

THE METROPOLITAN DISTRICT COMMISSION

555 Main Street
Hartford, Connecticut 06103
Monday, July 11, 2022

PRESENT: Commissioners Andrew Adil, C. Avery Buell, Richard Bush, William A. DiBella, David Drake, Peter Gardow, James Healy, Allen Hoffman, Byron Lester, Diane Lewis, Maureen Magnan, Jacqueline Mandyck, Dominic Pane, Bhupen Patel, Ray Sweezy, Alvin Taylor, Calixto Torres and Richard W. Vicino (18)

REMOTE ATTENDANCE: Commissioners Donald Currey, Christian Hoheb, Jean Holloway, Mary LaChance, Pasquale J Salemi and James Woulfe (6)

ABSENT: Commissioners John Avedisian, David Ionno, Michael Maniscalco, Alphonse Marotta, Jon Petoskey, and New Britain Special Representative Michael Carrier (6)

ALSO PRESENT: Citizen Member Joan McCarthy Gentile
Scott W. Jellison, Chief Executive Officer
Christopher Stone, District Counsel
John S. Mirtle, District Clerk (Remote attendance)
Robert Barron, Chief Financial Officer
Kelly Shane, Chief Administrative Officer
Sue Negrelli, Director of Engineering
Tom Tyler, Director of Facilities
Jamie Harlow, Director of Human Resources (Remote attendance)
David Ruttly, Director of Operations
Alex Cosentino, Construction Manager (Remote Attendance)
Tra Phan, Controller (Remote Attendance)
David Baker, IT Consultant (Remote attendance)
Carrie Blardo, Assistant to the Chief Operating Officer (Remote attendance)
Victoria Escoriza, Executive Assistant
Julie Price, Executive Assistant
Joseph Szerejko, Independent Consumer Advocate

CALL TO ORDER

The meeting was called to order by District Chairman William DiBella at 5:32 PM

ROLL CALL AND QUORUM

Attorney Christopher Stone, acting as clerk, called the roll and informed District Chairman William DiBella that a quorum of the Commission was present, and the meeting was declared a legal meeting of the District Board of The Metropolitan District of Hartford County, Connecticut.

PLEDGE OF ALLEGIANCE

Those in attendance stood and recited the Pledge of Allegiance

APPROVAL OF MINUTES

On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of June 6, 2022 were approved.

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

Judy Allen of West Hartford asked for a copy of the 2006 study titled "Riverfront South – An Energy Independent Community", referenced in Agenda Item #14.

REPORT FROM CHIEF EXECUTIVE OFFICER

Scott Jellison discussed receiving the latest comments from CT DEEP on the Integrated Plan; meeting with the City of Hartford regarding dredging of the North Branch of Park River and the related impact on MDC CSO mitigation, as well as impact on a housing development within the City due to the inability for new stormwater connections to MDC storm system without dredging. He also discussed investigating the possibility of connecting HWPCF to transmission lines for cost savings; collections of unpaid water bills due to shut-off notices being mailed & shutoffs performed for first time in 2 years; and a future potential virtual net metering opportunity.

REPORT FROM DISTRICT COUNSEL

Chris Stone discussed legal collections; drafting the civil complaint for the unpaid charges for Hartford Landfill for the first State Claims Commissioner claim released under a right to sue the state and that a new Claims Commissioner claim was filed against the State for unpaid charges for groundwater from the Buckingham Street parking garage. He also discussed the DPH declaratory ruling action assigned to a hearing officer and stated that will be scheduled in the future. He discussed a \$2.5M federal grant for HWPCF improvements, as well as an issue with REA Resource Recovery Systems LLC's promotional materials appearing to inaccurately indicate a contractual relationship with MDC.

CREATION OF A COMMITTEE ON TECHNOLOGY

To: District Board

July 11, 2022

**BE IT HEREBY
RESOLVED:**

That a special Committee on Technology be created to investigate and consider beneficial

technological innovations to the District's operations.

FURTHER RESOLVED: The following Commissioners be appointed to the Committee on Technology:

William DiBella	Richard Vicino
Alvin Taylor	Pasquale Salemi
Raymond Sweezy	David Drake

FURTHER RESOLVED: The quorum of the Committee on Technology shall be three (3) Commissioners.

FURTHER RESOLVED: The Committee on technology does not have authorization to spend or allocate any money.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

Commissioner Pane made a motion to amend the resolution as shown above in redline. The amendment passed without objection.

On motion made by Commissioner Sweezy and duly seconded, the report was received and resolution adopted, as amended, by majority vote of those present. Commissioner Mandyck opposed.

