



The Metropolitan District

water supply · environmental services · geographic information

**DISTRICT BOARD  
REGULAR MEETING  
MONDAY, AUGUST 4, 2025 5:30 PM  
555 MAIN STREET, HARTFORD, CT  
Dial in #: (415)-655-0001; Access Code: 2304 658 9721#**

[Meeting Video Link](#)

*The general public is welcome to call into the meeting. Everyone on the call will need to mute their phone to limit background noise disrupting the meeting. Please silence your cell phones during the meeting.*

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MEETING MINUTES OF JULY 7, 2025
5. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
6. INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS
7. BOARD OF FINANCE - CONSIDERATION AND POTENTIAL ACTION RE: (July 28, 2025)
  - A. INTEGRATED PLAN CAPITAL PROJECT CLOSEOUTS
  - B. AUTHORIZATION FOR ISSUANCE & SALE OF GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$100,000,000
  - C. AUTHORIZATION FOR ISSUANCE & SALE OF REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$50,000,000
  - D. REALLOCATION OF BOND PROCEEDS IN THE AMOUNT OF \$8,123,000
8. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS
9. COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS
10. ADJOURNMENT

**BOARD OF FINANCE  
CLOSEOUT OF INTEGRATED PLAN PROJECTS**

To: District Board

July 28, 2025

From: Board of Finance

Staff is seeking to closeout three Integrated Plan projects and deauthorize \$7,170,000 of the original \$7,170,000 appropriations. All the projects have been deferred as part of the modified Integrated Planning schedule under modified consent order and are available to be closed. As a result, the remaining balance (unspent authorization) is no longer required. District staff have reviewed and now recommend that the following projects be closed.

Summarized below:

	<b>Appropriation</b>	<b>Expended Amount</b>	<b>Remaining Balance (Deauthorize)</b>
<b>Integrated Plan - (3)</b>	\$ 7,170,000	\$ -	\$ 7,170,000
<b>Total</b>	<b>\$ 7,170,000</b>	<b>\$ -</b>	<b>\$ 7,170,000</b>

**INTEGRATED PLAN PROJECTS**

<b>Project Definition</b>	<b>Year</b>	<b>Fund</b>	<b>Project Description</b>	<b>Town</b>	<b>Appropriation</b>	<b>Expended Amount</b>	<b>Remaining Balance (Deauthorize)</b>
C-23X03	2023	2600	Sewer Collection Gates	Various	5,025,000	-	5,025,000
C-23X04	2023	2600	Newington 18&19 Sewershed I/I Reduction	Newington	945,000	-	945,000
C-23X05	2023	2600	RH-2A/B Sewershed I/I Reduction	Rocky Hill	1,200,000	-	1,200,000
	<b>2023 Total</b>				<b>7,170,000</b>	<b>-</b>	<b>7,170,000</b>
	<b>Grand Total</b>				<b>\$ 7,170,000</b>	<b>-</b>	<b>\$ 7,170,000</b>

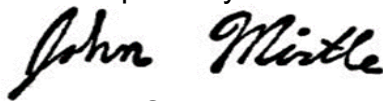
After reviewing the information contained herein

It is **RECOMMENDED** that it be:

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

**RESOLVED:** That the District Board approve appropriation closeouts for the projects listed above.

Respectfully Submitted,



John S. Mirtle, Esq.  
District Clerk

**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 28, 2025

From: Board of Finance

Bond Counsel prepared the following resolution for your approval.

It is therefore **RECOMMENDED** that it be:

**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 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 certifying, registrar, paying 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 Authorized Officers are authorized to prepare and distribute a Preliminary Official Statement and a final Official Statement of the District for use in connection with the offering and sale of the Bonds and are further authorized to execute and deliver a Continuing Disclosure Agreement in connection with the issuance and sale of the Bonds on behalf of the District in such form as they shall deem necessary and appropriate.

SECTION 4. 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 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.

SECTION 5. That the District hereby declares its official intent under Treasury Regulation Section 1.150-2 of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the District reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the Projects.

Respectfully submitted,

A handwritten signature in black ink that reads "John Mirtle". The signature is written in a cursive, flowing style.

John S. Mirtle  
District Clerk

**BOARD OF FINANCE  
RESOLUTION AUTHORIZING THE ISSUANCE OF REVENUE BONDS FOR  
NEW MONEY FOR INTEGRATED PLAN PROJECTS**

To: District Board

July 28, 2025

From: Board of Finance

Bond Counsel prepared the following resolution for your approval.

It is therefore **RECOMMENDED** that it be:

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

**BE IT RESOLVED:**

**RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT EXCEEDING  
\$50,000,000 REVENUE BONDS FOR INTEGRATED PLAN PROJECTS OF THE  
METROPOLITAN DISTRICT, THE EXECUTION AND DELIVERY OF A SUPPLEMENT  
TO THE SPECIAL OBLIGATION INDENTURE OF TRUST, AND RELATED  
AGREEMENTS**

**WHEREAS**, the Metropolitan District (the "District") has entered into a consent decree of the United States District Court of the District of Connecticut, by and between the District, the United States Department of Justice, the U.S. Attorney's Office, the United States Environmental Protection Agency and the State of Connecticut Attorney General (the "U.S. Consent Decree"), and a consent order and a general permit for nitrogen discharges, and existing municipal national pollutant discharge elimination system permits of the State of Connecticut Department of Energy and Environmental Protection, formerly the State of Connecticut Department of Environmental Protection ("CDEP") entered into by and between the District and the Commissioner of the CDEP (the "Connecticut Consent Order" and together with the U.S. Consent Decree, the "Governmental Orders"), including, but not limited to the obligation to provide for (i) the rehabilitation and reconstruction of portions of the District's sanitary sewer systems, (ii) the renovation of the combined sewer system, (iii) improvements to water pollution control facilities, (iv) development of a nitrogen removal program, (v) the separation of sewerage and storm water drainage collection systems, (vi) the construction of additional storage, conveyance and treatment facilities (herein referred to as the "Project");

**WHEREAS**, the District has by ordinance adopted October 1, 2007 adopted Section S12x of its Ordinances Relating to Sewers, which provides for a Special Sewer Service Charge for customers of the District who utilize the District's sewer

system and are furnished water directly by the District (the “**Special Sewer Surcharge**”), which Special Sewer Surcharge shall be established annually through the District’s budget approval process, shall be uniformly applied to, and be proportional to the quantity of water used by, such customers, and shall be used exclusively for the payment of principal and interest on certain bonds issued or which may be issued and other loans, to finance all costs associated with any and all measures necessary to comply with the Governmental Orders, including the costs of the Project;

