

**CITY OF BRIDGEPORT  
MISCELLANEOUS MATTERS COMMITTEE**

**TUESDAY, DECEMBER 27, 2011**

**6:00 PM**

ATTENDANCE: Council members: Baker; Co-chair, Ayala, Brannelly, Taylor-Moye, Colon, Brantley (arrived 6:25 pm)

NON-COMMITTEE: Council President T. McCarthy

CITY ATTORNEYS: Mark Anastasi; L.Trachtenburg; J. Bohannon

ROBINSON & COLE: C. Raabe Esq. and J. White Esq.

CITY STAFF: K. McDermott, Senior Manager, Central Grants  
T. Graybarz, Deputy Director, Public Facilities

Co-chair Baker called the meeting to order at 6:02 pm.

Approval of Committee Meeting Minutes of October 24, 2011.

Approval of Committee Meeting Minutes of November 7, 2001 (Special Meeting).

**\*\* COUNCIL MEMBER BRANNELLY MOVED TO ACCEPT BOTH SETS OF MINUTES**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED WITH FOUR VOTES IN FAVOR AND ONE ABSTENTION  
(\*COUNCIL MEMBER COLON)**

**\*= newly appointed to the committee, not present at the meetings**

*Co-chair Baker stated that the agenda would be taken out of order and items 04-11 and 28-11 would be discussed at the end of the agenda.*

**03-11** Request to Appoint twenty new members to the 2012-2014 Citizen Union Membership.

Kelly McDermott, Senior Manager, Central Grants stated that the purpose of the resolution is to appoint new members to the Citizen's Union for the next two years, beginning 2012 through 2014. She explained that they assist in the annual HUD and CDBG allocations; funding for Housing Persons with AIDS and the HOME Project Program. She said they had an opportunity to nominate seven (7) members from the City of Bridgeport – *referencing the list that was submitted*. She further noted that there are two vacancies in the 134<sup>th</sup> District; 135<sup>th</sup> District and the 139<sup>th</sup> District.

Co-chair Baker asked how the vacancies were nominated. Ms. McDermott said the council members will have the chance to nominate and submit names. Thereafter, they will vote before the full council.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO APPROVE  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**17-11** Resolution regarding the building of Solar Photo-Voltaic Electric Generation Facilities at Central and Blackham School's by Main Street Power ("Project") and to provide a property tax offset for those renewable energy installations.

Ted Grabarz, Deputy Director, Public Facilities displayed renderings of what the Solar Photo-Voltaic Electric Generation Facilities would look like if they are installed. He explained that the purpose of them is to save utility costs. He stated that they were working with Main Street Power Company who will come in and design buildings with solar energy. He further stated that the solar panels will offset between 10% and 13% of the cost of utilities. The cost savings will be directed towards the city over the course of twenty-years and at that time, the city will own them. He relayed that it's the Mayor's hope to begin developing all solar systems projects throughout the city.

Attorney Trachtenburg, Associate City Attorney elaborated that by virtue of the twenty-year agreement, the developer will own the solar panels and they will be charged property taxes. And the goal is to obtain the city council's permission to rebate the taxes. She stated that Main Street Power received two grants to subsidize the project. She explained the tax implications that are contingent upon whether or not the solar panels are installed on a roof or not. She clarified that they received approvals from the city attorney's office regarding the tax rebate and they are agreed.

Co-chair Baker asked why the two schools were selected. Mr. Graybarz said they looked at a number of different schools and fifteen (15) city buildings. The buildings that were eventually selected were found to have good sturdy roofs and they also took solar angles into consideration.

Co-chair Baker questioned why they didn't consider newer schools to install the solar panels. Mr. Graybarz said the newer schools didn't have enough wide open area.

Council President McCarthy asked if the developer will own the panels forever. Mr. Graybarz said they will own them for twenty years. The city pays them for the 20-year period and then they will own them. Attorney Trachtenburg clarified that the duration of time really equates to six years with a buyout option by the city. She explained that at the end of twenty years, if the city doesn't want them; Main Street Power will pick them up and take them away. She stated that Main Street Power pays for all the maintenance. She further explained that the city will have an obligation to notify them if something goes wrong with the panels.

Council member Taylor-Moye questioned why Bassick High School and Roosevelt School weren't considered. Mr. Graybarz said it's been a two year process looking at all the schools and city buildings and a prime determination in the selection were long narrow buildings with the largest open exposure to accommodate the panels. They also looked at schools that had a number of years roof life left and he wasn't sure that Bassick's building had that.

Council member Taylor-Moye asked if the solar panels would be monitored on-site. Mr. Graybarz said there would be a remote monitor system on both schools that will regularly track how the panels are functioning. He added that they will use local electricians to put the panels together and they will also do any repairs that may be required. Attorney Trachtenburg said that due to current pending improvements at other schools in the city where green energy is proposed; it's the reason some schools weren't considered.

Council member Brannelly asked what they city currently pays for the contract. Mr. Graybarz said they pay 14.6 cents per kilowatt hour. At Central High School it amounts to \$311,741 for 200-kilo-watt hours electricity. And at Blackham School the cost amounts to \$690,000 for the total kilo-watt hours.

Council member Brannelly questioned what the actual savings will be. Mr. Graybarz said the actual usage won't necessarily change by having solar panels; the 10%-13% represents a percentage of electricity usage that will now come from solar energy.

Council member Brannelly asked then if they will still be paying for the energy coming from the solar panels. Attorney Trachtenburg said yes. She noted that the meter will be regularly monitored to gauge the accurate cost.

Co-chair Baker asked for clarification that after twenty years they will see a cost savings. Mr. Graybarz said yes. Attorney Trachtenburg said the cost savings could also be seen sooner than the twenty years span.