Without objection, agenda items #10A "36 Lewis Street, Hartford", #10B "38-42 Elm Street, Hartford", #10C "50 Morgan Street, Hartford" and #10D "170 Ridge Road, Wethersfield" were consolidated and considered together.

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
36 LEWIS STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by

Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 36 Lewis Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY 36 LEWIS STREET LLC AND LOCATED AT
36 LEWIS STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **36 LEWIS STREET, HARTFORD (the "Development")**.

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is

\$4,140.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$5,790.00) (credit of \$4,135.00 prior commercial use + \$1,655.00 prior residential unit = \$5,790.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>LEWIS STREET – EAST SIDE</u>			
36 LEWIS STREET LLC	36	6	\$4,140.00
Total Direct Benefit Assessments			\$4,140.00

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
38-42 ELM STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 38-42 Elm Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,

John Mittle

John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY PEABODY UNLIMITED LLC AND LOCATED AT
38-42 ELM STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **38-42 ELM STREET, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$5,795.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$4,135.00) (credit for prior commercial use = \$4,135.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>ELM STREET – NORTH SIDE</u>			
PEABODY UNLIMITED LLC	38-42	6	\$5,795.00
Total Direct Benefit Assessments			\$5,795.00

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
50 MORGAN STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 50 Morgan Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY SHELBOURNE ALEXA LLC AND LOCATED AT
50 MORGAN STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **CROWNE PLAZA HOTEL, 50 MORGAN ST, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$155,430.00 [two hundred fifty-two (252) residential units x \$1,655.00 = \$417,060.00 - \$261,630.00 (a credit for the prior existing three hundred forty-two (342) hotel rooms x \$765.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>50 MORGAN STREET</u>			
SHELBOURNE ALEXA LLC	50	252	\$155,430.00

Total Direct Benefit Assessments \$155,430.00

BUREAU OF PUBLIC WORKS REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT 170 RIDGE ROAD WETHERSFIELD

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 170 Ridge Road in Wethersfield, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Wethersfield, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY 170 RIDGE ROAD, LLC AND LOCATED AT
170 RIDGE ROAD, WETHERSFIELD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **170 RIDGE ROAD, WETHERSFIELD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the Town of Wethersfield, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$49,378.58 [(thirty-two (32) residential units x \$1,655.00 = \$52,960.00 - \$3,581.42) (a credit for the initial assessment of the Property: 2.164 acres x \$1,655.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Num ber</u>	<u>Dwellin g Units</u>	<u>Assessment</u>
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RIDGE ROAD – EAST SIDE

170 RIDGE ROAD, LLC	170	32	\$49,378.58
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Total Direct Benefit Assessments \$49,378.58

On motion made by Commissioner Sweezy and duly seconded, the reports for resolutions #10A “36 Lewis Street, Hartford”, #10B “38-42 Elm Street, Hartford”, #10C “50 Morgan Street, Hartford” and #10D “170 Ridge Road, Wethersfield” were received and the resolutions adopted by unanimous vote of those present.

**BOARD OF FINANCE
RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF GENERAL
OBLIGATION BONDS OF THE METROPOLITAN DISTRICT IN AN AMOUNT NOT
TO EXCEED \$100,000,000**

To: District Board

July 11, 2022

From: Board of Finance

At a meeting of the Board of Finance held on July 5, 2022, it was:

VOTED: That the Board of Finance recommends to the District Board adoption of the following resolution from Bond Counsel.

BE IT RESOLVED:

SECTION 1. The Metropolitan District (the “District”) General Obligation Bonds (the “**Bonds**”) in an amount not to exceed \$100,000,000, are hereby authorized to be issued to: (a) fund Capital Improvement Projects (the “Projects”) and (b) pay certain costs of issuance for the Bonds. The Bonds are authorized to be issued to fund such portion of the authorized and unissued balances of the capital appropriations contained in certain bond resolutions adopted to finance capital budget items enacted by the District Board, and for such Projects as determined by the Chairman, or in his absence, the Vice Chairman, and the District Treasurer, or in his absence the Deputy Treasurer (the “**Authorized Officers**”). Proceeds of the Bonds shall be used to finance the expenditures for any of the purposes or Projects and for any supplemental purposes or projects the Board of Finance and the District Board may from the date hereof authorize to be financed by the issuance of bonds.

