

Ridgefield Housing Authority
25 Gilbert Street
Ridgefield, CT 06811

RHA Special Meeting Motions

Thursday, October 16, 2025 at 2:00PM

Meeting will be held Live/In Person in the Ballard Green
Community Room Only

Commissioners Present: Vincent Liscio (VL), Paul Janerico (PJ), Maree Macpherson (MM) All in Person,

REM Staff: Wade Rockwood (WR)

Special Invitees: Dwayne Escola, Vincent Giordano

Residents: Gert Miller, Maureen Savz, Yoon Wong, Renate Tokus, Rachel Wise, Jon Cooper, Ann Twidy, Nancy Nunzo, Nancy Higgins, Krisann Benson, James, Marie Adams, Sandra Clements, Doug Alec, Barbara Beaulieu

A motion to adjourn RHA Special Meeting was made by Vincent Liscio and seconded by Paul Janerico, all present Board Members approved.

The meeting commenced at 2:12PM with a welcome by Mr. Liscio, introducing the speaker, Tyler Hawkins of Pure Point, and indicating questions would be handled at the end of the presentation. Mr. Janerico then took over the meeting to say a few words about REM and the relationship that has developed with Pure Point, lauding both organizations for their complete involvement and openness throughout the initial stages. Mr. Rockwood expressed his appreciation and thanks for all the help and guidance provided by Dwayne Escola.

Organization Chart

Mr. Hawkins then began his presentation with revised organization chart indicating the responsibilities of each member of the active Ballard Green team.

Project Overview

Reduce energy costs 82% of Ballard Park buildings; receiving solar panels; benefits include reduced energy costs to all Ballard Park Residents, modernized systems, but not without some inconvenience with significant trenching (process where trenches are dug to bury necessary equipment to support process). Trenching can be noisy and disruptive for periods of time, but proper precautions will be used to keep areas roped off with security tape and made as “tight” as possible to minimize inconvenience to residents.

Benefits to Community

20% of revenue will go to residents as credit on their individual bills; 80% to RHA for resident program; RHA “footing the bill”.

Construction Plan and Resident Impact

Loudest during install of solar panels; significant trenching – a bit loud but affected areas will be taped off; power shutdowns about 3x3 for 6 hours each. Safety at a high-level using OSHA guidelines. Any safety concerns, please alert Wade. Stay away from all construction zones and use caution throughout complex during this process.

Meet the Contractor

Pure Point was established in 2007 as an Engineering, Procurement and Construction business, focused on family and commercial.

Q & A began. . .

Sandra Clements – asked about billing and how the process works which Tyler addressed with examples. “Buy all, sell all” which is sold to grid. That constitutes revenue in energy and issues funding from that.

When will this start? Q1-Q2 – late winter, early spring.

Mr. Janerico stated that from beginning to end should take approximately 2-3 months.

Nancy Nuzzo – who gets solar panels? Roofs with most natural sunlight produce most energy.

Joanne Lynch – how much sun do buildings get to produce energy? Summer higher production of energy and winter lower, there is also flux in billing at different times.

Roofs – issue with cutting into roofs causing leaks? We do that very carefully but should a leak occur, we will come back to repair.

Feeling negative about solar panels, do they give off any chemical trails? Not aware of anything like that happening.

Maintenance in snow? Let snow melt off naturally – doing anything further can create significant dips in reliability. We do one year of maintenance coverage, free.

Barbara Beaulieu - Can birds be zapped by solar panels? Diodes shut off portions of a panel if disturbed, and module level power optimizer can shut down one or more panels if disruption in lines. Not aware of danger to wildlife.

Glare? Some from glass but not high sheen.

Will solar panels be flat or pitched? Will follow roof lines.

Mr. Rockwood interjected that PHAWeb is available to email and text with all residents.

Krisann Benson – how many panels will be delivered and all at once or in stages? 1200-1500 in stages – 30 per pallet.

What kind of equipment will be used on site? Maybe manlift or maybe contractors carrying.

Are panels all black or black with silver frame? Believe panels have already been ordered for this install. Not sure what was ordered.

Any problems with supply chain? Did extensive homework before construction in effort to avert this issue.

Who made panels – manufactured? SegSolar out of Texas.

What is life expectancy of panels? 20 plus years. First year possible 0.5% decrease in efficiency, 8–10-watt difference at end of program.

Do you foresee tariff issues? “Solar Coaster” and we try to plan.

Barbara Beaulieu – Any Chinese elements in products? No, don’t think so. Maybe some parts inside inverter, but not sure. Do you see increases in pricing due to possible affiliation with China? Not presently, hard to say.

Q & A Completed, Wade Rockwood thanked participants, Tyler Hawkins, Dwayne, Paul Janerico, Vinny Liscio and Maree Macpherson.

A motion to adjourn was made by Mr. Liscio to conclude the meeting at 3:15pm

Pizza and soda offered to residents.