Council member Taylor-Moye asked what will happen if it's found that the solar panels aren't working in terms of cost savings. She questioned what options the city will have to pull out. Attorney Trachtenburg said six years down the line, the panels can be relocated. And between six and nine years; there are buyout options. She explained that if the city wanted them removed entirely, they will have to pay for them. She clarified that the city is only paying for what is actually used; i.e., if efficacy goes down, then cost goes down. Mr. Graybarz added that the panels are expected to get up to thirty years usage.

Council member Colon commented that it will be around the year 2032 at the twenty year mark. She asked what the purchase price will be for the buyout. Mr. Graybarz said the cost would equate to a depreciation value, much like a vehicle depreciates. He clarified that Main Street Power wouldn't be able to sell the solar panels to a third party.

Council member Taylor-Moye asked if Main Street Power has ever done this type of project, where the panels have lasted twenty years. Mr. Graybarz said yes. He commented that the technology is far more advanced in other parts of the country.

Council member Brannelly asked for details about the two grants. Mr. Graybarz stated that Main Street Power filed for two grants: 1) CT Energy Finance Authority in the amount of \$412k that has been received *and* 2) PSEG gave them a \$30k grant to support the project.

Council member Brannelly asked how the funds will be seen in energy savings. Mr. Graybarz said the savings is calculated out

Council member Brannelly asked how long the 14.6% rate is locked in. Attorney Trachtenburg said it's locked in for one year and then there's an escalator. Mr. Graybarz explained that collectively, utility rates will be much higher anyway and at that time, the city expects to own the solar panels.

Council member McCarthy asked why they didn't negotiate with something that is tied to the market. Attorney Trachtenburg said it's a commodity rate and the standard is that it will increase at a certain percentage.

Council member Brantley asked how the schools were selected. Mr. Graybarz repeated that they looked at a number of different schools and fifteen (15) city buildings. The buildings that were eventually selected were found to have good sturdy roofs and they also took solar angles into consideration.

Co-chair Baker asked what the tax rebate would be for Central High School. Attorney Trachtenburg said the actual numbers will be vetted through the basic tax assessment. However, she said they anticipate that during the first year; the cost will be \$47,880.00 for the combined schools and it goes down 5% every year thereafter. At the 8<sup>th</sup> year, it will amount to a little over \$15,000 annually for both schools if the panels stay on.

Council member Brannelly questioned if they had an average of what the city paid ten years ago for comparison purposes. Mr. Graybarz said when they calculated the cost of the energy offset at 14.6% for twenty years with the solar system on, it comes to 1.45 million. So in essence, they will be buying the solar system on two schools at a cost of \$350k that in twenty years will offset between 10%-13% and will be refunded to the city.

Co-chair Baker commented that he observed some skepticism among the committee members. He asked if the matter was time sensitive. Mr. Graybarz said they would like to start construction late winter or early spring. He said they were looking to take advantage of the tax incentives as soon as possible.

Council President McCarthy stated that the matter doesn't equate to a bonanza of savings; however, the energy costs may end up being less and they could probably do better with a fixed cost. He stated that the positive is that the city will get something after twenty years and own it. Also, the city is moving in the correct direction to promote a cleaner city and he felt that someone should take the first step on the innovative project. He added that although there may be some risks involved, he will vote yes.

Council member Brannelly asked what the termination fee meant. Attorney Trachtenburg said the termination fee could mean that the city wants Main Street Power to take them away if that's decided or it could amount to \$2.45 of the system's efficacy. She clarified how solar production is calculated.

**\*\* COUNCIL MEMBER BRANNELLY MOVED TO APPROVE**  
**\*\* COUNCIL MEMBER AYALA SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**  
**\*Consent calendar**

**24-11** Proposed Settlement of Pending Litigation with Elda Blanca.

City Attorney Anastasi made a request to table the item.

**\*\* COUNCIL MEMBER BRANNELLY MOVED TO TABLE**  
**\*\* COUNCIL MEMBER BRANTLEY SECONDED**  
**\*\* MOTION PASSED UNANIMOUSLY**

**08-11** Refund of Excess Payments.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO TABLE  
\*\* COUNCIL MEMBER COLON SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**04-11** Proposed Settlement of Pending Litigation with John Gale.

**28-11** Legal Status Report concerning Bridgeport Harbour Place I, LLC Pending Litigation.

**\*\* COUNCIL MEMBER BRANNELLY MOVED TO ENTER INTO EXECUTIVE  
SESSION FOR THE PURPOSE OF DISCUSSION FOR ITEM 04-11 and  
ITEM 28-11  
\*\* COUNCIL MEMBER COLON SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

*The committee entered into executive session at 7:02 pm.*

*The committee came out of executive session at 7:55 pm.*

*Note: the following City Attorneys were present during the executive session: City Attorney Mark Anastasi; Associate City Attorney J. Bohannon. And Robinson & Cole Attorneys, C. Raabe Esq. and J. White, Esq.*

Co-chair Baker reconvened the meeting at 7:56 pm.

**04-12** Proposed Settlement of Pending Litigation with John Gale.

**\*\* COUNCIL MEMBER BRANNELLY MOVED TO APPROVE**

**\*\* COUNCIL MEMBER AYALA SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**28-11** Legal Status Report concerning Bridgeport Harbour Place I, LLC Pending Litigation.

**\*\* COUNCIL MEMBER BRANTLEY MOVED TO APPROVE WITH THE COMMITTEE'S AUTHORIZATION FOR THE CITY ATTORNEYS TO MOVE FORWARD**

**\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED**

**\*\* MOTION PASSED UNANIMOUSLY**

**\*Consent calendar**

**ADJOURNMENT**

**\*\* COUNCIL MEMBER T. McCARTHY MOVED TO ADJOURN  
\*\* COUNCIL MEMBER COLON SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services