

ENERGY COMMISSION

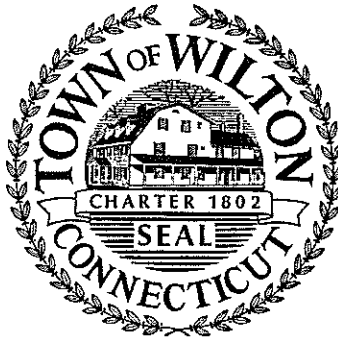
TOWN HALL
238 Danbury Road
Wilton, CT 06897

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BY: *R. Hollander*



Debra Thompson-Van
Richard Creeth
Co-chairs
Peter Wrampe
Vice Chairman
Gil Bray
Patrice Gillespie
Bruce Hampson
Glen Hemmerle
Gil Hollander
Philip Murphy

WILTON ENERGY COMMISSION
Regular Meeting
Wilton Comstock Community Center
Room 12
March 29, 2017, 6:00pm

Attendees: Gil Bray, Gil Hollander, Phil Murphy, Glen Hemmerle, Patrice Gillespie, Debra Thompson-Van, Bruce Hampson, Peter Wrampe and Richard Creeth (arrived 5 minutes late and left at 7:25pm to attend the BOF meeting).

Also present: Mark Robbins of MHR Consultants, Chris Burney, and from Greenskies, Meagan Occhiogrosso and James Desantos

Minutes

1. Debra Thompson-Van called the meeting to order at 6:00pm
2. The following prior meeting minutes were approved:
 - Regular WEC -February 28, 2017. Motion to approve the minutes made by Bruce Hampson, seconded by Gil Bray. Votes to approve- Debra Thompson-Van, Peter Wrampe, Bruce Hampson, Gil Hollander and Gil Bray. Phil Murphy, Patrice Gillespie, Glenn Hemmerle abstained having not attended the 2/28 WEC meeting. Richard Creeth was absent at the time of the vote.
 - Solar RFP subcommittee- March 15, 2017. Motion to approve the minutes made by Peter Wrampe, seconded by Bruce Hampson. Votes to approve- Debra Thompson-Van, Peter Wrampe, Bruce Hampson. Richard Creeth was absent at the time of the vote.
 - Solar RFP subcommittee- March 22, 2017, AM meeting. Motion to approve the minutes made by Peter Wrampe, seconded by Bruce Hampson. Votes to approve- Debra Thompson-Van, Peter Wrampe, Bruce Hampson. Richard Creeth was absent at the time of the vote.

- Solar RFP subcommittee- March 22, 2017, PM meeting. Motion to approve the minutes made by Peter Wrampe, seconded by Bruce Hampson. Votes to approve- Debra Thompson-Van, Peter Wrampe, Bruce Hampson. Richard Creeth was absent at the time of the vote.
3. Debra Thompson-Van introduced Greenskies and informed the WEC of the process the RFP SubCommittee had followed by which Greenskies had been invited.
 - Meagan Occhiogrosso and James Desantos made a presentation which included the pricing, T&Cs, Project Plan, Resource commitment, Business Model and Financials, Commercial and Municipal projects, and specific details about the equipment and layout of solar on the schools.
 - Debra Thompson-Van confirmed the details for the Middlebrook School and agreed specific aspects that would be validated during the structural inspection including the use of an additional section of rooftop that had been communicated to the Bidders during the walkthrough process that may be available for solar in order to maximize the ZREC award.
 - Debra Thompson-Van confirmed the PPA rate assumptions for the following scenarios- only Middlebrook awarded and/or only Miller Driscoll awarded, those schools plus WHS at \$110/ZRECs and those schools plus WHS at \$125/ZRECs.
 - Gil Bray asked about the educational aspects of the RFP and Greenskies confirmed the resources and educational tools that would be provided the schools (if desired).
 - Peter Wrampe validated specific terms of the Performance Guarantee.
 - Bruce Hampson and Glenn Hemmerle confirmed specific aspects of the electric panels, solar implementation and maintenance of the roof warranty.
 - Phil Murphy confirmed the financial viability of Greenskies and Greenskies source of funds for the Wilton project.
 - Richard Creeth confirmed the track record of achieved objectives from Greenskies' former installations.
 - Greenskies was made aware of the next steps with the Board of Selectman and Public Hearing and the process and timeline for the Board of Selectman to make an award if they received the WEC vote that evening.
 - Mark Robbins reviewed the results from the References he had researched whereby he had reached 5 of 7 references and received outstanding reviews.
 - Greenskies thanked the WEC for the opportunity to present and left the meeting.
 4. Mark Robbins from MHR development distributed a handout which recapped the Process leading up to the March 29 WEC meeting. He summarized the Quantitative and Qualitative analysis that had been performed in the bid analysis. Mark Robbins then presented all the Vendor PPA rates and the 20 year Savings projections of the various proposals.
 5. Debra Thompson-Van reviewed the Ranking and scoring with the rational of how the scores were applied. Further, she outlined how the 9 bid responses fell into 3 pricing tiers: 1) 2 bid responses under \$0.025, 2) 4 bid responses between \$0.035-0.05, and 3) 3 bid responses over \$0.05.
 6. Peter Wrampe made the point that the approach to utilize CT Greenbank would have inherently more complexity and be a higher risk than the integrated model presented by Greenskies. Discussion by all ensued regarding the benefits of the Integrated Business Model as presented by Greenskies vs. the approach inherent in the selection of CT Greenbank, with the multiple parties of the Financial backers, the subcontracting of the EPC separate from

