

OFFICE OF THE
FIRST SELECTMAN

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Lynne A. Vanderslice
First Selectman

David K. Clune
Second Selectman

Lori A. Bufano
Selectman

Joshua S. Cole
Selectman

Deborah A. McFadden
Selectman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

RECEIVED FOR RECORD
TOWN OF WILTON

2019 JAN 11 P 4:30

BY: 

**BOARD OF SELECTMEN
REGULAR MEETING
Monday January 7, 2019
Meeting Room B, Town Hall**

PRESENT: First Selectman Lynne Vanderslice, David Clune (arrived at 7:56), Lori Bufano, Joshua Cole, Deborah McFadden

GUESTS: Cela Signay-Bernie-Citrine Power and Johnathan Luiz-Weston Town Administrator, Chris Burney, Donna Merrill & Peter Gaboriault of the Wilton Land Conservation Trust, Anne Kelly-Lenz, Sarah Taffel

OTHERS: Members of the Press and Members of the Public

A. Call to Order

Ms. Vanderslice called the meeting to order at 7:45 p.m.

B. Executive Session

Ms. Vanderslice asked for a motion to go into Executive Session to interview Richard Hubli regarding his interest in serving on the Energy Commission followed by a Litigation Update from Town Counsel Ira Bloom. Motion moved by Ms. McFadden, seconded by Mr. Cole and carried 4-0.

Out of Executive Session at 8:30 p.m.

C. Discussion and/or Action

1. Update on Aquarion Permit Application – Ira Bloom

Town Counsel Ira Bloom reviewed the purpose of the Application put forth by Aquarion to DEEP. Mr. Bloom noted the town has hired Langan Engineering & Environmental Services to advise and assist the town through the process and interpret the application so the town can understand the impact to users and residents, the river and all the potential impacts. Brian Blum of Langan is in the process of preparing his report. Mr. Bloom noted the town should supplement Langan's work with a fisheries consultant. The search is underway.

2. Solar Virtual Net Metering Opportunity – Cela Signay-Bernie of Citrine Power and Johnathan Luiz, Weston Town Administrator

Ms. Vanderslice provided an overview of the town's plan to move from solar providing 13% of the needs of school and town buildings to up to 70%. That plan includes an outstanding application for a one megawatt virtual net metering development and a share in an Eversource approved one megawatt virtual net

metering project sponsored by the Town of Weston (presentation attached). Ms. Vanderslice introduced Cela Signay-Bernie of Citrine Power, the developer of the shared project, who provided the details of the project and the potential agreement between the town and Citrine. Annual savings for the shared project are estimated at \$50,000. Johnathan Luiz, Town Administrator of Weston provided that town's experience with another VNM project, they sponsored and which is complete and providing savings to the town. Mr. Burney, whose responsibility includes energy, spoke in support of the project. After review and discussion, the First Selectman asked for a motion to authorize her to move forward and work with Town Counsel Doug LoMonte to negotiate the contract with Citrine Power and the agreement with the Town of Weston. Motion moved by Ms. McFadden, seconded by Ms. Bufano and carried 5-0.

Ms. Vanderslice, noting the significant progress the town has made in renewals in less than three years, thanked all, including members of the Energy Commission present. She also thanked Mr. Luiz and First Selectman Chris Spaulding of Weston.

D. Consent Agenda

Motion made by Mr. Clune, seconded by Mr. Cole and carried 5-0 to approve the Consent Agenda as follows:

Minutes

- Board of Selectmen Special Meeting – December 3, 2018
- Board of Selectmen Regular Meeting – December 17, 2018

Refunds

- As per Tax Collector's Memo dated January 3, 2019

Gifts

- Zachary & Ruth Sachs – Fire Department Gift Fund - \$350.00

E. Public Comment

None.

F. Discussion and/or Action

1. Request for Support for State Grant to Acquire 183 Ridgefield Road – Wilton Land Conservation Trust
Donna Merrill and Peter Gaboriault of the Wilton Land Conservation Trust reviewed their hope to acquire the 6 parcels formerly known as 183 Ridgefield Road. They requested the Board of Selectmen vote to support their application for a State open space grant for the purchase. After discussion, the item was moved to the next meeting to allow the Board of Selectmen the opportunity to read the grant application.
2. Right of First Refusal to Purchase State ROW on Danbury Road
The State is intending to sell .08 acres of State right of way on Danbury Road. The Town of Wilton, by statute has the town as the right of first refusal. After discussion, motion made by Ms. McFadden to accept the First Selectwoman's recommendation to notify the state that the town has no interest in purchasing the State Right of Way on Danbury Road. Motion seconded by Ms. Bufano and carried 5-0.

3. Proposed Policy on Commencing Foreclosure on Blight Judgment Lien
Ms. Vanderslice shared the town attorney's opinion that the policy as written was very conservative and advised that further restrictions, may limit the board's flexibility (copy of policy attached). After further review, motion made by Mr. Clune to accept the Proposed Policy on Commencing Foreclosure on Blight Judgment Lien as written. Motion seconded by Mr. Cole and carried 5-0.
4. Appointments
Richard Hubli – Energy Commission
Motion made by Mr. Clune, seconded by Ms. Bufano and carried 5-0 to appoint Richard Hubli to the Energy Commission, reappoint Ross Tartell to the Fire Commission and appoint Ceci Maher as the BoF Representative to the Pension Trustees Committee.

G. Selectmen's Reports

1. First Selectman

- Inland Wetland Fees

Ms. Vanderslice noted the Board received a request to waive a fee. She noted that the BoS has no legal authority to waive or amend fees. There was interest in changing such.

- Revaluation

Ms. Vanderslice provided an update on the Revaluation.

