

**BOARD OF SELECTMEN  
SPECIAL MEETING MINUTES  
Friday, May 23, 2014  
11:00am  
Selectmen's Conference Room**

**Call to Order:** First Selectman Lisa Pellegrini called meeting to order at 11:00am.

**Members Present:** First Selectman Lisa Pellegrini, Selectmen Kathy Devlin and Bud Knorr. Also present were Michael Marinaccio-CFO, Sherri Czyz-Tax Collector, William C. McCalpin-Project Assistant of CT Clean Energy Finance and Investment Authority, Erik Ness-Vice President & General Counsel of Secure Energy Solutions, LLC, and Chris Scyocurka-Managing Partner of Green Earth Energy.

**Pledge of Allegiance:** All members and attendees participated in the Pledge of Allegiance.

**Local Traffic Authority:**

**29<sup>th</sup> Annual Paul Bowers Memorial Lacrosse Tournament May 31<sup>st</sup> & June1, 2014**

*Mrs. Devlin made a motion to grant Local Traffic Authority Approval for the 29<sup>th</sup> Annual Paul Bowers Memorial Lacrosse Tournament May 31<sup>st</sup> & June1, 2014 according to the plan as recommended by Lt. Claudio, seconded by Mr. Knorr. A unanimous vote followed.*

**Discussion and vote on C-PACE Resolution & Agreement:**

Mrs. Pellegrini began discussions by sharing with the Selectmen an overview of the C-PACE program. The program allows commercial, industrial and multi-family property owners to receive 100% upfront, low-cost, long-term financing for clean energy upgrades to their properties. The Commercial Property Assessed Clean Energy program (C-PACE) is administered by the Clean Energy Finance and Investment Authority (CEFIA) as part of the State's Energize Connecticut initiative, which is intended to help consumers save money and use clean energy.

Mr. McCalpin continued the discussions by explaining C-PACE allows building owners to access capital to finance qualifying energy efficiency and clean energy improvements by placing a voluntary assessment on their property tax bill. It was stressed the Town has no financial liability to repay the benefit assessment in case of delinquency or default. Property owners pay for the improvements over time through this additional charge without having to use their own capital. It is very similar to a sewer assessment with the assessment being managed by the Tax Department. The repayment obligation transfers automatically to the next owner if the property is sold. Collections on delinquent payments are the responsibility of CEFIA.

Attorney Ness and Mr. Scyocurka spoke as to how C-PACE will help keep Somers a competitive and business-friendly town for CT building owners to locate and shared with the Selectmen their experiences with the program. Mrs. Pellegrini stated that the Town Attorney Carl Landolina is familiar with the program and has reviewed the agreement. Somers has over 10 buildings eligible for C-PACE and it is hoped many will take advantage of this new program. More information and the application can be found at [www.energizect.com/cpace](http://www.energizect.com/cpace).

Mrs. Pellegrini requested a motion be made to approve the C-PACE Resolution and requested authorization to sign all documents associated with the C-PACE Agreement.

*Mrs. Devlin made a motion to approve the C-PACE Resolution and authorize First Selectman Lisa Pellegrini to sign all documents associated with the C-PACE Agreement, seconded by Mr. Knorr. A unanimous vote followed.*

**Adjournment:**

*Mr. Devlin made a motion to adjourn the meeting at 11:50pm, seconded by Mrs. Devlin. The motion passed and the meeting was adjourned.*

Respectfully Submitted

Kim LaFleur-Recording

*Minutes are not official until accepted at a subsequent meeting.*