

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT
REGULAR MEETING
JANUARY 4, 2017**

ATTENDANCE: Tom Livingston, chair; Michael DePalma; Nick Sacchinelli; Richard Bonenfant; Faye Bowman

STAFF: Alan Lo, Buildings and Facilities Manager

OTHERS: Megan Occhiogrosso, Greenskies

CALL TO ORDER

Mr. Livingston called the meeting to order at 7:31 p. m. A quorum was present.

PUBLIC PARTICIPATION

Diane Lauricella came forward in opposition to the recommendation to designate Greenskies as the Preferred Solar Developer for City Hall. She stated that the Mayor's Energy Task Force formed a committee to get opinions on the best solar options, but that Mr. Kydes did not email members of the committee to ask for their opinions. She stated that solar should not be the only power source considered for City Hall. Wind and other sources should be considered. She stated that the wording of the RFP did not make it clear that parts of the proposal could be bid on if the bidder did not want to put in a bid for the entire project. She stated that limiting the installation to only City Hall, and not including 19 or more buildings in Norwalk, limited the amount of savings that could be yielded by the installation of solar panels. She stated that the \$1.6 million in savings over 20 years from installing solar panels at City Hall that was quoted in a local paper was inaccurate.

MINUTES OF PREVIOUS MEETING

**** MR., SACCHINELLI MOVED TO APPROVE THE MINUTES OF DECEMBER 7, 2016
** THE MOTION TO APPROVE THE MINUTES OF DECEMBER 7, 2016 PASSED
UNANIMOUSLY.**

OLD BUSINESS

No old business was brought forward.

NEW BUSINESS

Review recommendation to designate Preferred Solar Developer for City Hall and refer the following recommendation to the Common Council:

Approve to designate Greenskies Renewable Energy, LLC as the "Preferred Solar Developer" for the installation of photovoltaic panels on City Hall roof. Finalized terms for the Power Purchase Agreement to be submitted to Common Council for final approval.

Mr. Lo stated that City Hall will have a new roof put in and that the roof will last for approximately 25 years. Solar panels last for about 20 years so it is a good idea to install both at the same time. He stated that five locations (City Hall, Norwalk High School, Naramake Elementary School, Fodor Farm Barn, and Oyster Shell Park) for solar panel installation had been discussed over the past 6 months and at this time, the Review Committee is recommending to proceed with City Hall. He stated that as a municipality, the City of Norwalk cannot receive tax credits, so it makes the most sense economically to lease the equipment from the solar panel installer. He stated that selecting one "Preferred Solar Developer" allows for negotiations to move forward without having to have three or more simultaneous negotiations with different companies. In addition, upon establishing a relationship with Greenskies, they can focus on determining the best pricing for ZREC incentives.

Ms. Megan Occhiogrosso stated that Greenskies was founded in 2008 and is based in Middletown, Connecticut. She stated that 100% of the owned existing projects are with investment grade off-takers, which provides valuable and predictable long-term cash flow. Walmart and Target are clients of Greenskies. She stated that Greenskies has installed solar panels at Wesleyan University and the Remington Building in Middletown, Connecticut.

Ms. Occhiogrosso provided a picture of the City Hall roof showing where the panels would be installed. She stated that there would be a 6 foot setback from the inside of the parapet wall and that panels would not be installed above the Concert Hall. Greenskies will be responsible for maintenance.

Ms. Bowman asked what "Preferred Solar Developer" means. Mr. Lo stated that three companies were involved with the interview process and that Greenskies was selected as the company to engage with further negotiations. Mr. Bonenfant asked what the monthly energy bills are for City Hall. Ms. Occhiogrosso stated that they are around fifteen to twenty thousand dollars a month. Mr. Bonenfant asked technological advancements in the next twenty years will make the solar panels obsolete. Ms. Occhiogrosso stated that if new panels were developed in the coming years that were efficient enough to cover the cost of installation, Greenskies would replace the original panels.

Ms. Bowman stated that the wording of the recommendation to the Common Council appeared to be for finalized terms agreed upon with Greenskies. Discussion followed on rewording the recommendation.

Mr. Livingston read the amendment as follows:

Approve to designate Greenskies Renewable Energy, LLC as the "Preferred Solar Developer" for the installation of photovoltaic panels on City Hall roof. The finalized terms for the Power Purchase Agreement to be submitted to the Land Use and Building Management Committee and the Common Council for final approval.

**** MR. LIVINGSTON MOVED TO DESIGNATE GREENSKIES RENEWABLE ENERGY, LLC AS THE "PREFERRED SOLAR DEVELOPER" FOR THE INSTALLATION OF PHOTOVOLTAIC PANELS ON CITY HALL ROOF. THE FINALIZED TERMS FOR THE POWER PURCHASE AGREEMENT TO BE SUBMITTED TO THE LAND USE AND BUILDING MANAGEMENT COMMITTEE AND THE COMMON COUNCIL FOR FINAL APPROVAL.**

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS/DISCUSSION ITEMS

No items were brought forward.

ADJOURNMENT

**** MR. SACCHINELLI MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:51 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services