

**\*\* SPECIAL MEETING \*\***

**MINUTES**

**Willington Housing Authority**

**February 26, 2019 – 6 p.m.**

**20 Senior Way – Senior Center Willington, CT**

**Item 1: Call to order** Meeting called to order at 6 pm.

**Present:** Chairman Don Berg, Board members Laurel Millix, Claudia D’Agata, Bill Bunnell, Mark Forkey.

**Item 2: Present to speak:** No one present to speak.

**Item 3: Review of solar options and vote for funding Gardner and Peterson to prepare plans**

Don asked the Board to allow him to spend up to \$600 with Gardner and Peterson to prepare site plans that can be submitted to various agencies for approval for solar panels on the grounds of Button Hill, such as the Board of Selectmen, Planning and Zoning, Zoning Board of Appeals and whoever else may need to see them. He said discussions with Eric Peterson (of Gardner and Peterson) indicated that the plans could be prepared in less than 3 hours of billable time at \$137 per hour.

Don B. showed the Board a marked-up copy of the existing site as-built, showing how restrictive our Button Hill site is for solar PV, based on zoning setbacks, Eversource easements, and ownership lease lines.

Don B. stated that Eversource announced that Year 6 small tariff program closed as of February 22, 2019 and the combined Year 7 & 8 small tariff program (the last year of the small tariff program that Don is aware of) is scheduled to be announced probably sometime in March 2019. Those programs can provide us with incentives called Renewable Energy Credits to help pay for some of the costs of new solar photovoltaic systems. The small ZREC tariff award will pay \$100.74/REC (equal to 10.074¢/kWh) for 15 years as an incentive we can receive.

Don said he was hoping to find area to install up to 21 additional systems.

Claudia D. asked for clarity on what we have presently for PV at Button Hill

Don clarified that the 4 utility rooms have 4 separate systems (that were installed by Earthlight) and are structured as 4 Power Purchase Agreements. We are paying 10¢/ kWh for energy we buy from Earthlight for those 4 systems. We also own outright 3 PV systems for apartments 16 A, B and C. Each of those 3 systems consists of 5 PV panels each (a total of 15 panels on building C’s middle roof area. They produce enough power to offset a portion of the power used by apartments 16 A, B and C.

Don explained that his present plan is to apply for installing 21 additional PV systems (if the board votes to approve him to make applications). There is no guarantee that even if we apply for 21 PV systems will receive small tariff ZREC contracts from Eversource for all of those.

Don spoke to installing around 7-8 PV panels per apartment, however the cost to install could be around \$200,000 depending on the final cost per watt to install the 21 systems. Further discussion about panel degradation and energy cost inflation ensued. If we install 8 panels per apartment, we should be able to cover the historical consumption of 80% of the apartments. Don also spoke about any excess electricity being purchased by Eversource and how Net Metering works now (where excess power is “banked or “stored” for

future use at no additional cost) and how it might no longer be available given Eversource's future plans for Net metering.

The board reviewed the as-built site plan, and discussed the limited area for solar given the site restrictions, and how it will be funded.

The board discussed other outstanding Housing Authority bills, including money owed to Access and Housing Enterprises), that is in our Development account at Putnam Bank.

Don said he will run his solar-savings calculations past Access agency.

Mark F. (a Button Hill resident) said he would like to determine why some apartments are using so much more power than he is using.

Don brought up the 5% fee in the management agreement that says we should pay the 5% of any renovations and building improvements to Button Hill in exhibit A.

Mark F. made a motion: The Housing Authority authorizes Don Berg to spend up to \$600 with Gardner and Peterson to develop plans showing the solar panel proposed locations. Laurel seconded the motion.

Discussion continued about personally visiting each apartment, perhaps with Melanie, to check on hot water status and what may be using electricity beyond typical household needs, be it fish tanks, use of incandescent bulbs vs fluorescent or LED. or other extraneous power usage.

**Adjourn** –The board voted to adjourn the meeting at 6:50. All in favor. Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Don Berg". The signature is written in dark ink and is positioned above the printed name.

Don Berg, Chairman