SECTION 2. The Bonds shall be dated on or about September 1, 2022. The Bonds shall have maturity dates in accordance with the Connecticut General Statutes, as amended, and shall bear interest payable semiannually each year until

maturity and be issued in fully registered form. The Bonds shall be payable at and certified by U.S. Bank Trust Company, National Association, which bank shall also serve as registrar and transfer agent for the Bonds. The Bonds may be sold as a single issue or consolidated with any other authorized issues of bonds of the District. The Bonds shall be sold by the District Treasurer, or in his absence, the Deputy Treasurer, in one or more competitive offerings or negotiated offerings, in the discretion of the District Treasurer, or in his absence, the Deputy Treasurer. If sold in one or more competitive offerings, the Bonds shall be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost to the District, and in no case for a sum less than par and accrued interest to the date of delivery, and the District Treasurer, or in his absence the Deputy Treasurer, is hereby authorized to determine the principal amount to be issued, the principal amount to mature in each year, the optional redemption date(s) and redemption premium(s), if any, and the rate or rates of interest on the Bonds, and deliver the Bonds to the purchaser(s) thereof in accordance with this resolution. If sold in one or more negotiated offerings, the Authorized Officers are authorized to negotiate, execute and deliver one or more bond purchase agreements for the Bonds setting forth all the terms and conditions of the sale in such form as they shall deem necessary and appropriate, and deliver the Bonds to the purchaser(s) thereof in accordance with this resolution.

SECTION 3. The Bonds shall be executed in the name and on behalf of the District by the manual or facsimile signatures of the Authorized Officers, bear the District seal or a facsimile thereof, and be approved as to their legality by Shipman & Goodwin LLP, Bond Counsel to the District. The Authorized Officers are authorized to execute and deliver a Tax Certificate and Tax Compliance Agreement on behalf of the District in such forms as they shall deem necessary and appropriate, and to rebate to the federal government such amounts as may be required pursuant to the Tax Certificate for the purpose of complying with the requirements of the Internal Revenue Code of 1986, as amended. The Authorized Officers are authorized to execute and deliver a Continuing Disclosure Agreement and any and all agreements and documents necessary to effect the issuance and sale of the Bonds in accordance with the terms of this resolution. The Authorized Officers are authorized to execute and deliver on behalf of the District any documents or instruments necessary or desirable for the issuance of the Bonds.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

On motion made by Commissioner Sweezy and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

**BOARD OF FINANCE
REALLOCATION OF PROCEEDS OF CERTAIN GENERAL OBLIGATION BONDS
OF THE METROPOLITAN DISTRICT**

To: District Board

July 11, 2022

From: Board of Finance

Staff is seeking authority for the District to reallocate:

Proceeds from the District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A, dated August 8, 2019 from the capital improvement projects set forth on **Exhibit A-1** (attached hereto) to the capital improvement projects set forth on **Exhibit A-1**.

At a meeting of the Board of Finance held on July 5, 2022, it was:

Voted: That the Board of Finance recommends to the District Board passage of the following resolution:

Proceeds from certain of the District's General Obligation Bonds are hereby reallocated as follows:

Proceeds from the District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A, dated August 8, 2019 from the capital improvement projects set forth on **Exhibit A-1** to the capital improvement projects set forth on **Exhibit A-1**.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

EXHIBIT A-1

District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A,
dated August 8, 2019

#1. REALLOCATE FROM:

2019 Sewer Rehabilitation Program	\$(759,000)
2017 WPC Equipment & Facilities Improvements	(567,000)
2017 WPC Plant Infrastructure Renewal & Replacement	(360,000)
2017 WPC SCADA Upgrades	<u>(71,000)</u>
<u>Total:</u>	\$(1,757,000)

TO:

2017 General Purpose Sewer	<u>\$1,757,000</u>
Total:	\$1,757,000

#2. REALLOCATE FROM:

2014 Sewer Replacement – Packard Street & Daniel Boulevard, Bloomfield	<u>\$(550,000)</u>
Total:	\$(550,000)

TO:

2018 General Purpose Sewer	<u>\$550,000</u>
Total:	\$550,000

#3. REALLOCATE FROM:

2019 Water Treatment Facilities Infrastructure Rehabilitation, Upgrades, & Replacement, including Lab Instrumentation Replacements	<u>\$(208,000)</u>
2015 Various Transmission Main Design & Construction	<u>(59,000)</u>
Total:	\$(267,000)

TO:

2017 General Purpose Water Program	<u>\$267,000</u>
Total:	\$267,000

#4. REALLOCATE FROM:

2015 Information Systems – Business Transmission SAP Upgrade	<u>\$(45,000)</u>
Total:	\$(45,000)

TO:

2017 Administration Facilities and Equipment Improvements	<u>\$45,000</u>
Total:	\$45,000

On motion made by Commissioner Sweezy and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