**WHEREAS**, Chapter 103 of the General Statutes, the Municipal Sewerage Act (the “Municipal Act”) provides for the issuance of bonds, notes and other obligations by a municipality, including the District, which may be secured as to both principal and interest by a pledge of revenues to be derived from sewerage system use charges, including the Special Sewer Surcharge;

**WHEREAS**, the District’s Charter, as amended by Special Act 90-27, and as it may be amended from time to time (the “Charter,” and together with the Municipal Act, the “Authorizing Acts”), provides for the issuance of bonds, notes and other obligations by the District, and in connection therewith to enter into reimbursement agreements or similar agreements in connection with credit facilities, including, but not limited to, letters of credit or policies of bond insurance, remarketing agreements and agreements for the purpose of moderating interest rate fluctuations;

**WHEREAS**, the District proposes to issue special obligation bonds to be secured by a pledge of the Special Sewer Surcharge pursuant to the Authorizing Acts;

**WHEREAS**, special obligation bonds issued pursuant to the Municipal Act are not subject to the limit on indebtedness of the District provided for in the Charter;

**WHEREAS**, the District proposes to issue bonds pursuant to the Special Obligation Indenture of Trust dated as of June 1, 2013 (the “**Special Obligation Indenture**”) and a Sixth Supplemental Indenture thereto (the “**Sixth Supplemental Indenture**”) and together with the Special Obligation Indenture, the “**Indenture**”) with U.S. Bank Trust Company, National Association, to finance the costs of the Project;

**WHEREAS**, the Indenture provides for the issuance of the Special Obligation Bonds (the “**Bonds**”) of the District, payable solely from the Special Sewer Surcharge, and other receipts, funds or moneys pledged under the Indenture, if any, and that such Bonds shall be special obligations of the District, payable solely from Pledged Revenues, and other receipts, funds or moneys pledged under the Indenture, and respective supplemental indentures thereto for each series of Bonds;

**WHEREAS**, the District proposes to issue up to \$50,000,000 of its revenue bonds (the “**2025 New Money Obligations**”) to fund costs of the Project;

**WHEREAS**, the District intends to prepare a preliminary official statement and final official statement for the purpose of presenting information in connection with the offering and sale of the 2025 New Money Obligations;

**WHEREAS**, the District proposes to issue and sell the 2025 New Money Obligations to an underwriter or underwriters pursuant to a bond purchase agreement (the "**Contract for Purchase**"), to be negotiated between the District and the underwriters;

**WHEREAS**, the 2025 New Money Obligations are expected to be issued on terms such that the interest thereon shall be excludable from gross income for federal income tax purposes, and for the purpose of establishing such terms and giving assurance as to future compliance with the Internal Revenue Code of 1986, the District proposes to enter into a Tax Certificate and Tax Compliance Agreement;

**WHEREAS**, pursuant to Rule 15c2-12 promulgated by the U.S. Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, as part of the offering of the 2025 New Money Obligations the District proposes to enter into a Continuing Disclosure Agreement; and

**WHEREAS**, capitalized terms not defined herein shall have the meaning ascribed to such terms in the Indenture.

**NOW THEREFORE, BE IT RESOLVED**, by the District Board as follows:

**Section 1.** Not exceeding \$50,000,000 revenue bonds of the Metropolitan District, (the "**2025 New Money Obligations**") are hereby authorized to be issued to fund such portion of the authorized and unissued balances of the capital appropriations for the Project, plus the costs of issuing the 2025 New Money Obligations. The 2025 New Money Obligations shall be dated the date of their delivery, shall mature in annual installments of principal and bear interest semi- annually each year until maturity. The 2025 New Money Obligations 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 2025 New Money Obligations. The Chairman, or in his absence, the Vice Chairman, and the District Treasurer, or in his absence the Deputy Treasurer (the "**Authorized Officers**") are authorized to execute and deliver one or more Tax Certificates and Tax Compliance Agreements for the 2025 New Money Obligations on behalf of the District in such form 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.

**Section 2.** The District Board determines it is advisable and in the best interest of the District to authorize, and does hereby authorize, the District to enter into the Sixth Supplemental Indenture to the Special Obligation Indenture and to effect the pledge of the Special Sewer Surcharge as provided for therein, such Sixth Supplemental Indenture to be in the form, or substantially the form, as has been or shall be distributed to the District Board, and authorizes the Authorized Officers to execute and deliver such Sixth Supplemental Indenture in such form, with such further changes and additions as they shall approve, such approval to be conclusively evidenced by the execution and delivery of such Sixth Supplemental Indenture by

such Authorized Officers.

**Section 3.** The District Board also determines to deposit into the Rate Stabilization Fund established under the Indenture and subject to the pledge of the Indenture, all Special Sewer Surcharge revenues of the District which have not heretofore been used by the District to pay indebtedness of the District.

**Section 4.** The District Board authorizes the use of such preliminary official statement in connection with the public offering of the 2025 New Money Obligations as the Authorized Officers shall deem advisable, and authorizes the Authorized Officers, in the name of the District, to deem the preliminary official statement and such supplements final when appropriate and execute a final official statement and such supplements, and any further amendment or supplement thereto, in connection with and after the sale of the 2025 New Money Obligations.

**Section 5.** The Authorized Officers are hereby authorized to determine the principal amount, maturities, rate or rates of interest, redemption terms, and the other particulars of the 2025 New Money Obligations, and to deliver the 2025 New Money Obligations to the purchaser thereof in accordance with this resolution. The Authorized Officers are authorized to negotiate, execute and deliver one or more Contracts of Purchase setting forth all the terms of sale of the 2025 New Money Obligations, including the underwriters' discount for such sale, in such form as they shall deem necessary and appropriate. The 2025 New Money Obligations 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 for the 2025 New Money Obligations issued on a tax-exempt basis on behalf of the District in such form 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 2025 New Money Obligations in accordance with the terms of this resolution. The Authorized Officers and other proper officers of the District are hereby authorized to do and perform such acts, and execute and deliver, in the name of the District, such additional instruments, agreements and certificates as they deem necessary or appropriate to carry into effect the intent of the foregoing resolutions, and as shall not be inconsistent with the foregoing resolutions.

**Section 6.** The District hereby determines and declares, for purposes of Section 7-263 of the Connecticut General Statutes, that the 2025 New Money Obligations are part of a single plan of finance for the purpose of financing the Project, and all prior general obligation bonds of the District (but not any bond anticipation notes issued in anticipation of the issuance of such general obligation bonds) issued for purposes of financing the Project.

