

Greenbelt Community Solar LLC – Meeting Notes of 11/17/2010

Attendees:

Robert Kessel
Lore Rosenthal
Dale Barish
John Mason
Michael Hartman
Steve Lindner
Jerry Bonnell
Frank Gervasi
Shalom Fisher
Steve Skolnik, who took and transcribed these notes

Lore opened the meeting and gave a reminder of the Wind Energy conference to be held 12/4/10 in Annapolis; also mentioned research Marat has done on wind energy costs (American Wind Energy Association), which she will forward to the group.

There was discussion of cost vs. environmental as incentives for end users to do a solar project.

Steve S. gave a report on the status of solar projects for GHI; the Buildings Committee has recommended that Board of Directors move forward to get hard proposals for systems for Administration Bldg., and for Parkway Apts.

Follow-up to last month's meeting, reports on investigation of various potential host sites were given:

1. **Greenbelt Baptist Church** – John Mason has made contact with Glade, was directed to speak with a Ron England. He has yet to connect with him. Steve L. said it has a good flat roof in the back, whereas the side roof is not good.
2. **Greenbelt Consumer Cooperative** (supermarket) – Lore reported in Steve Kane's absence that store manager Bob Davis states the roof is due for replacement in 6-9 months, once loan funding is in place. Davis is interested in further discussions about implementing solar on the new roof. We all agreed this would be a very good location. The coop has a "master lease", not owned by the same guy as the rest of Roosevelt Center. The roof is large; there should be plenty of space for panels, even if they have AC or refrigerator units on part.
3. **Mishkan Torah synagogue** – Shalom Fisher has made contact with Steve Feinberg, their Building Committee chair – a number of questions have passed back and forth. Steve Lindner added that the roof has many different angles and this could present implementation problems.
4. **Greenbelt Community Church** – Steve Lindner states that the roof is shaded by nearby trees and that this site is unlikely to be suitable. No contact was made with folks from the church.
5. **Holy Cross Lutheran Church** - Steve Lindner states that this site is also too shady and therefore unlikely to be suitable. No contact was made with folks from the church.
6. **Green Ridge House** (new idea) – Steve Lindner mentioned that this site could be suitable, should be investigated further. (No contact has been made yet.)
7. **Greenbriar Community Center** (new idea) – Steve Lindner feels this building would be a very likely site for a solar PV system, urged further investigation. Question arose of the condominium buildings themselves at Greenbriar; Lore stated that she believes these are master-metered, as she learned in her work with Clean Currents – therefore could be good candidates for solar PV.
8. **City of Greenbelt structures**, including **Community Center, Public Works Facility** (also now, **Green Ridge House**) – Frank Gervasi has met with David Moran, Asst. General Manager as well as Kenny Hall; City is very interested in the project and would be a likely participant. City pays 30 electric bills, Moran is getting bills for appropriate properties for Frank. Also, Moran stated that City has signed electricity purchase contract, starting next July with NextEra Energy Resources (thru Clean Currents as the broker), rate is to be \$0.08 per kWh. <http://www.nexteraenergyresources.com/>

Frank explained that the Community Center roof was from 1995 and had lots of equipment on it, but that there should be a section available in the non-historic section. Steve Lindner feels that Public Works new maintenance shed would be ideal for solar PV, also very visible to public.

Lore summarized that at previous meeting, 6 potential host sites were identified; we have eliminated 2 in

this meeting, and added 3 new ones.

Frank raised a new question about taxes, fees, etc. that are currently paid by utility companies but not required in the University Park LLC documents; if laws change in future could our LLC become liable for additional moneys? Steve S. stated that PPA's he has negotiated do not contain any provision for such items. Steve L. suggested a clause could be written into the PPA to allow any such charges in future to be passed along to the electricity purchaser (host).

Next steps/Action Items:

A. **Powerpoint** - Steve S. offered that in his previous job a PowerPoint show had been developed with basic information about solar PV systems, components, how it works and so forth – he could modify this to remove company logos and such so that it could be utilized by GCS-LLC when presenting to potential hosts.

B. **Follow up calls/emails to Host Sites** - Lore summarized action items for host sites still under consideration as follows:

1. **Greenbelt Baptist Church** – John Mason to follow up and make contact with Ron England (Steve S. knows Ron and could help if needed).

2. **GCC supermarket** – (Lore in Steve Kane's absence) This is a very interesting site and needs follow-up contact; roof replacement time frame could be ideal for us. Steve S. offered to participate or take this on, as he knows store manager pretty well from electrical business dealings. Lore is to contact Steve Kane by email to see how he wants to handle this.

3. **City of Greenbelt** – Frank will continue discussions with David Moran, get power bills for Community Center, Public Works Facility, and Green Ridge House.

4. **Mishkan Torah synagogue** – Shalom will follow up with Steve Feinberg, pass along FAQ document.

5. **Greenbriar Condominium** – Steve Lindner and possibly Marat will follow up with Greenbriar Condo Assn. Lore will forward them the appropriate contact info.

*When any/all of these contacts are made, an important question is **who are the decision makers?** Steve S. thinks the next step is to **request a meeting** at which GCS-LLC will make a presentation.*

Steve S. asked about the status of forming the LLC. Lore stated that at the previous meeting there was much discussion about the sunset of the 30% federal rebate (although the tax credit remains active), and whether this makes our business model less attractive to a potential host. She said people expressed 'cold feet' at that meeting and therefore decided to put off actually forming the LLC until a host site was actually identified. Steve S. disagreed with this approach, stating that in order to make a professional presentation to a potential host, an official status and structure is critically important in order to make a good impression. Frank and Robert agreed, restating that forming the LLC is neither complicated nor expensive. Robert researched the time line for LLC formation taken by University Park.

C. **Seed money/LLC Filing** - The group decided that, at our next meeting, we will take the steps to gather seed money and form the LLC at that time. Lore has a lawyer friend (Mark Hessel) who is happy to file the necessary paper work for us and work with us thereafter (on the 4 contracts) at a discounted rate.

D. **Bank account** - Steve S. agreed to contact Greenbelt Federal Credit Union to see if we can open a bank account there. People wishing to contribute seed money should bring checkbooks to the next meeting.

E. **Website** Dale has agreed to do the GCS-LLC website.

Next meeting is scheduled for December 14, 2010 – to be held at 7105 Mathew Dr., Greenbelt.

Meeting was adjourned at 9:10 pm.