

**Authority Meeting Minutes  
385th Meeting  
February 3, 2026 at 12:00 p.m.**

**Members Present:** Joseph J. Siemek  
Willie Wainer  
Anthony Russell  
Karen Henry  
Maria Monteiro-E-Pereira  
Dr. Charles Glass

**Other Participants:** Kip Kelley (Frederick County)  
Andrew Kays (NMWDA)  
Kim Gordon (NMWDA)  
John Schott (NMWDA)  
Kitty McIlroy (NMWDA)

**Public access via livestream at the following link:**

<https://youtube.com/live/99Uk5yfE7h4?feature=share>. *This stream was turned on at 12:07 p.m. local time.*

Board Chairman, Joseph Siemek opened the meeting at 12:08 p.m. local time after confirming the presence of a quorum. Mr. Siemek noted that the instructions for the public to view the meeting were provided in advance and that there were no plans for any portion of the meeting to be held in closed session. Mr. Siemek requested that Members identify themselves when speaking.

Andrew Kays identified the non-Board Members present at the meeting as follows: Kip Kelley (Deputy Director of Solid Waste and Recycling, Frederick County) and Kim Gordon, John Schott, and Kitty McIlroy (NMWDA).

Mr. Siemek noted consideration of the minutes of the previous Board Meeting on December 9, 2025, and that such minutes were approved and posted on the Authority website.

**MEMBERS:**

## **ACTION ITEM NO. 2026-1-1 – Award of Contract for Baltimore City Residential Household Hazardous Waste Services**

A motion was made by Willie Wainer and seconded by Karen Henry to approve this item.

John Schott explained that at the request of Baltimore City (the “City”), the Authority issued an Invitation for Bids (“IFB”) on October 15, 2025, for a qualified contractor to provide services related to the acceptance, transportation, and disposal (or recycling) of residential household hazardous waste during City designated Residential Household Hazardous Waste (HHW) Drop-off Days. The City hosts about seven HHW Drop-Off Events (2-Day events) per year at City designated sites. The IFB required vendors to provide (1) pricing for City staffed events with Contractor only providing pickup of material and (2) pricing for Contractor staffed events including setting up all weather receiving stations, providing labor, packaging, and loading.

The IFB was advertised on the Authority’s website, eMaryland Marketplace, and sent to vendors that have provided similar services in the region.

An addendum was issued November 17, 2025, to respond to questions received from interested vendors.

Mr. Schott noted that four vendors responded to the IFB by the Due Date (November 21, 2025): Clean Harbors, MXI, TACT Montgomery, and Republic Services. Based on the City’s estimated CY2025 HHW material compositions and pounds accepted, Clean Harbor provided lowest overall price for pickup only (City staffed events) in the amount of \$43,826, while MXI Environmental provided the lowest overall price for fully staffing the events in the amount of \$57,444.

John Schott explained that based on qualifications, pricing, and current operations of City staffed HHW events, the Authority staff requests approval to enter into a contract with Clean Harbors Environmental Services, substantially in the form of the contract, as set forth in the terms of the IFB, provided to the Board for review, and made publicly available on the Authority’s website. The initial term of the contract begins upon acceptance of bid (as approved by and upon approval from Baltimore City, Maryland) and ends June 30, 2028. The Authority has the sole option to renew the contract for two one-year periods through June 30, 2030. The estimated contract cost for FY2027 based on seven 2-Day events is \$306,782 (City staffed events).

Joseph Siemek asked if there were any questions or matters for discussion.

There being none, a vote was taken, and the item was unanimously approved.

## **ACTION ITEM NO. 2026-1 -2 – Award of Contract for Solar Installations on Municipal Solid Waste Landfills, Property and Infrastructure**

A motion was made by Dr. Charles Glass and seconded by Willie Wainer to approve this item.

Kitty McIlroy explained that she would provide a brief summary of the procurement and would be available to answer any questions from the Authority’s Board. Ms. McIlroy noted that her summary includes certain benefits not specifically noted in the Action Item, and that all of the related procurement documents are available on the Authority’s website.

Ms. McIlroy explained that since the Northeast Maryland Waste Disposal Authority’s Member Jurisdictions continue to pursue bringing new renewable energy projects online, including landfill gas beneficial use and solar development on underutilized and otherwise unsuitable land for the public, such as on closed landfills or rooftops, the Authority issued a Request for Expressions of Interest (an “REOI”) to procure a contractor or contractors to design, build and operate Solar Installations on Municipal Solid Waste Property and/or Systems for Beneficial Use of Landfill Gas for Mainly Small, Closed and/or Rural Landfills.

44 sites were included in the REOI, to solicit Contractor interest on their potential viability.

Clarification Responses and new or amended Proposals to the REOI were submitted by 8 Contractors by the deadline of October 17, 2025.