**Section 7.** The District hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution, or otherwise as may be allowed under the Regulations, in the maximum amount and for the Project with the proceeds of the 2025 New Money Obligations authorized to be issued by the District. The 2025 New Money Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The District hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Authorized Officers are authorized to amend such expression of official intent to bind the District pursuant to such changes he deems necessary or advisable to maintain the continued exemption from federal income taxation of interest on the 2025 New Money Obligations.

**Section 8.** This resolution will take effect immediately.

Respectfully Submitted,

A handwritten signature in black ink that reads "John Mirtle". The signature is written in a cursive, flowing style.

John S. Mirtle, Esq.  
District Clerk

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

To: District Board

July 28, 2025

From: Board of Finance

Staff is seeking authority for the District to reallocate a total of \$8,123,000 from the following issuances:

1. \$253,000 of 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;
2. \$7,732,000 of proceeds from the District's \$74,380,000 General Obligation Bonds, Issue of 2022, dated August 30, 2022 from the capital improvement projects set forth on Exhibit A-2 (attached hereto) to the capital improvement projects set forth on Exhibit A-2; and
3. \$138,000 of proceeds from the District's \$77,185,000 General Obligation Bonds, Issue of 2024, Series A dated August 22, 2024 from the capital improvement projects set forth on Exhibit A-3 (attached hereto) to the capital improvement projects set forth on Exhibit A-3.

It is therefore **RECOMMENDED** that it be:

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

**BE IT RESOLVED:**

**RESOLUTION AUTHORIZING THE REALLOCATION OF PROCEEDS OF CERTAIN**  
**GENERAL OBLIGATION BONDS OF THE METROPOLITAN DISTRICT**

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

1. Proceeds from the District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A dated August 08, 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;
2. Proceeds from the District's \$74,380,000 General Obligation Bonds, Issue of 2022, dated August 30, 2022 from the capital improvement projects set forth on Exhibit A-2 (attached hereto) to the capital improvement projects set forth on Exhibit A-2; and
3. Proceeds from the District's \$77,185,000 General Obligation Bonds, Issue of 2024, Series A dated August 22, 2024 from the capital improvement projects set forth on Exhibit A-3 (attached hereto) to the capital improvement projects set forth on Exhibit A-3.

**EXHIBIT A-1**

76,500,000 General Obligation Bonds, Issue of 2019, Series A,  
dated August 08, 2019

BOND	TYPE	FROM	DESCRIPTION	AMOUNT	TO	DESCRIPTION	AMOUNT
<b>I. Reallocated from the 2019 GO Bond Sewer</b>							
	Sewer	C-14019	2014 Levee Protection System Improvements, East Hartford and Hartford	(253,000)	C-20001	2020 Levee Protection System, East Hartford and Hartford	253,000
			<b>Total 2019 GO Bond Reallocations</b>	<b>(253,000)</b>			<b>253,000</b>

**EXHIBIT A-2**

\$74,380,000 General Obligation Bonds, Issue of 2022,  
dated August 30, 2022

BOND	TYPE	FROM	DESCRIPTION	AMOUNT	TO	DESCRIPTION	AMOUNT
<b>II. Reallocated from the 2022 GO Bond Sewer, Water, and Combined</b>							
	Sewer	C-20037	2020 Water Pollution Control Facilities Infrastructure Rehabilitation, Upgrades and Replacements	(3,750,000)	C-99P21	2021 Paving Program and Restoration	4,000
					C-23S01	2023 General Purpose Sewer	809,000
					C-15016	2015 East Hartford WPCF Compressor, DO Control & SCADA Upgrades	461,000
					C-16000	2016 WPC Electrical Systems Upgrades	512,000
					C-21004	2021 Sanitary Sewer Repair and Rehabilitation Program	829,000
					C-24S05	2024 Hartford Water Pollution Control Facility (WPCF) Continuous Emission Monitoring System (CEMS) Room/Incinerator Upgrades	1,135,000
	Sewer	C-16004	2016 Hartford WPCF - Air Permit Compliance Upgrades	(308,000)	C-20046	2020 Sewer Rehabilitation Program	884,000
		C-19012	2019 Water Pollution Control Facilities Infrastructure Rehabilitation, Upgrades and Replacements	(292,000)			
		C-15006	2015 Pump Station Replacement – Rainbow Trunk, Windsor	(225,000)			
		C-20001	2020 Levee Protection System, East Hartford and Hartford	(59,000)			

Sewer	C-17007	2017 WPC SCADA Upgrades	(722,000)	C-24S01	2024 General Purpose Sewer	27,000
				C-20044	2020 General Purpose Sewer Program	283,000
				C-21003	2021 Large Diameter Sewer Cleaning Program	113,000
				C-20003	2016 General Purpose Sewer	222,000
				C-22013	2022 Hartford Hospital Area WMR, Hartford	77,000
Sewer	C-18005	2018 WPC Infrastructure Rehabilitation, Upgrades & Replacements	(8,000)	C-24S01	2024 General Purpose Sewer	8,000
Sewer	C-17002	2017 Wastewater Pump Station Upgrades	(17,000)	C-20005	2020 Water Pollution Control Facilities Infrastructure Rehabilitation, Upgrades and Replacements	51,000
	C-17006	2017 WPC Plant Infrastructure Renewal & Replacement	(34,000)			
Sewer	C-18005	2018 WPC Infrastructure Rehabilitation, Upgrades & Replacements	(4,000)	C-99P21	2021 Paving Program and Restoration	4,000
Sewer	C-12004	2014 Pump Station Upgrades - Fishfry Street, Hartford	(75,000)	C-21004	2021 Sanitary Sewer Repair and Rehabilitation Program	75,000
Water	C-99M12	2012 Radio Frequency Automated Meter Reading	(75,000)	C-99P25	2025 Paving Program & Restoration	176,000
	C-22008	2022 Raw Water Transmission Main Rehab	(101,000)			
Water	C-20043	2020 General Purpose Water Program	(156,000)	C-22007	2022 Water Service Inventory and Mapping	667,000
	C-20045	2020 District-wide Water Main Replacement Program	(511,000)			
Water	C-20011	2020 Water Pump Stations Upgrades and Equipment and Water Tank and Basin Rehabilitation, Repair and Improvements	(402,000)	C-21010	2021 Wickham Hill Area Water Main Replacement, East Hartford	457,000
	C-19005	2019 Oakwood Avenue Area Water Main Replacement - Phases I & II	(2,000)			
	C-22009	2022 Nepaug Dam Concrete Rehab & Stability Improvements Design	(53,000)			
Water	C-19005	2019 Oakwood Avenue Area Water Main Replacement - Phases I & II	(348,000)	C-21013	2021 Water Treatment Facilities Infrastructure Rehabilitation, Upgrades and Replacements	348,000
Water	C-20009	2020 Water Main Replacements, Hartford and Wethersfield	(277,000)	C-24W10	2024 Water Supply Infrastructure Rehabilitation, Upgrades & Replacements	331,000

