



TOWN OF GRANBY

MEMORANDUM

DATE: February 10, 2025

TO: The Granby Board of Selectmen

FROM: Mike Walsh, Town Manager

A handwritten signature in blue ink, appearing to read "Mike Walsh".

REGARDING: Public Works Garage Roof – Placement of a Solar Array

As you may recall, a brief discussion of solar opportunities available to the Town of Granby was had at the CPPAC meeting late last year. After viewing a Connecticut Greenbank prepared presentation and fielding a number of questions, the consensus of the group was to isolate one Town solar application and work with the Greenbank to estimate the financial benefits available to the Town of Granby.

As a result of that direction and corresponding work, attached please find a brief PowerPoint presentation prepared by the Connecticut Greenbank specific to the Department of Public Works garage roof.

While the presentation explains the solar siting process in more detail, there appears to be an available revenue stream of between \$323,000 to \$404,000 available to the Town of Granby over 20 years depending on how the contract is structured.

Because the Public Works garage roof (photo also attached) has been in place for 38 years and eventually would need to be addressed, if the \$97,000 cost of the roof replacement was incorporated into the contract, the available revenue stream to the Town would be between \$206,000 and \$287,000, or \$10,000 to \$15,000 of savings annually including the benefit of a new roof.

At this juncture, I would like to request your approval to move forward in a more substantive way in the hopes of bringing an executable contract for this solar application to you in the future to consider. Accordingly, I respectfully request the following motion be approved to allow the Town to move this process forward.

Proposed Motion:

Move that the Board of Selectmen direct Town Manager Mike Walsh to work with the Connecticut Green Bank for the purposes of negotiating a solar agreement on 52 North Granby Road, and to return to the Board of Selectmen at a future date to consider the execution of a 20 year solar contract, including the cost of replacing the roof at that location.

Solar MAP

Municipal Assistance Program



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Mission & Vision



Connecticut Green Bank is the nation's first state level green bank. Established in 2011 as a quasi-public agency, the Green Bank uses limited public dollars to attract private capital investment and offers green solutions that help people, businesses and all of Connecticut thrive.

Our mission is to confront climate change by increasing and accelerating investment into Connecticut's green economy to create more resilient, healthier, and equitable communities.



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Less work. More benefits.
Now even easier for towns and cities.

- Makes it even easier for municipalities to access renewable energy and achieve energy savings using the Green Bank Solar PPA
- Provides technical assistance support that simplifies every step of the process



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A quasi-state agency and trusted partner to municipalities, is using solar to put towns and cities in charge of their energy costs. With the Green Bank's 'Green Bank Solar PPA' municipalities can go solar, enjoying peace of mind and other benefits.

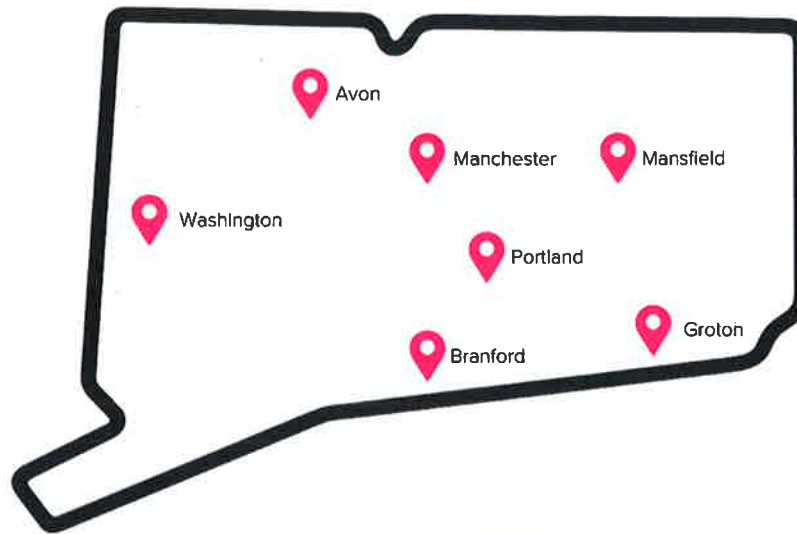


CSW Energy is experienced in working with municipalities to develop solar PV projects. Green Bank is working with CSW Energy to help municipalities to analyze their portfolio of buildings and identify opportunities for solar, get connected with a contractor, and access attractive financing through Solar MAP.

