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TOWN OF RUTLAND

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8/17

RDIC

August 7, 2018

Open: 6:02pm,

Present: Mike Sullivan, Doug Briggs, Karen Greenwood, Dick Williams,

Michele Van Reet, by Phone

Guest: Kerrie Carnes Salwa, CMRPC, Shawn Moore, Con Com-P/B

Minutes: 7/25/18 Voted

RFP: #1 Purposed, #2 Price Proposal

Solar: On phone with Beth Greenblatt, Rutland's Consultant on Solar Projects,
Example: Wheeler Road and Rutland Height's Property
LSP Review, Contract, Lease, Special Permit, Bond before starting,
and David at KP Law

Meeting: August 8, 2018 @ 10:30am DPW office, Mike and Doug will
Solar Comm. meeting

Grinding: Dick spoke with Paul Davis, and in the next week or two will look at the
property.

Dam: Gary will look into the Dam's condition

Next meeting: Shawn Moore will speak to us about the property

In Two meetings: Kurt Leslie, Forester

Closed: 6:48pm Voted

Next Meeting at 7:00pm, August 17th at the Annex



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Memo

To: Anna Nocas
From: Beth Greenblatt
CC: Margaret Nartowicz, Diane Peterson, Gary Kellaheer, Mike Sullivan and Doug Briggs
Date: August 7, 2018
Re: Solar Photovoltaic Kick-Off Meeting

ESTIMATE

Below please find the preliminary agenda for the kick-off call on Wednesday, August 7, 2018 at 10:30 AM.

Introductions and Points of Contact:

- Town – Beth Greenblatt, Owner's Agent, Diane Peterson, Energy Committee and Gary Kellaheer, Superintendent, Public Works
- Rutland Development and Industrial Commission (RDIC) – Commissioners Mike Sullivan, and Doug Briggs
- Sol Systems – Anna Nocas, Project Development Manager, Mark Cooper, Director of Engineering, Kevin Mayer, Senior Development Engineer, Daniel Smith, Senior Associate, Customer Energy Services, and Chris Dailey, Investments Lead
- ML Schmitt – Tom Schmitt, Principal - *Construction*
- Beacon will provide a contact listing after the call.

Contractual:

- Specimen Agreement in RFP
 - ✓○ Beacon to provide Sol Systems with a MS Word version for proposed redlines. Beacon will be the primary point of contact on the Lease Agreements and will coordinate with Town Counsel, Town and RDIC
 - ✓○ Number of Leases contemplated:
 - Wheeler Road parcel #059-A-1 and if needed Central Tree Road parcel #059-A-12. Parcels approved for Lease by Town Meeting
 - Maple Road parcel #041-A-3. Parcels to be approved by Commission for Lease.
 - ✓○ Structured Tax Agreement (PILOT) for each Facility
 - Beacon will provide an Assessor information sheet for each Facility
 - Assessor will determine PILOT values
 - Approvals by Board of Assessors, Board of Selectmen and Town Meeting (need to confirm)
- Expense Allowance and Peer-Review Allowance
 - ✓○ \$15,000 transaction cost payment is due upon award
 - Does Sol Systems require an invoice?
 - ✓○ \$10,000 peer review due as a reimbursement

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- Prior to commencing on-site activities, a certificate of insurance must be provided as required in the RFP
- Prior to commencing construction, payment and performance bonds must be provided

Key Milestone Activities

- Lease and Structured Tax Agreement
- Utility Interconnection
 - Anna to update the group on new information from National Grid (if available)
- Local Permitting
 - Special Permit (please review zoning by-laws)
 - Conservation Commission
 - MassDEP for Wheeler Road
 - May not be required, but since the Pond is the Town's water supply, it should be investigated
 - Preliminary Project Schedule with key milestones and responsibilities
 - Anna and Mark to provide
- Sol_Systems site access and requirements
 - Anna and Mark to discuss

Action Items

- ~~TREE~~ COTTINGS - by end of year