Water	C-19005	2019 Oakwood Avenue Area Water Main Replacement - Phases I & II	(348,000)	C-21013	2021 Water Treatment Facilities Infrastructure Rehabilitation, Upgrades and Replacements	348,000
Water	C-20009	2020 Water Main Replacements, Hartford and Wethersfield	(277,000)	C-24W10	2024 Water Supply Infrastructure Rehabilitation, Upgrades & Replacements	331,000
	C-22009	2022 Nepaug Dam Concrete Rehab & Stability Improvements Design	(54,000)			
Water	C-20009	2020 Water Main Replacements, Hartford and Wethersfield	(15,000)	C-99P18	2018 Paving Program & Restoration	15,000
Combined	C-17022	2017 Computerized Management System	(244,000)	C-21015	2021 Business Application Expansion and Enhancements	244,000
Total 2022 GO Bond Reallocations			(7,732,000)			7,732,000

**EXHIBIT A-3**

\$77,185,000 General Obligation Bonds, Issue of 2024, Series A,  
dated August 22, 2024

BOND	TYPE	FROM	DESCRIPTION	AMOUNT	TO	DESCRIPTION	AMOUNT
III. Reallocated from the 2024 GO Bond Combined							
	Combined	C1H04	2024 Construction Services	(138,000)	C1H03	2024 Engineering Services	59,000
					C-24C01	2024 IT SAP Upgrades Project	79,000
Total 2024 GO Bond Reallocations				(138,000)			138,000
Grand Total Reallocations				(8,123,000)			8,123,000

Respectfully Submitted,

*John Mirtle*

John S. Mirtle, Esq.  
District Clerk

**THE METROPOLITAN DISTRICT COMMISSION  
DISTRICT BOARD**

555 Main Street  
Hartford, Connecticut 06103  
Monday, July 7, 2025

**PRESENT:** Commissioners John Avedisian, John Bazzano, C. Avery Buell, Richard Bush, William DiBella, David Drake, John Gale, Peter Gardow, Joan Gentile, Allen Hoffman, Gary Johnson, Diane Lewis, Jacqueline Mandych, Dominic Pane, Alvin Taylor, Calixto Torres, James Woulfe and District Chairman Donald Currey (19)

**REMOTE ATTENDANCE:** Commissioners Andrew Adil, Kyle Anderson, Dimple Desai, Jean Holloway, Byron Lester, Maureen Magnan, David Steuber and Chris Tierinni (8)

**ABSENT:** Commissioner James Healy, Christian Hoheb, Mary LaChance, Michael Maniscalco, Bhupen Patel, Pasquale J. Salemi and New Britain Special Representative Michael Carrier (7)

**ALSO PRESENT:** Citizen Member Awet Tsegai  
Citizen Member Edwin Vargas (Remote Attendance)  
Scott W. Jellison, Chief Executive Officer  
Christopher Stone, District Counsel  
Carl Nasto, Assistant District Counsel  
John S. Mirtle, District Clerk  
Christopher Levesque, Chief Operating Officer  
Kelly Shane, Chief Administrative Officer  
Jamie Harlow, Director of Human Resources  
Robert Schwarm, Director of Information Systems  
Tom Tyler, Director of Facilities  
Dave Ruty, Director of Operations  
Michael Curley, Manager of Technical Services  
Kim Haynes, Manager of Customer Service (Remote Attendance)  
Lisa Madison, Manager of Procurement  
Patrick Hogan, Business Systems Analyst I  
Rita Kelley, Equal Employment Opportunity Compliance Officer  
Nick Salemi, Communications Administrator  
Carrie Blardo, Assistant to the Chief Executive Officer (Remote Attendance)  
Julie Price, Executive Assistant  
Dylan Pecego, IT Consultant (Remote Attendance)  
Kevin Sullivan, IT Consultant (Remote Attendance)  
Elizabeth Tavelli, Independent Consumer Advocate

**CALL TO ORDER**

The meeting was called to order by Chairman Currey at 5:32 PM

**ROLL CALL AND QUORUM**

The District Clerk called the roll and informed Chairman Currey 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 DiBella and duly seconded, the meeting minutes of June 2, 2025 were approved.*

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS**

Independent Consumer Advocate Elizabeth Tavelli had no comments or questions related to agenda items.

*Commissioner Anderson entered the meeting remotely at 5:35 PM.*

**REPORT FROM DISTRICT CHAIRMAN**

No report was given.

**REPORT FROM CHIEF EXECUTIVE OFFICER**

Scott Jellison, Chief Executive Officer, briefed the District Board on an imposter alert issued last week. He also discussed the meeting with the Town of Portland about their water contract and meeting with the Town of Manchester looking to purchase water from the MDC.

He discussed the Bushnell South development and the CDM Smith report on dredging the North Branch Park River (NBPR). Lastly, he commended Chief Administrative Officer Kelly Shane and her team on their excellent job with the audit, reiterating that there were no deficiencies found and it was a totally clean audit.

### **REPORT FROM DISTRICT COUNSEL**

No report was given.

### **REPORT BY AMAZING WORKPLACE INC., ON EMPLOYEE CLIMATE SURVEY AND ACTION PLANS**

Eli Justman and McKenzie Noble, of Amazing Workplace Inc. (AWP), presented eight key recommendations for the MDC in response to the Climate Study results.

Paul Meshanko, of Legacy Business Cultures, spoke briefly on the training sessions he held with MDC managers and directors.

CEO Scott Jellison gave an overview of the processes that the MDC has taken, in conjunction with Amazing Workplace, to take the next steps following the Climate Survey. After receiving the survey feedback and key action recommendations from AWP, CEO Jellison met with all employees in all departments to garner more department specific feedback and concerns that may not have been addressed by the AWP reports. After dozens of meetings with employees, including one-on-one meetings as requested by some individuals, CEO Jellison worked with HR and upper management to compile all issues/suggestions, both company-wide and department-specific, raised by employees. All employees were then able to review the documents and make sure their concerns were included. CEO Jellison stated that the next step and the goal going forward is to take these documents, with the help of AWP, create action plans.