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Sample List of Participating Municipalities



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Solar MAP Program Steps

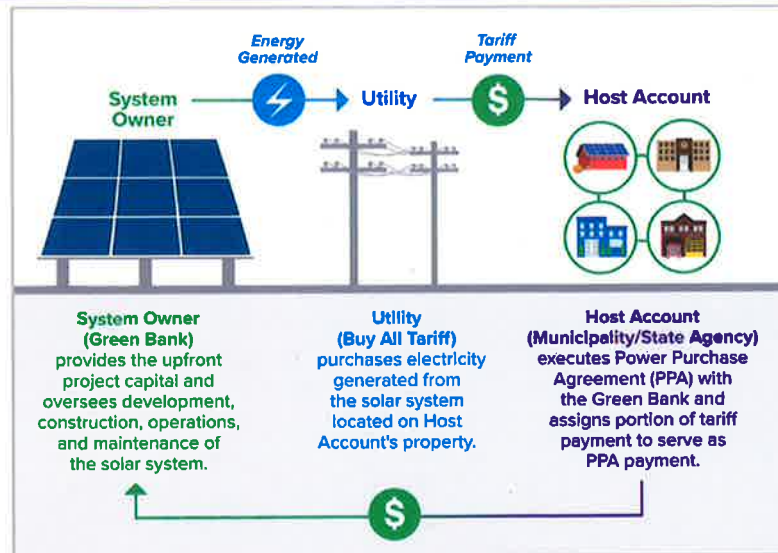


- 1 **Site Analysis.** The Solar MAP team performs an analysis on municipal sites to **identify opportunities** for solar projects and, working with municipal stakeholders, develops a list of onsite solar projects using the Green Bank Power Purchase Agreement (PPA).
- 2 **Project Development.** The Solar MAP team conducts **site visits, develops system designs and secures the utility incentives** (NRES program) needed for each project to delivery energy cost savings.
- 3 **Execute.** The Solar MAP team will present **project specs and pricing to execute the PPA.**
- 4 **Competitive Partner.** The Solar MAP team will solicit proposals from qualified solar contractors and select the best proposal, **bundling participating municipalities together** to achieve economies of scale. Incentives will then be submitted for and secured.

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How Does it Work? Solar Buy All Sell All PPA



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Department of Public Works Town Garage



- Site does not qualify for a low income or energy community ITC bonus
- Age of the roof?
- Are structural and electrical drawings available for review?
- Can you provide the most recent utility bill?

	Result	kWdc (est)	kWh (est)
Rooftop	Pass	270	324,000
Ground	n/a	00	00
Carport	n/a	00	00

DG Hosting CT Final: 43F3	
Location Hosting Capacity(MW)	0.20
Section ID	12769602
Operating Voltage (kV)	23
Circuit Name	43F3
Bulk Circuit Name	43F3
Distribution Substation Name	N/A
Distribution Substation Voltage(kV)	N/A
Distribution Substation Rating (MVA)	
Bulk Substation Name	43F NE SIMSBURY
Bulk Substation	115/23
Zoom to	



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30% ITC – Buy All Sell All PPA EPC Cost



Site	
System Size (kW)	270 kW DC
Year 1 Production (kWh)	324,000 kWhs

ITC Assumption	30% ITC
Credit Value	\$0.06622
Year 1 Savings	\$21,455.28
Cumulative Savings	\$403,991.12

This modeling assumes an EPC cost estimate of \$1.75/Watt. This is a high-level figure based on similarly sized projects.

Modeling is meant to provide an indication of the value of developing a project.

Actual economics will vary based on formal design and realized system production.

Cost estimate to be dialed in with a required technical assessment.

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30% ITC – Buy All Sell All – EPC Cost #2



Site	
System Size (kW)	270 kW DC
Year 1 Production (kWh)	324,000 kWhs

ITC Assumption	30% ITC
Credit Value	\$0.05292
Year 1 Savings	\$17,146.08
Cumulative Savings	\$322,851.25

This modeling assumes an EPC cost estimate of \$2.00/Watt. This is a high-level figure based on similarly sized projects.

Modeling is meant to provide an indication of the value of developing a project.

Actual economics will vary based on formal design and realized system production.

Cost estimate to be dialed in with a required technical assessment.

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30% ITC – Buy All Sell All – EPC Cost #3



Site	
System Size (kW)	270 kW DC
Year 1 Production (kWh)	324,000 kWhs

ITC Assumption	30% ITC
Credit Value	\$0.04702
Year 1 Savings	\$15,234.48
Cumulative Savings	\$286,856.88

This modeling assumes an EPC cost estimate of \$1.75/Watt. This is a high-level figure based on similarly sized projects.

Modeling is meant to provide an indication of the value of developing a project.

Actual economics will vary based on formal design and realized system production.

Cost estimate to be dialed in with a required technical assessment.

Note: Modeling Includes roofing estimate of \$96,363

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30% ITC – Buy All Sell All – EPC Cost #4



Site	
System Size (kW)	270 kW DC
Year 1 Production (kWh)	324,000 kWhs

ITC Assumption	30% ITC
Credit Value	\$0.03372
Year 1 Savings	\$10,925.30
Cumulative Savings	\$205,717

This modeling assumes an EPC cost estimate of \$2.00/Watt. This is a high-level figure based on similarly sized projects.

Modeling is meant to provide an indication of the value of developing a project.

Actual economics will vary based on formal design and realized system production.

Cost estimate to be dialed in with a required technical assessment.

Note: Modeling Includes roofing estimate of \$96,363

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Questions & Answers



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Thank you for attending!



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January 21st, 2025
Town of Granby
52 North Granby Rd.
Granby, CT