**ACCEPTANCE OF BID FOR INVITATION TO BID #2022B-17
SALE OF 705 KEENEY STREET, MANCHESTER, CT**

To: District Board

July 11, 2022

The Metropolitan District (“District”) is the owner of real property located at 705 Keeney Street in the Town of Manchester (“Property”) totaling approximately 27 acres. The District obtained ownership of the property in 1947 when the District purchased the East Hartford Water Company’s holdings. Since that time, the Property has remain undeveloped and in 2014 was transferred to the District’s pension plan via a specifically created limited liability company, Pension Fund Land LLC, along with other parcels totaling approximately 570 acres. In January of 2020, the majority of the land held by the pension plan was sold to the Town of Glastonbury, but not the Property. Thereafter, on October 8, 2020, Pension Fund Land LLC transferred its interest in the Property back to the District.

On July 7, 2021, the District Board authorized the sale of the Property via a sealed bidding process to the general public provided that first a notice be sent to the Town of Manchester, as required under § 2-12a of the District Charter, of its right of first refusal to purchase the land. On July 29, 2021 the District issued notice to the Town of Manchester but the Town of Manchester did not authorize purchase of the Property within the required timeframe.

The District issued Invitation to Bid #2022B-17 on April 15, 2022 for the sale of the Property with bids due on June 15, 2022. The District received one bid in the amount of \$216,000 from the Town of Manchester. The Town and District executed the purchase and sale agreement from ITB #2022B-17 on June 24, 2022 (“Purchase and Sale Agreement”). The Purchase and Sale Agreement requires final approval from the District Board by September 15, 2022 with a closing date no later than December 31, 2022.

It is **RECOMMENDED** that it be:

VOTED: That the District Board hereby adopts the following resolutions:

RESOLVED: That the District hereby accepts the bid of \$216,000 from the Town of Manchester in its response to Invitation to Bid #2022B-17 for the Sale of 705 Keeney Street, Manchester, CT; and

BE IT FURTHER

RESOLVED: The Chief Executive Officer and/or District Counsel is authorized to execute and deliver any and all documents reasonably necessary to complete the sale of 705 Keeney Street to the Town of Manchester in accordance with the ITB #2022B-17 purchase and sale agreement executed on June 24, 2022.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

On motion made by Commissioner Adil and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

**PERSONNEL, PENSION & INSURANCE COMMITTEE
TRANSFER OF OPEB FUNDS FROM WEBSTER BANK CASH ACCOUNT TO
WILMINGTON TRUST**

To: District Board

July 11, 2022

From: Personnel, Pension & Insurance Committee

At a meeting of the Personnel, Pension & Insurance Committee held on June 22, 2022, it was:

VOTED: That the Personnel Pension and Insurance Committee recommend to the District Board passage of the following resolution:

RESOLVED: That \$5 million be transferred from the Webster Bank OPEB cash account to the Wilmington OPEB Trust.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

On motion made by Commissioner Sweezy and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

**2006 MDC STUDY TITLED “RIVERFRONT SOUTH – AN ENERGY INDEPENDENT
COMMUNITY”**

Commissioner Sweezy made a motion stating that “The current Metropolitan District Commission has never taken a position for, or against, the closure of Brainard Airport in Hartford.”

On motion made by Commissioner Sweezy and duly seconded, the resolution was adopted by unanimous vote of those present.

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

No one from the public appeared to be heard.

COMMISSIONERS COMMENTS AND QUESTIONS

Commissioner Mandyck discussed two things to consider at future meetings. She would like to look at the Committee structure and sees an opportunity to disband or streamline committees that are not meeting frequently. She would also like to consider implementing a conflict of interest statement that each Commissioner would be required to complete annually.

Commissioner Torres inquired about the policy of what bonding can be used for and if it is outlined in the charter.

Commissioner Healy thanked Nick Salemi and Eric Gray for scheduling and operating the MDC Water Wagon at a recent school event in West Hartford.

Commissioner Pane is concerned with REA and if the District will still work with them and feels they cannot participate in a bidding process going forward. Commissioner Pane would like a future agenda item on the District Board agenda to discuss union leadership concerns regarding staffing levels and proper equipment for employees. He also inquired about the Colebrook budget for 2022.

Commissioner Taylor stated that the last management study was completed in 2003 and recommended performing another study.

Commissioner Hoffman stated that the bottom line found from the 2003 management study was that MDC should stick to its core line of business.

ADJOURNMENT

The meeting was adjourned at 8:18 PM

ATTEST:

John S. Mirtle, Esq.
District Clerk

Date of Approval