### **EXECUTIVE SESSION**

At 6:39 PM Chairman Currey requested an executive session to discuss the appointment of Director of Finance/Chief Financial Officer.

***On motion made by Commissioner Hoffman and duly seconded, the District Board entered into executive session to discuss the appointment of a Director of Finance/Chief Financial Officer.***

Those in attendance during executive session: Commissioners Andrew Adil (remotely), Kyle Anderson (remotely), John Avedisian, John Bazzano, C. Avery Buell,

Richard Bush, Dimple Desai (remotely), William DiBella, David Drake, John Gale, Peter Gardow, Joan Gentile, Allen Hoffman, Gary Johnson, Byron Lester (remotely), Diane Lewis, Maureen Magnan (remotely), Jacqueline Mandyck, Dominic Pane, David Steuber (remotely), Alvin Taylor, Chris Tierinni (remotely), Calixto Torres, James Woulfe and District Chairman Donald Currey; District Counsel Christopher Stone and Chief Executive Officer Scott Jellison; Chief Administrative Officer Kelly Shane; Director of Human Resources Jamie Harlow. Candidate for Director of Finance/Chief Financial Officer Jonathan Perugini.

### **RECONVENE**

At 7:18 PM, Chairman Currey requested to come out of executive session and on motion made by Commissioner Gale and duly seconded, the District Board came out of executive session and reconvened.

### **COMMITTEE ON ORGANIZATION APPOINTMENT OF DIRECTOR OF FINANCE/CHIEF FINANCIAL OFFICER**

To: District Board

July 7, 2025

From: Committee on Organization

Pursuant to Section B3b of the District By-Laws, it is the recommendation of the staff of The Metropolitan District to appoint Jonathan M. Perugini as Director of Finance/Chief Financial Officer for The Metropolitan District.

At a meeting of the Committee on Organization held on July 1, 2025, it was:

**Voted:** That the Committee on Organization recommends to the District Board passage of the following resolution:

**Resolved:** That the District Board, in accordance with Section 2-8 of the District Charter and Section B3b of the District By-Laws, hereby appoints Jonathan M. Perugini as Director of Finance/Chief Financial Officer and District Treasurer for The Metropolitan District effective July 7, 2025.

Respectfully submitted,



John S. Mirtle, Esq.  
District Clerk

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

***Commissioner Taylor exited the meeting at 7:19 PM.***

**REPORT FROM CHIEF ADMINISTRATIVE OFFICER ON 2024  
UNASSIGNED FUND BALANCE**

CAO Kelly Shane briefed the District Board on the 2024 Unassigned Fund Balance. She stated that, per the 2024 Annual Comprehensive Financial Report (ACFR) filed on June 25, 2025, the unassigned fund balance was \$38.3 million or a ratio of 40.7%. The Fund Balance Policy ratio range is 30% to 35%, so the surplus is calculated at \$5.48 million or 5.7%.

***Without objection, Chairman Currey took up agenda item #15B  
“Lease of Real Estate for Fuel Cell – 235 Brainard Road Hartford”  
before other subsequent agenda items.***

**BUREAU OF PUBLIC WORKS  
GROUND LEASE AT 235 BRAINARD RD HARTFORD**

To: District Board

July 7, 2025

From: Bureau of Public Works

Pursuant to a resolution adopted by the Board of Commissioners of The Metropolitan District on March 4, 2024, The Metropolitan District (“MDC”) entered into an Option To Lease Real Property (“Option”) with Fuel Cell Energy, Inc. (“FCE”), dated July 2, 2024, whereby MDC granted FCE an option to lease approximately 32,000 square feet of MDC’s land located at 235 Brainard Road in Hartford, Connecticut (the “Leased Parcel”) for the construction and operation of three (3) FCE 3000 carbonate fuel cells (the “Project”) on the Leased Parcel (the “Initial Agreement”), which was amended pursuant to a First Amendment To Option To Lease Real Property between MDC and FCE, dated October 28, 2024, whereby the Option Term (as defined in the Initial Agreement) was extended to June 30, 2025 (the “First Amendment,” and the Initial Agreement together with the First Amendment are hereinafter collectively referred to as the “Agreement”). Further, as permitted pursuant to Section 16 of said Option, FCE assigned the Option to its wholly owned subsidiary, Homestead FuelCell 1, LLC (“HFC1”).

On February 5, 2025, FCE exercised its option to lease the Leased Parcel pursuant to the Agreement, and thereafter, as permitted pursuant to Section 16 of said

Option, FCE assigned its rights to its wholly owned subsidiary, Homestead FuelCell 1, LLC ("HFC1"). MDC and HFC1 negotiated the terms of lease (the "Ground Lease"), which includes the following:

- 1) Triple net lease of 33,210 square feet of land on the 235 Brainard Road Property;
- 2) Term of twenty (20) years commencing on the Commercial Operation Date (as defined in the Ground Lease) for the Project;
- 3) Construction Period Rent: \$1.64/sq. ft. per year (\$54,464.40 = \$1.64 x 33,210 sq. ft. for Leased Parcel and \$14,940.40 = \$1.64 x 9,110 sq. ft. for Laydown Area), prorated for any partial year, payable annually in advance;
- 4) Base Rent/Leased Parcel, payable annually in advance:
  - Years 1-5: \$10.94/sq. ft. (\$363,317.40 per year);
  - Years 6-10: \$11.48/sq. ft. (\$381,250.80 per year);
  - Years 11-15: \$12.06/sq. ft. (\$400,512.60 per year); and
  - Years 16-20: 12.66/sq. ft. (\$420,438.60 per year);

Note: To accommodate other uses at 235 Brainard Road, the total area calculations for the Laydown Area and Leased Parcel may be slightly less than 42,320 sq. ft., and as such the annual Construction Period Rent and Base Rent may be adjusted accordingly; and
- 5) Compliance with all statutory and regulatory requirements necessary for the construction and operation of a fuel cell generating facility.

At a meeting of the Bureau of Public Works held on June 30, 2025, it was:

**VOTED:** That the Bureau of Public Works recommends to the District Board passage of the following resolution:

**RESOLVED:** That the Chief Executive Officer is hereby authorized to execute the Ground Lease with HFC1 upon and subject to the above enumerated terms and conditions, and such other terms and conditions that the District Counsel shall deem appropriate and in the best interests of the MDC.