Kitty McIlroy further explained that the Evaluation Committee is now recommending award of the solar portion of this REOI before the landfill gas portion, in order to preserve solar pricing proposed, since certain equipment needed to be “safe harbored” in order to lock in tax benefits that are to expire due to the One Big Beautiful Bill Act (the “OBBBA”) tax code revisions. Specifically, certain equipment orders and construction (including off-site assembly) on solar projects were required to be initiated in time to secure the Investment Tax Credit (“ITC”), including the ordering of key off-site components, such as switchgears and transformers, prior to the Foreign Entities of Concern (“FEOC”) restriction deadlines, implemented in the OBBBA. It is noted there was not the same time-sensitivity for landfill gas equipment orders, as those tax benefits are not immediately expiring under the federal tax code changes.

After review of proposals, the Evaluation Committee has recommended Community Power Group (or “CPG”) for contract award. These services will cover the full scope of responsibilities for implementation, maintenance, and decommissioning, including but not limited to feasibility analysis, design, engineering, permitting, developing, constructing, erecting, maintaining and operating solar installations.

CPG provided the best overall Proposal, based on qualifications of the Contractor, experience in Maryland (such as two closed landfill solar projects in Washington County) and a Certificate of Good Standing from the State of Maryland. CPG is also in agreement with all terms of the Master Service Agreement for Solar Design, Build and Operation. CPG’s Price Proposal was determined to be the overall best value to the Members, due to providing detailed, site-specific

and the most favorable, no cost pricing (containing a safe harbor strategy locking in tax benefits, referenced previously), for a large number of sites with the potential to be developed.

Ms. McIlroy explained that the Members shall have the ability to earn rent revenues under the Agreement and applicable Confirmations and Land Leases from CPG's community solar proposal, including a rent per acre price of \$5,000, per year, with an escalation rate of 1.25% annually, paid by CPG to the Members that own the land of each specific site.

CPG has agreed that no unanticipated project costs would ever result in the Member or Authority needing to pay CPG for services, thus it was determined that an Agreement with CPG would be the least risk option for the Members to develop as many solar energy projects as feasible.

Another benefit of CPG's proposal allows the lease revenues to be directed directly to the DPW/DPWTs, to support their specific beneficial site improvement projects at the Designated Sites. For example, some of these sites double as public spaces or are frequently trespassed spaces and have illegal dumping issues, litter issues and non-regular solid waste/recycling collection that could be remediated/supported with these revenues. The revenues can also support wildlife and pollinator friendly gardens, ground cover or other habitat restoration, public education signage, as well as certain security (fencing and/or surveillance cameras). Community solar also offers reduced electricity rates to the surrounding communities.

Lastly, it is of great benefit to the Members that CPG is willing and able to utilize an Authority on-call, or other engineering firm, per Member preference, to perform third-party engineering quality assurance and quality control services, funded entirely by CPG.

Ms. McIlroy noted that as part of the Confirmation drafting process, Members and the Contractor will finalize sites believed to be viable for services, in order to begin the design and permitting process for each selected site. The final acreage available for development at each site will be determined during this process.

These services are to be available under the Authority's Agreement from the effective date through June 30, 2055 (as clarified for the record). The Authority and Members reserve the right to renew the Agreement and applicable Confirmations and Land Leases for up to four (4) optional five (5) year renewal terms, on the same terms and conditions.

Staff requests approval to enter into a Master Service Agreement, substantially in the form provided to the Board for review and publicly available on the Authority's website, with CPG. Confirmations and Land Leases under the Agreement will be between the applicable Members and CPG.

Joseph Siemek asked if there were any questions or matters for discussion.

Maria Monteiro-E-Pereira requested clarification regarding the escalation rate for the rent per acre price of \$5,000 per year. Kitty McIlroy confirmed an escalation rate of 1.25%.

Joseph Siemek asked if there were any additional questions or matters for discussion. There being none, a vote was taken, and the item was unanimously approved.

Mr. Siemek asked if there were any additional items to discuss at this time.

Karen Henry inquired about legislative updates, specifically the Bottle Bill.

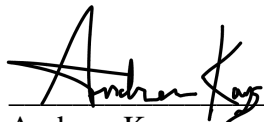
Andrew Kays provided a brief legislative update for a few initial bills being tracked, including an overview and hearing dates for [HB 331](#) (Maryland Beverage Container Recycling Refund and Litter Reduction Program), [HB 92](#) (a related beverage container bill, Environment - Beverage Containers Connected With Plastic Rings - Restriction on Sale), [HB 164](#) (concerning yard waste collections for State buildings and directing material to composting facilities within 30 miles, State Buildings and State Highways - Collection and Disposal of Yard Waste), and [HB 429](#) (On-Farm Organics and Wasted Food Reduction and Diversion Grant Programs - Established). Mr. Kays explained that there are numerous interesting bills that the Authority will be tracking this session (including the Electronics EPR bill and the Mattress EPR bill). Mr. Kays noted that he will begin sending legislative updates to the Board Members regarding bills that are of interest to the Member Jurisdictions.

Karen Henry expressed her appreciation for the legislative update.

Mr. Siemek asked if there were any additional items to discuss at this time.

There being no additional comments or discussion items, the meeting adjourned at 12:26 p.m.

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Andrew Kays  
Executive Director