Vote item*

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Meeting ID: 257 293 725 891 69
Passcode: sm2Lr9rg

Meeting Minutes
CRDA South Meadows Committee
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, April 10, 2026
10:00am
(The Committee Meeting was held virtually on Microsoft Teams)

Committee Members Present: Paul Hinsch (Chair); David Robinson (Board Chair); Scott Murphy; David Jorgensen

Committee Members Absent: None

Staff Members Present: David Steuber; David Bodendorf; Christopher Shepard

Others Present: None

1. Call to Order

Paul Hinsch called the meeting to order at 10:03 a.m.

2. Approval of Minutes

Scott Murphy made a motion to approve the minutes of the February 13, 2026 South Meadows Committee meeting. The motion was seconded by David Robinson and approved by a majority of the committee. David Jorgensen indicated that he did not attend the February 13, 2026 meeting.

David Jorgensen made a motion to approve the minutes of the March 13, 2026 South Meadows Committee meeting. The motion was seconded by Paul Hinsch and approved unanimously.

3. New Projects

a. Stormwater General Permit Registration

David Bodendorf reported that the application for renewal of the Stormwater Industrial General Permit was submitted on April 1, 2026. In addition, an application for a Natural Diversity Database (NDDB) review was submitted to Connecticut DEEP. Both applications are currently under review. The site remains covered under the prior permit through March, and the next required sampling event is not due until June 30, 2026.

No questions were raised.

4. Project Updates

a. Flood Control System Penetration, Encroachment, Abandonment Project

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David Bodendorf reported that a kickoff meeting was held with representatives from the U.S. Army Corps of Engineers, the Greater Hartford Flood Commission, and Connecticut DEEP Dam Safety Division. The meeting included a site walk to review project conditions. The project will address known and discovered subsurface penetrations between the river and the protected land area and remove certain structures located along the riverbank.

Upcoming work includes ground penetrating radar to identify any unknown subsurface penetrations, followed by a land survey to support preparation of engineering drawings. A pre-application meeting with DEEP and other regulatory agencies is anticipated in late spring or early summer.

The estimated cost to address known subsurface penetrations is approximately $3 million. Additional costs are expected for removal of above-ground structures, including former screen houses and a coal barge unloader.

b. Solid Waste Closure Plan Revision and Implementation

Christopher Shepard reported that the CRDA Board authorized negotiation of an agreement with TRC Environmental Corporation. The contract is currently under review, including proposed revisions from TRC. Following execution, a kickoff meeting with regulatory agencies is anticipated within the next two to three months.

c. Coal Pond Discharge Permit Renewal

Christopher Shepard reported that elevated mercury concentrations identified during sampling exceed newly lowered permit limits. TRC is developing a treatment approach and will conduct bench-scale testing to determine the appropriate type of activated carbon. Design of a treatment system is expected to proceed over the summer. No discharge is currently required, and seasonal conditions are reducing water levels within the pond.

d. S&S Recycling and Demolition Contract

David Bodendorf reported that S&S has not yet returned to complete remaining work due to prior weather delays. Outstanding work includes removal of transformer shells, repair of disturbed areas, and general site cleanup. The contractor is expected to return and complete the work by the end of May.

e. Verification Report

Christopher Shepard reported that there have been no significant updates since the previous meeting. Additional PFAS-related information was submitted to DEEP on February 27, 2026, and the report remains under review.

5. Other Committee Business

David Bodendorf reported that staff is developing a financial tracking tool to provide a high-level overview of project funding, including initial funds, expenditures, and revenues. The tool is intended to

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help monitor overall project costs and identify potential funding gaps as the project progresses. A preliminary version is expected to be presented at a future meeting.

Committee members discussed the importance of maintaining a high-level financial perspective. It was noted that the estimated cost to fully remediate the site may exceed currently available funds, and additional funding sources will likely be required to achieve project objectives.

6. Next Meeting

The next meeting is scheduled for May 8, 2026, at 10:00 a.m.

7. Adjournment

A motion to adjourn was made by Scott Murphy and seconded by David Jorgensen. The motion was approved unanimously and the meeting was adjourned at 10:28 a.m.

These minutes are draft and subject to approval at the next meeting of the South Meadows Committee.

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Capital Region Development Authority

South Meadows Development District

Fiscal Year 2026

Starting Balance Transferred From MIRA on 6/30/2025 $ 46,355,967.02

Fiscal Quarter	Starting Balance	Revenues	Expenses	Ending Balance
2026 Q1	$ 46,355,967.02	489,296.40	577,597.58	$ 46,267,665.84
2026 Q2	$ 46,267,665.84	499,634.98	473,370.18	$ 46,293,930.64
2026 Q3	$ 46,293,930.64			$ 46,293,930.64
2026 Q4	$ 46,293,930.64			$ 46,293,930.64

Note: Revenues include interest income and $75,000 in scrapping income.

Note: Operating expenses include personnel, landscaping, mainetenance, security, and insurance.