Respectfully submitted,



John S. Mirtle  
District Clerk

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

**REPORT ON CUSTOMER PAYMENT PORTAL UPGRADE**

Chief Administrative Officer Kelly Shane and Business Systems Analyst Pat Hogan gave a presentation on upgrades to the customer payment portal, including the introduction of phone applications, that will be implemented next week.

**STRATEGIC PLANNING COMMITTEE  
RETAINING ARCADIS US, INC. TO SUPPORT EFFECTIVE UTILITY  
MANAGEMENT SELF-ASSESSMENT PROCESS**

To: District Board

July 7, 2025

From: Strategic Planning Committee

At a meeting of the Strategic Planning Committee held on June 23, 2025, it was:

**VOTED:** That the Strategic Planning Committee recommends to the District Board passage of the following resolution:

**RESOLVED:** The District Board hereby approves engagement of Arcadis U.S., Inc. to support the District's strategic planning efforts via a task authorization, not to exceed \$60,000, under Arcadis' existing engineering services agreement under RFQ/P 24:26;

**FURTHER  
RESOLVED** Arcadis' services will include supporting District leaders in completing the self-assessment of the attributes for Effective Utility Management (EUM), identifying high priority attributes for improvement and potential practices to support attribute improvement. Additionally, Arcadis will facilitate up to 3 in-person meetings with the District Board or Strategic Planning Committee.

Respectfully submitted,

  
John S. Mirtle, Esq.

***On motion made by Commissioner Gentile and duly seconded, the report was received and resolution adopted by majority vote of those present. Commissioner Gardow opposed.***

**BUREAU OF PUBLIC WORKS  
ENCROACHMENT PERMIT**

**CT DOT MATERIALS TESTING LAB & SIGN SHOP,  
280 WEST STREET, ROCKY HILL (“Encroachment Permit”)**

To: District Board

July 7, 2025

From: Bureau of Public Works

In a letter dated January 22, 2025, Chantal Frances of Michael Baker International, on behalf of Connecticut Department of Transportation District 1 Headquarters (the “CTDOT”) owners of proposed Materials Testing Laboratory & Sign Shop Facility located at 280 West Street in Rocky Hill (the “Property”) and The Department of Veterans Affairs (“DVA”), has requested permission from The Metropolitan District (“MDC” or “District”) to encroach on the MDC’s existing twenty-foot-wide (20’) easement or right-of way, containing an existing 8-inch sanitary sewer, situated on the Property and the property of DVA (the “ROW”) for the purpose of constructing and installing site improvements for and in connection with a proposed development project, as shown on the attached map (the “Map”).

The DVA has entered into a Transfer of Custody and Control Agreement (“TCCA”) with CTDOT to give permission to the CTDOT to make site improvements to DVA’s property located at 198 West Street in Rocky Hill for the following described work for the mutual benefit of both properties which CTDOT will undertake after June 23, 2025. After the TCCA expires or the transfer of custody and control is returned back to DVA, CTDOT agrees to maintain, repair, replace or make future improvements to the following described work for as long as proposed site improvements exist.

The proposed scope of work entails: (i) the installation of temporary ground reinforcement or protective measures to withstand heavy equipment and vehicle traffic including compacted gravel base, bituminous ramps over 8-inches thick, timber matting, or steel plating along or across the easement ahead of proposed site demolition and short-term impacts to accommodate construction activities associated permanent site improvements such as the placement of masonry scaffolding, cranes outriggers, as well as perform over-excavation work within the easement to install building foundations or other structures located outside but along the easement boundary. Site demolition will including clearing and grubbing, including the removal of trees and stumps, removing existing pavement (on DVA property); existing chain link fence and gates, the abandonment of existing 4-inch and 6-inch water lines (serving DVA), the abandonment or removal of drainage piping and structures, (ii) the regrading of up to **7180 sf** of easement area, including earth excavation up to 3.5 feet in depth, (iii) installing new utilities across or along the ROW including a 4-inch domestic water service, 8-inch water main fire loop in up to two (2) locations, two (2) 6-inch sanitary laterals and two (2) sanitary manholes, electrical and telecommunication concrete encased conduits in up to five (5) locations: (1) site lighting 2-way duct, (2) Level-2 EV charger/telecom 4-way ducts, and (2) Level-3 EV charger/fire tank 8-way ducts, new stormwater lines: (2) 15” RC pipes, (1) 18-inch RC pipe, and three (3) new drainage manholes, and (iv) installing surface restoration consisting of new chain link fence and

gate, bituminous pavement, concrete walkways, curbing and landscaping including shrubs and grass as well as incidental activities within the ROW as shown on the Map (collectively, the “Improvements”).

The proposed lines will be installed above the MDC’s existing eight-inch (8”) sewer and its appurtenances situated within the ROW (collectively, the “Sewer”) with a minimum of one foot (1’) of vertical clearance between the Sewer and such lines, and proposed grades will not impede access to the Sewer. The Sewer was built in 1965, and the ROW was acquired by the MDC as shown on MDC Record Plan #565, “Right-of-Way and Assessment Plan for a Proposed Sanitary Sewer in Westbrook Road & Private Lands”, and filed on the Rocky Hill land records on October 10, 1966.

MDC staff has concluded that the Improvements are minor and that there will be no detriment to the Sewer as a result.

CTDOT has agreed to the following conditions in order to satisfy the District’s concerns for protection of the Sewer and to maintain accessibility along the length of the ROW:

1. Care must be taken during the performance of work for the Improvements or any maintenance, repair or replacement of the same not to disturb the Sewer. All heavy construction equipment must be located outside of the limits of the ROW when not in use. Any earth moving equipment that will be utilized on the ROW over and adjacent to the Sewer shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to the Sewer caused by any construction, maintenance, repair, replacement or associated activities by or on behalf of CTDOT for or in connection with the Improvements within this ROW shall be the responsibility of the CTDOT.
2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW.
3. The District shall not be held liable for any damage caused to any structure listed above, located within or adjacent to the ROW in the event of an emergency Sewer repair. The District will make every effort feasible to minimize damage to these structures; however, the cost of repairs to such structures shall be the responsibility of the CTDOT.
4. In the event of a sewer emergency caused by the proposed excavation described above, the CTDOT shall provide, install, operate and remove, at the CTDOT’s expense, an appropriately sized bypass pump and appurtenances.
5. The District reserves the right to remove Improvements within this ROW at any time if so required for maintenance, repair or replacement of the Sewer or any part thereof. CTDOT shall bear any additional maintenance, repair or

replacement costs necessitated by the presence of Improvements within this ROW, including any such costs incurred by the District.

