CRDA | Capital Region Development Authority

Meeting Minutes
CRDA South Meadows Committee
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, May 8, 2026
10:00 a.m.
(The Committee Meeting was held virtually on Microsoft Teams)

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

Committee Members Absent: Scott Murphy

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

Others Present: Bob Carr, Weston & Sampson

1. Call to Order

Paul Hinsch called the meeting to order at 10:02 a.m.

2. Approval of Minutes

David Robinson made a motion to approve the minutes of the April 10, 2026 South Meadows Committee meeting. The motion was seconded by Paul Hinsch and approved unanimously.

3. Project Updates

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

David Bodendorf reported that Weston & Sampson has begun field work at the site. An underground utility location contractor spent approximately three days onsite confirming known underground penetrations through the flood control system and identified several anomalous readings that will require further investigation.

A drone flight was completed to document the utility markings and collect imagery along the river side of the flood control system to support development of design plans and specifications. In addition, a land surveyor is scheduled to begin field work the following week to collect additional site information.

Mr. Bodendorf reported that a hazardous building materials inventory for the screen houses is scheduled for late May. Weston & Sampson is also preparing a test pitting plan to confirm the locations of known penetrations and investigate anomalous underground readings. The work will require approvals from Connecticut DEEP and the U.S. Army Corps of Engineers due to the proximity to the

flood control system and environmental land use restrictions. The proposed approach includes minimally invasive excavation techniques using saw cutting, air knifing, and vacuum excavation equipment.

No questions were raised.

b. Solid Waste Closure Plan Revision and Implementation

Christopher Shepard reported that CRDA and TRC are close to finalizing the agreement associated with the Solid Waste Closure Plan project. Staff has completed review of TRC's proposed revisions to the agreement language and the parties are nearing execution of the contract. It is anticipated that the agreement may be ready for execution prior to the next CRDA Board meeting.

No questions were raised.

c. Coal Pond Discharge Permit Renewal

Christopher Shepard reported that TRC has begun work on the design of a mercury treatment system for the coal pond discharge. The proposed system is expected to utilize granular activated carbon filtration.

In addition, Clean Harbors is expected to perform sediment removal work within the neutralization basin associated with the wastewater discharge system. Clean Harbors recently visited the site to review the scope of work and project conditions, and the work is expected to occur within the next several weeks.

No questions were raised.

d. S&S Recycling and Demolition Contract

David Bodendorf reported that the remaining work associated with the S&S Recycling and Demolition contract is nearing completion. S&S's subcontractor, JFS is expected to return to the site before the end of May to remove remaining scrap materials and debris and to repair disturbed vegetated areas used during activities associated with its Jets removal work.

S&S is expected to return after completion of JFS's work to remove the remaining Jets transformer shells and complete final site cleanup activities. Completion of this work is expected to conclude the contract.

No questions were raised.

e. Stormwater Discharge Permit Renewal

David Bodendorf reported that the Stormwater General Permit renewal application was submitted prior to the April 1, 2026 deadline. Although the registration has not yet been approved, Connecticut DEEP has indicated that the application is currently under review and that approval may take up to 180 days due to the volume of applications received under the new permit.

Staff will continue to comply with all applicable requirements under the renewed permit during the review period.

Committee members discussed the anticipated review timeline and the potential backlog associated with the new permit issuance.

f. Verification Report

Christopher Shepard reported that there has been no new communication between TRC, Connecticut DEEP, and CRDA regarding the audit status of the Verification Report. Additional information previously submitted by TRC in February remains under review by Connecticut DEEP.

Mr. Shepard also reported that Eversource recently conducted work within its switchyard involving replacement of above-ground electrical equipment. During the work, damaged underground conduit was discovered, requiring excavation to complete repairs. Because excavation activities are generally prohibited under the environmental land use restrictions without prior approval from Connecticut DEEP, Eversource contacted DEEP and received concurrence that the work qualified as an emergency repair.

Committee members discussed the excavation requirements and responsibilities associated with work performed within Eversource easement areas. Mr. Shepard noted that if previously unknown contamination is encountered during excavation activities, responsibility for investigation and remediation could ultimately fall to the property owner and TRC as the certifying party.

No further questions were raised.

4. Other Committee Business

David Bodendorf reviewed a financial tracking summary included in the meeting package showing South Meadows project funds, quarterly expenditures, and interest earnings associated with funds transferred from MIRA.

Committee members discussed the amount of interest income currently being generated on the funds held by the State Treasurer's Office through the Short-Term Investment Fund (STIF). Dave Jorgensen questioned whether additional investment options may be available that could generate a higher rate of return while still maintaining appropriate liquidity for future project needs.

David Steuber indicated that staff would discuss the matter with CRDA's Chief Financial Officer to determine whether alternative investment options may be available for a portion of the funds.

Committee members discussed the potential benefit of pursuing higher interest earnings given the anticipated future funding needs associated with remediation and redevelopment activities at the site.

5. Next Meeting

The next meeting is scheduled for June 12, 2026, at 10:00 a.m.

6. Adjournment

A motion to adjourn was made by Dave Jorgensen and seconded by David Robinson. The motion was approved unanimously and the meeting was adjourned at approximately 10:21 a.m.

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