

Temple Beth Sholom
Board of Directors - SPECIAL Meeting
Aug 16, 2017

TBS Board Room - 11 in attendance

Attendees: Jack Holmes, Pres.
Mitch Cohen
Lori Glasky
Matthew Griffin

Harvey Grossberg
Bill Kontur (guest of the Board)
Michele Shugarman
Lew Siegler

Andrea Wasserman
Bonnie Wenneberg
Esther Herst

Absent:

Rabbi Heidi Cohen
Cantor Reinwald

Jodi Kaufman
Pam Ranta

7:03 p.m. - Meeting called to order as a Special Meeting of the TBS Board for the purpose of evaluating the use of solar power at TBS instead of, or in conjunction with, regular power supplied by SoCal Edison; and to hear a presentation from LGCY Commercial-A Power Company on their assessment of the needs of TBS and proposal for installation of solar panels on TBS's roof.

LGCY presentation - done via Skype - remarks via the two LGCY reps:

- utility bill actually includes various 'other costs' besides electricity such as taxes, fees, etc.
- from eval of TBS's electric bill > .144 (cents)/kwh is our costs per current bill & .05/kwh will still be from electric co.
- they offer a Power Purchase Agreement (PPA)- we pay for the power we use, we don't pay for the equipment.
- new power charges would be .109 instead of .144/kwh.
- we will still have a minimum \$220/month cost to SoCaEd even with switch to solar.
- TBS would receive 2 bills - one from LGCY and one from SoCaEd (min. \$220/mo)
- estimated energy savings per year = \$25,896.

Question & Answer session with LGCY-

1. (Mitch) re: roof penetration (from installation) -

- this will VOID the current 20-yr warranty on our 2014 roof.
- LGCY's 10-year workmanship guarantee is within the 2-foot diameter around each roof penetration spot (not beyond the 2-feet)
- per LGCY, sometimes (about 75% of time) the roof warranty continues under certain conditions.
- they adhere to the 3-foot fire set-back code (from edge of roof) to allow space for penetration if in case of fire, the roof needs ventilation.

2. (Mitch) re: stationary panels vs sun-tracking panels -

- sun-tracking panels are more expensive - would cost us .23/kwh which is more than the .144 we are currently paying.
- with the position of our roof, we should get an acceptable amount of sun coverage.

3. (Mitch) re: maintenance of system

- PPA means that LGCY would do the 3-month maintenance, or sooner if needed due to winds, dust, etc.

4. (Jack) re: banked energy -

- if energy is over produced (that we don't need), it is 'banked'.
- there is a 12-mo cycle from when system is turned on and we pay bill once/year so that our 'banked' energy is used when we need it.
- OR, if we have not used all our 'banked' amount, we get an amount back from SoCaEd.
- TBS is being estimated for 81% solar power used so that we don't have an over abundance.

5. (Michele) re: location of solar panels -
 - panels proposed to be only on new roof because that's the only location needed to generate enough energy for the entire TBS campus.
6. (Harvey) re: PPA vs Lease -
 - PPA is a flat monthly rate no matter amount of energy produced.
 - LGCY's is a 'true' PPA as we pay only for the energy produced.
7. (Harvey) re: bio and background of LGCY -
 - it is an 11 year old company, started in AZ - see website for details
8. (Mitch) re: installation provider -
 - LGCY has several contractors locally available to put in system.
9. (Mitch) re: solar panel manufacturer -
 - solar panel market has over 200 manufacturers so varies exactly where they come from.
 - panels come with a 25-year warranty.
10. (Andrea) re: monitoring system -
 - monitoring system is included and TBS can avail of this for information to be more energy efficient.
11. (Bonnie) re: cost -
 - there is no cost for the equipment or panels installed. TBS pays only for the energy produced.
12. (Bonnie) re: roof warranty concern -
 - if only about 75% of roof warranty companies will continue an existing warranty, then 25% don't. Imperative that we ask our's since then only the 2-ft diameter around the penetration holes will be covered. (LGCY provides a 10-yr warranty on their work).
 - the solar panels actually protect the roof somewhat from 'wear' since sun/rain doesn't hit directly.
 - TBS is already 4 years into our current 20-yr roof warranty. With projection of energy cost savings 14 years from now to equal (estm) \$169,000, it is possible that we would have enough (if cost savings is put aside) to fix/replace roof in the future.
13. (Bill) re: rate & payment to LGCY -
 - when energy is over produced, we get credited the difference for future use (reference the 12-mo cycle).
14. (Esther) re: appearance on roof
 - it is noted that the TBS Design Committee has some concern re the appearance of solar panels on our roof and the possible unsightliness of such.
 - looking at the design projections from LGCY and the slope of roof and sight lines from parking lot and street area, those present at this meeting believe that this is not a problem. Will probably not even notice that there are panels on the roof, especially with them being set back by 3 feet from edge.

Final remarks from LGCY reps:

- there is a federal program available for this project to save us money; however, the deadline for this is Dec. 31, 2017, including installation and inspection.
- Current expected timeline to proceed with project is:
 - 30 days: a) Letter of Intent (btwn TBS & LGCY)
 - b) engineering inspection
 - c) audited financials (last 3 years worth)
 - d) PPA finalized
 - 60 days: a) pull city permits
 - b) installation of system
 - 90 days: a) inspection from city
 - b) system turned on by SoCaEd

Final remarks amongst meeting members:

- TBS currently pays about \$2000/mo Dec to June, and \$6000/mo July to Oct./Nov.
- Things we can currently do to save electricity:
 - use LED light bulbs
 - keep air vents and ducting clean
 - keep thermostats at appropriate settings (not too hot or cold)
 - replace 2 A/C units to more efficient ones

Next Steps:

- Board likes the idea of solar and wants to further investigate with at least 1 or 2 other solar companies.
- Ask LGCY for California references (they had provided references, but not CA as Harvey had requested).
- look more closely at TBS's current roof warranty
 - Jack will do an review of our actual roof warranty from a legal perspective.
- Mitch has a contact at SoCaEd and will make inquiry re potential SCE rate increases.

Meeting Adjourned at 9:20 p.m.

Respectfully submitted,

Bonnie Wenneberg

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TBS Secretary