6. An MDC inspector must be on the job site whenever work is being performed within the ROW, and Owner shall be responsible for the cost and expense of such inspector. Any construction of the Improvements as well as any subsequent construction, maintenance, repair or replacement of the Improvements shall conform to District standards and forty-eight (48) hours advance notice must be given to the District prior to commencing any such activities within the ROW.
7. The CTDOT shall perform a CCTV inspection, witnessed by an MDC inspector, of the Sewer in the areas of the construction upon completion of backfilling and restoration of the excavated areas. The videos will be delivered to the District for the purposes of assessing the post-activity condition of the Sewer.
8. In the event the CTDOT retains a third-party contractor to complete the Improvements called for herein, CTDOT shall include language in its agreement with its contractor committing the contractor to indemnify, defend and save harmless the District and any included therein from any and all claims arising from the negligent or intentional acts or omissions of the contractor (excluding any such claims arising from the negligent or intentional acts of the MDC and municipality). Further, the CTDOT shall require contractor to maintain the CTDOT's standard form of requisite insurance, which has been provided to the MDC and deemed as sufficient and/or reasonably equivalent to meet those as stipulated in the MDC's current Guidance Manual for Developers' Permit Agreements, and add the MDC as an additional insured, which insurance shall remain in force and effect during the performance of any work within the ROW.
9. The CTDOT shall be responsible for obtaining any and all federal, state, or local approvals necessary for installing the Improvements, including but not limited to the removal and construction of the same.
10. Nothing in the Encroachment Permit shall be construed as a modification, compromise or waiver by the State of any rights and immunities afforded to the State under applicable law with respect to matters arising out of the Encroachment Permit. In the event there is a conflict between Section 10 any other terms or condition of the Encroachment Permit Section 10 will govern.

Staff has reviewed this request and considers it feasible.

A formal encroachment permit shall be executed between CTDOT and MDC, and consistent with current practice involving similar requests.

At a meeting of the Bureau of Public Works held on June 30, 2025, it was:

VOTED: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute a encroachment permit , subject to approval of form and content, inclusive of the conditions set forth above, by District Counsel, granting permission to CTDOT to encroach upon the MDC existing twenty-foot-wide (20') sanitary sewer easement situated on the Property in order to: (i) perform the work for the Improvements in connection with the planned redevelopment of the Property as shown on plans submitted by Michael Baker International and VN Engineers, Inc., entitled , "CT DOT District 1 Headquarters and Materials Testing Lab (Drawing Titles) Grading and Drainage Plan and Utility Plan-01 (Project No.) 0118-0171", (Drawing No). C-012 and C-013, respectively, and (ii) maintain, repair and replace such Improvements, provided that (a) subject to Section 10, the District shall not be held liable for any cost or damage of any kind (b) CTDOT shall obtain all required approvals, and (c) such permit shall not be effective until fully executed by the District and CTDOT. In the event that such full execution and recording does not occur within three (3) months of the date this resolution is passed by the District Board, then such resolution shall be null and void, and of no further force and effect.

Respectfully submitted,



John S. Mirtle  
District Clerk

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

### **EXECUTIVE SESSION**

At 8:10 PM Chairman Currey requested an executive session to discuss the Bushnell South Development and pending claims relating to the Marriott hotel sewer assessment and Buckingham Street garage discharge fees.

***On motion made by Commissioner Gale and duly seconded, the District Board entered into executive session.***

Those in attendance during executive session: Commissioners Andrew Adil (remotely), Kyle Anderson (remotely), John Avedisian, John Bazzano, C. Avery Buell, Richard Bush, Dimple Desai (remotely), William DiBella, David Drake, John Gale, Peter Gardow, Joan Gentile, Allen Hoffman, Gary Johnson, Byron Lester (remotely), Diane Lewis, Maureen Magnan (remotely), Jacqueline Mandyck, Dominic Pane, David Steuber (remotely), Chris Tierinni (remotely), Calixto Torres, James Woulfe and District Chairman Donald Currey; District Counsel Christopher Stone, District Clerk John Mirtle and Chief Executive Officer Scott Jellison; Chief Administrative Officer Kelly Shane; Chief Operating Officer Christopher Levesque.

**RECONVENE**

At 8:42 PM, Chairman Currey requested to come out of executive session and on motion made by Commissioner Gale and duly seconded, the District Board came out of executive session and reconvened.

**BUREAU OF PUBLIC WORKS  
BUSHNELL SOUTH DEVELOPMENT AND PENDING CLAIMS RELATING TO  
MARRIOTT HOTEL SEWER ASSESSMENT AND BUCKINGHAM STREET  
GARAGE DISCHARGE FEES**

To: District Board for consideration July 7, 2025

**If the District Board approves execution of the term sheet between the Capital Region Development Authority, the State of Connecticut and the District, the following resolution is in order:**

**VOTED:** That the District Board approves the following resolution:

**RESOLVED:** That the Chief Executive Officer is hereby authorized to execute the attached Term Sheet with the Capital Region Development Authority.

Respectfully submitted,



John S. Mirtle, Esq.  
District Clerk

**TERM SHEET  
CAPITAL REGION DEVELOPMENT  
AUTHORITY AND THE METROPOLITAN  
DISTRICT  
For the  
Redevelopment of Bushnell South**

This Term Sheet summarizes the principal terms and conditions under consideration in connection with a potential transaction between the Capital Region Development Authority, a body corporate and public constituting a public instrumentality and political subdivision of the State of Connecticut, (“CRDA”), and The Metropolitan District, a municipal corporation specially chartered by the General Assembly of the State of Connecticut (“MDC”). This Term Sheet is intended solely as a basis for further discussion and does not constitute a binding commitment or obligation by either party with respect to the proposed transaction, except as otherwise expressly stated herein.

This Term Sheet is not intended to and does not create, and shall not be construed to create, any legally binding obligation on the part of either party to proceed with the transaction unless and until a definitive agreement is approved by the requisite boards, bureaus and commissions of the respective parties. Any binding obligations between the parties shall arise only upon the execution of such definitive agreement.

