CRDA | Capital Region Development Authority

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CRDA South Meadows Committee Meeting Agenda
Microsoft Teams Meeting
Friday, November 13, 2026, 10:00 am

I. Call to Order

II. Approval of Minutes of the October 9, 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. Historical South Meadows Remediation Update

IV. Other Committee Business
- a. Status of South Meadows Funds
- b. Discussion of 2027 South Meadows Committee meeting schedule
- c. Other Business

V. Next Meeting: TBD

VI. Adjournment

**Vote item*

Microsoft Teams Need help?

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Meeting ID: 258 082 387 713 80
Passcode: FQ7bR723

Meeting Minutes
CRDA South Meadows Committee

100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, October 9, 2026
10:00 a.m.
(The Committee Meeting was held virtually on Microsoft Teams)

Committee Members Present: Paul Hinsch (Chair); David Jorgensen

Committee Members Absent: David Robinson (Board Chair); Scott Murphy

Staff Members Present: David Bodendorf; Christopher Shepard; Anthony Lazzaro

Others Present: None

1. Call to Order

Paul Hinsch called the meeting to order at approximately 10:01 a.m. A quorum was present.

2. Approval of Minutes

Paul Hinsch made a motion to approve the minutes of the June 12, 2026 South Meadows Committee meeting. Dave Jorgensen seconded the motion, which was approved unanimously.

3. Project Updates

a. Flood Control System Penetration, Encroachment, Abandonment Engineering and Permitting

David Bodendorf reported that the non-exploratory subsurface utility locating work identified several anomalous readings requiring further investigation. The test-pitting plan has been drafted and comments were received from the U.S. Army Corps of Engineers and the Flood Commission; staff will address the comments before a contractor performs the test pits. The work will help determine whether the readings represent actual penetrations that must be addressed as part of the future abandonment project. Additional hazardous building materials sampling was completed at the screen houses to inform prospective bidders. Quarterly, annual and five-year inspections of accessible flood protection system penetrations were also performed, along with video inspections of accessible conduits. The inspection reports will be submitted to the Army Corps and Flood Commission, although the video camera could not be advanced all the way to the river in some pipes.

Mr. Bodendorf further reported that the team deferred inspection of the historic concrete intake and discharge tunnels, which date to the original power plant. The tunnels contain an estimated 400,000–500,000 gallons of water, and pumping and treating it for inspection

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was estimated to cost approximately $130,000. After discussion with Weston & Sampson and the City of Hartford/Flood Commission, staff agreed to defer that work and incorporate it into the future abandonment and demolition project, with appropriate bid contingencies. The eventual work may involve grouting existing sand or excavating and filling portions of the tunnels with concrete. Weston & Sampson has also completed preliminary design to reroute a stormwater outfall that currently passes through the flood protection system to the Connecticut River; that design is under review by DEEP. The test-pitting program will also require an environmental land use restriction release because contaminated soil will be disturbed.

b. Solid Waste Closure Plan Revision and Implementation

Christopher Shepard reported that TRC Environmental is updating the closure plan to incorporate demolition of the site buildings, rather than simply cleaning the buildings and securing them pending possible redevelopment. TRC collected additional asbestos samples in July, and TRC and CRDA met with Connecticut DEEP's Solid Waste Division on August 25 to review the site history and the proposed approach. CRDA is targeting submission of the revised closure plan by the end of November. DEEP indicated that its review may take three to six months to respond to comments.

Mr. Shepard also reported that CRDA and TRC met with the Department of Public Health on October 1 regarding pre-demolition asbestos abatement. TRC has requested approval for an alternative work practice under which friable asbestos would be removed before demolition, while certain non-friable materials could be removed during a controlled dismantling process. The approach selected by bidders will require balancing labor and disposal costs. TRC is also arranging a meeting with DEEP's PCB group to discuss PCB-containing paint on structural steel in the power block. Paint removal may allow some steel to be recycled, while difficult-to-clean sections may require disposal. A prior high-level estimate suggested potential steel recycling value of approximately $7 million before considering the costs of PCB paint removal

Mr. Shepard noted that approximately 5,700 gallons of urea solution were removed from a site storage tank on September 8, and the tank was cleaned; the tank itself will be removed during the closure project. On September 30 and October 1, a contractor removed approximately 4,000 gallons of aged diesel fuel from four tanks at no cost to CRDA and will condition it for potential resale. The tanks remain on site and will need to be cleaned and scrapped as part of the closure work.

c. Coal Pond Discharge Permit Renewal

Mr. Shepard reported that TRC completed an isotherm study using wastewater samples and varying concentrations of granular activated carbon to estimate treatment needs and equipment sizing for the mercury discharge limit under the renewed permit. Final design and installation are pending DEEP's issuance of the permit, which is expected to include a compliance schedule establishing deadlines for completing the treatment system.