O&M, and the current state of flux around the contracts, performance guarantees and role of Onyx (Blackstone). There was general consensus to this point. Chris Burney was in favor of making an award to Greenskies.

7. Gil Bray made a motion to recommend Greenskies to the Board of Selectmen, which was seconded by Glenn Hemmerle. With the exception of Phil Murphy who abstained from voting as a new member, the vote was unanimous to approve the WEC recommending Greenskies to the BOS.
8. Chris Burney informed the WEC that the TOW was requesting approval to pay the \$10,000 invoice from MHR Development for the work completed to date on the RFP. It was noted that the costs for MHR Development's services was specified within the RFP and would be reimbursed by the Awarded Bid Responders (included in the PPA rate) upon the signing of the contract. The vote was unanimous to authorize the Town to make the payment.
9. Debra Thompson-Van informed the WEC that the Solar activities discussed during the meeting would be the scope of the Solar activities for 2017. This includes the application for additional ZRECs on one or more of the target schools in this last and final round of the CT Eversource/UI Medium ZREC program. Debra went through the changes in the ZREC program in 2017 from prior years.
10. Bruce Hampson made a presentation that outlined several points as it pertains to the TOW's CT Clean Energy Communities Program pledge (which runs through 2018), including:
 - Energy Renewable commitments would be achieved by the execution of the Solar Municipal Project.
 - Energy Efficiency commitments are forecasted to be achieved by significant accomplishments in energy reduction due to LED Relamping of Comstock, all 4 schools, 2 town campuses; and the installation of new energy efficient boilers in Cider Mill and Middlebrook.
 - Bruce further emphasized the importance to improve the Town's understanding of the value and awareness of said investments. He referenced a summary document that would be shared at the next meeting that begins to recap some of the benefits of having participated in the State of CT programs, including rebates valued at over \$1.1M.
 - Bruce and Patrice Gillespie gave an update on the latest improvements in the Energy Performance Report -Portfolio Manager and that Richard Creeth had attended training on the new capabilities. It was thought this latest tool update would provide a path to automated reporting. It was noted that past attempts to achieve the objective of summarizing and reporting avoided energy consumption was constrained due to tool inadequacies, resource limitations, and limited access to required information (and empowerment) of the Director of Facilities and Energy Management.
 - Peter Wrampe then outlined his recommendation to monetize the value of those solutions so that the town would understand the financial benefit and impact of those investments.
 - Phil Murphy agreed he would contribute to the communication plan to make those successes visible.
 - Patrice Gillespie said she would pursue Mike Manzi to prepare Portfolio Manager for Wilton.
 - Bruce noted he wanted time on next month's agenda to discuss the Plan of Conservation and Development (POCD)

- Bruce agreed to convene a meeting with Patrice Gillespie, Peter Wrampe, Phil Murphy and Richard Creeth to come back with an action plan and proposal to achieve the above objectives. Peter Wrampe agreed to take the action to post the meeting and to prepare the minutes.
 - It was noted this topic would be brought back to the April WEC meeting.
11. Gil Bray gave a very brief update that the Wilton Economic Development Commission documented a future requirement for the WEC to pursue the viability of Microgrids as part of the “Infrastructure” objectives. Gil agreed to provide the subject document for distribution across the WEC membership and future discussion at the April WEC meeting.
 12. Gil Hollander’s update on Residential and business outreach programs with WGG was deferred to the April WEC meeting.
 13. While it was on the agenda, there were no members of the public attendance at this WEC meeting to make Public Comment. Debra reaffirmed another opportunity for Public Comment for the Wilton Solar Municipal RFP at the BOS meeting April 3 and April 17 Public Hearing.
 14. The meeting adjourned at 8:15pm.