1. MDC and the State of Connecticut, among others, support the implementation of certain combined sewer separation projects whereby new pipes are installed within a public street to provide separate, dedicated pipes for stormwater and sanitary sewage, thereby reducing the need for onsite stormwater retention systems, otherwise mandated by the Connecticut Water Quality standards and City of Hartford Ordinances;

2. MDC is currently under a Consent Order from the State Department of Energy and Environmental Protection to reduce, and at certain locations, eliminate, combined sewer overflows and to implement additional sewer separation projects at various locations within their service area, and disallow the discharge, either directly or indirectly, of new stormwater into an existing combined sewer;

3. CRDA, in conjunction with the City of Hartford, the Bushnell Center for the Performing Arts and various private developers, is looking to develop certain

parcels within the Bushnell South area (the “Development”), roughly defined as the area bordered by Buckingham, Trinity, Elm and Hudson Streets (the “Development Area” and appearing as Map Exhibit A);

4. The Development will include renovation of existing structures as well as the new construction on vacant parcels and is expected to increase overall stormwater discharges to the combined sewer network currently serving the Development Area;

5. City of Hartford Zoning Regulation 6.14 requires, among other provisions, developers to construct on-site systems to handle the treatment and detention of stormwater to maintain existing peak runoff discharge rates for up to a 100-year storm, and the parties hereto recognize that the installation and long-term maintenance of such systems represent a significant cost to developers and will encumber otherwise developable acreage within a parcel;

6. With the installation of a separate stormwater pipe to serve the Development Area, the 100-year storm detention system threshold outlined in City of Hartford Zoning Regulation 6.14 relating to the increase in runoff, whether captured on-site or not, will be lowered to a 10-year storm, thereby reducing the size and the cost of the otherwise required on-site treatment and detention systems, which in turn will provide additional available square footage of usable space for the Development;

7. The water quality requirements for the stormwater discharge will remain unchanged;

8. CRDA's engineering consultant has reviewed the sanitary and storm flow projections and the quantities of on-site storage options with each of the relevant developers building out the planned Development Area;

9. The State of Connecticut recently constructed and owns the 1011 space garage known as the Buckingham Street Garage located at 315 Buckingham Street, such facility contributing to groundwater discharge directly to the MDC's Combined Sewer System and will be connected to the new separate storm system contemplated herein when made available;

10. Upon the full execution of the definitive agreement contemplated herein, and as its contribution to the overall costs of design and construction of a separated system serving, among the areas, the Development Area (the “Separation Project”), CRDA will deposit the sum of Three Million Dollars (\$3,000,000.00) with the MDC. Such funds will be restricted for use, and placed into the Assessable Sewer Account, a dedicated MDC project account. Upon project appropriation approval by the District Board and commencement of the Separation Project, MDC may access the sums deposited by CRDA. The MDC

anticipates that the design of the Separation Project will be initiated within one year from the full execution of the definitive agreement, and construction will be completed within four years thereafter;

**11.** MDC has agreed to allow temporary separate sanitary and storm connections to the existing combined sewers for the Development Area before the Separation Project is completed thereby allowing the development projects to proceed; however, MDC's goal will be to coordinate the project with the Development's construction schedule to avoid any unnecessary restoration work;

**12.** MDC has agreed that the Separation Project will extend piping to address groundwater discharge issues to the combined sewer at the State-owned Buckingham Street Garage which services portions of the Development Area, and that any discharge fees due MDC from the State of Connecticut relating solely to the Buckingham Street Garage that accrued and will accrue up to date that the storm water connection is constructed, will be dismissed upon date that the storm water connection is constructed, without prejudice to MDC's action to collect discharge fees from other parties, and including the State of Connecticut as detailed below. For the avoidance of doubt, nothing in this MOU or the Agreement shall release, compromise, or otherwise affect: (a) any claims by the MDC in pending litigation against the State of Connecticut, including without limitation litigation concerning the Hartford Landfill, or (b) obligations claimed by the MDC against the State, acting by and through the Department of Energy and Environmental Protection. Furthermore, as a complex transaction involving varied commitments and considerations of the parties, neither this MOU nor the Agreement shall be deemed to establish a rate or cost for any services provided by the MDC, including without limitation for receipt of stormwater or other fluids to its sewer system. To this end, by signing a copy of this Term Sheet and any subsequent agreement developed pursuant to said Term Sheet, the State of Connecticut, through the Office of the Attorney General, concurs with the foregoing generally and to a prohibition against any reference to or admission into evidence of this or any subsequent agreement, and any terms contained therein specifically, in the consolidated matter pending on the Complex Litigation Docket in the Waterbury Superior Court captioned *The Metropolitan District Commission v. The State of Connecticut*, Docket No. UWYCV236079852S;

**13.** MDC and CRDA have agreed that upon completion of the Separation Project a certain lien dated November 10, 2020 and recorded in Volume 7679, Page 125 of the Hartford Land Records against the State of Connecticut, CRDA and Adriaen's Landing Hotel will be released by MDC and that any claims relating to said lien or underlying sewer assessment against the State of Connecticut, CRDA, Adriaen's Landing Hotel or their respective related parties will be released and a portion of the monies contributed by CRDA referenced herein shall satisfy in full said lien, and deemed satisfactory by MDC as part of this Agreement; and

CRDA and MDC intend to proceed in good faith to negotiate and enter into a definitive agreement after the approval of their respective boards of directors. Such agreement shall memorialize the terms set forth above and the parties agree to pursue authorizations from respective authorities to proceed, including the MDC Board, the CRDA Board, and appropriate State of Connecticut agencies and authorities, including the Office of Policy and Management and the State Bond Commission.

**Agreed and accepted:**

**THE METROPOLITAN DISTRICT**

By \_\_\_\_\_  
Scott W. Jellison  
Its CEO, Duly Authorized  
Dated: \_\_\_\_\_

**CAPITAL REGION DEVELOPMENT AUTHORITY**

By \_\_\_\_\_  
Michael Freimuth  
Executive Director, Duly Authorized  
Dated: \_\_\_\_\_

and, as to Paragraph 12 of this Term Sheet,

**THE STATE OF CONNECTICUT**

\_\_\_\_\_  
Duly Authorized  
Dated: \_\_\_\_\_

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

**REFERRAL OF PUBLIC ACT 25-11 TO GENERAL POLICY &  
PLANNING COMMITTEE**

***On motion made by Commissioner Gale and duly seconded, Public Act 25-11, An Act Concerning the Charter of The Metropolitan District of Hartford County, was referred to the General Policy & Planning Committee by unanimous vote of those present.***

**OPPORTUNITY FOR GENERAL PUBLIC COMMENTS**

No one from the public appeared to be heard.

**COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE  
AGENDA ITEMS**

Commissioner Bush would to address the use of Lake McDonough as a recreation facility.

**ADJOURNMENT**

The meeting was adjourned at 8:46 PM.

ATTEST:

John S. Mirtle, Esq.  
District Clerk

\_\_\_\_\_  
Date of Approval