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d. S&S Recycling and Demolition Contract

Mr. Bodendorf reported that S&S had previously indicated it would return in the fall to remove the remaining transformer shells and complete cleanup, but communication has been limited and staff are uncertain whether the contractor will return. If S&S does not return, the transformer shells and remaining broken wooden pallets will be addressed as part of the larger demolition project.

e. Stormwater Discharge Permit Renewal

Mr. Bodendorf reported that the renewal application remains under DEEP review. The Natural Diversity Database and state wildlife staff indicated that they had no concerns regarding endangered species. CRDA continues to complete required inspections, sampling, monitoring, and reporting on schedule, and staff do not expect the extended review period to affect compliance.

f. Historical South Meadows Remediation Update

Mr. Shepard reported that DEEP issued an environmental land use restriction (ELUR) release on July 8 for Eversource's geotechnical boring north of the Charter Oak Bridge. Eversource completed the boring on July 20–21 and containerized and disposed of the soil cuttings at its expense. A completion report remains to be submitted to DEEP. Eversource is also planning a separate project to replace a 115-kV cable leaving the site, which may require excavation of approximately 900–1,000 linear feet and another ELUR release; Eversource will be responsible for managing excavated soil and associated costs.

Mr. Shepard also updated the Committee on DEEP's audit of the May 2025 Verification Report. In response to DEEP's request for further information about PFAS, TRC sampled three groundwater wells in July. Two wells showed low-level PFAS detections below drinking water standards, while the third had no detections. TRC's report has been reviewed by CRDA and is undergoing final review by the licensed environmental professional of record before submission to DEEP, expected within the next few weeks. Committee members discussed Eversource's responsibility for soil management and CRDA's role in ensuring that work on the property complies with the environmental land use restriction.

4. Other Committee Business

Mr. Bodendorf reviewed the South Meadows fund balance. The balance decreased from approximately $46,355,000 at the beginning of fiscal year 2026 to $45,927,000 at the end of fiscal year 2026. Staff confirmed that some fourth-quarter expenses related to work performed in earlier quarters but not invoiced or posted until later; the increase did not reflect a comparable increase in fourth-quarter activity. Revenue consists primarily of interest, with possible contributions from billboard revenue and prior S&S contract activity. Staff expect additional costs as the flood protection engineering and closure-plan work progress, but believe older invoices are generally caught up.

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Mr. Bodendorf also reported that one of the three aviation warning lights on the main stack was out. The Brainerd Airport manager was notified, and the lighting contractor was contacted to arrange repair. He also described a suspected break in the site's fire-protection water main, discovered when potable water bubbled through an electrical manhole. The Metropolitan District Commission shut off the service to stop the leak. CRDA staff met with the State Fire Marshal's office and were scheduled to meet with state and city fire officials to review fire-protection needs in the unoccupied power-block buildings and determine whether repairs, partial isolation, or other measures would be required. The location of the break remains uncertain, and staff noted the difficulty of investigating near high-voltage electrical equipment. Members also discussed coordination with the airport and Eversource when planning the eventual demolition of the stacks, particularly because a large stack is adjacent to Eversource's switchyard.

Committee members discussed the 2027 meeting schedule. The Committee agreed it would consider a move toward quarterly meetings, with additional meetings added if project activity requires them. Staff will add an item to the November meeting agenda to discuss the schedule and poll members regarding whether a Wednesday or Thursday would be more convenient than Friday.

5. Next Meeting

The next meeting date is scheduled for Friday, November 13, 2026.

6. Adjournment

Paul Hinsch made a motion to adjourn. Dave Jorgensen seconded the motion, and the meeting was adjourned at approximately 10:56 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 Budget Tracker

Fiscal Year 2027

9/30/2026

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

Fiscal Quarter	Starting Balance	Revenues	Expenses	Ending Balance
2027 Q1	$ 45,927,253.32	466,016.48	521,572.19	$ 45,871,697.61

major expense categories include:

Staff payroll & benefits
General admin.
Security
Management services
Landscaping/property maintenance
Building repair
Utilities

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2027 Calendar

January

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February

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March

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November

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December

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26	27	28	29	30	31	

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Board Meeting Dates

Proposed SM Committee Meeting Dates
Thursdays at 10:00am