2. Selectmen

Mr. Clune, Ms. Bufano, Mr. Cole - No reports

Ms. McFadden thanked all the volunteers who contributed to the town boards and commission in 2018 and all who will be continuing to serve as well as those starting to serve in 2019.

H. Public Comment

None

I. Adjournment

Having no further business, Ms. Vanderslice asked for a motion to adjourn. Motion made by Mr. Cole to adjourn meeting at 10:36 p.m. Motion was seconded by Ms. Bufano and carried 5-0.

Next Meeting – January 22, 2019



Jacqueline Rochester
Recording Secretary
Taken from Video

Renewable Energy Overview

Consideration of Virtual Net Metering Opportunity

Board of Selectmen Meeting

January 7, 2019

Town of Wilton
Renewable Energy Overview

- **In 2011, the State set a renewable energy goal of 27% by 2020. In response, the legislature adopted legislation to meet those goals:**
 - **Net metering** (credit for renewable electricity generated and physically connected to an account) was approved for all property owners.
 - **Virtual net metering** (credit for renewable electricity generated, but not physically connected to an account) was approved for farms, the state and municipalities.
- **In 2018, the state:**
 - **Ended new net metering for residential customers.**
 - **Required Eversource and United Illuminating to develop a new plan for purchasing energy and renewable energy credits. The state is still awaiting that plan.**
 - **Set a new renewable goal of 40% by 2030**

Town of Wilton
Renewable Overview
Solar Options

In response to the 2011 legislation, **Eversource offered two programs** in which **municipalities could participate** using solar.

- **ZREC Program:** Under this program, a municipality submits an auction bid for a specific existing Eversource account (ie a school or municipal building) where they intend to generate electricity through solar. Once awarded, the municipality posts a bond to secure the award and determines how to execute the award. **Auctions for this program began in May 2012. The final auction is tentatively scheduled for March 2019.**
- **Virtual Net Metering Program:** Under this program, a municipality submits an application identifying a solar development, that is not physically connected to a town account, which will produce the energy. Multiple Eversource accounts can be beneficial accounts and receive credits. **The application period began in 2015 and closed in about a year due to the limited cap availability.**
- Under both programs, **Eversource maintains an application waitlist** to ensure they meet the required minimum purchases set by the state.

Town of Wilton
Renewable Overview
Solar Options

Virtual Net Metering awards have distinct advantages over ZREC awards:

- **The Eversource credits can be applied to up to 5 Eversource meters.**
- **The beneficial accounts can be reassigned each year, should energy needs change.**
- **The beneficial accounts can include accounts from other municipalities.**
- **The town is free from any involvement with the installation & ongoing maintenance.**
- **VNM can produce additive savings for a property which also has a ZREC installation.**

Town of Wilton
Renewable Overview
ZREC Program-Solar in Wilton

- **The Town of Wilton first submitted bids for the ZREC Program in June of 2016:**
 - Awards for Miller Driscoll and Middlebrook were executed and rooftop installations are functioning. The Board of Education is saving approximately **\$60,000** per year in electricity costs.
 - An award for WHS is in process. Because of structural issues, the installation will be smaller than planned, yet is expected to yield savings of approximately, **\$25,000** per year in electricity costs.
 - Awards were also received for Comstock, Cider Mill, and another area of Middlebrook. They are all in discussion, but issues with Comstock make that installation unlikely.

Town of Wilton
Renewable Overview
Virtual Net Metering-Solar in Wilton

- The Town of Wilton **did not submit applications** under the **virtual net metering** program during the initial application period.
- In recent **discussions with the First Selectman and Town Administrator of Weston about opportunities for shared services**, the town learned:
 - This year, the Town of Weston was awarded a **one megawatt VNM application**.
 - Weston **does not require the full one mega watt** of their first award.
 - Town of Weston's, **second one megawatt application remains on the waitlist**.
 - Weston **does not expect to need the remaining waitlisted application**.

Town of Wilton
Renewable Overview
Virtual Net Metering-Solar in Wilton, cont

In response:

- **At Weston's invitation, Wilton is seeking to share in the credits generated by Weston's first one megawatt award.**
 - **Wilton would receive credits for 834,501 kwh or \$25,000 annual savings assuming 0% inflation in utility cost.**
 - **In the past 10+ years, utility costs have increased by approximately 2% per annum. In that case, savings will be about \$50,000 per year.**
 - **Requires executing an agreement with the developer of the solar project, Citrine Power, LLC. and,**
 - **Requires executing an agreement with the Town of Weston.**
 - **Representatives are present to discuss.**
- **Wilton submitted an application for a one megawatt VNM to replace Weston's waitlisted application.**
 - **Wilton is now first on the waitlist.**
 - **If selected, the savings are estimated to be up to an additional \$100,000 per year over the life of the agreement.**

Presentation by Citrine Power

1



CITRINE POWER, LLC



Town of Wilton

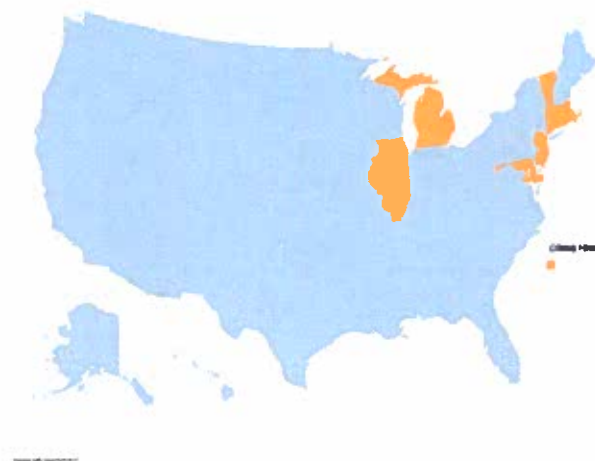
Middletown Solar Project

www.citrinepower.com

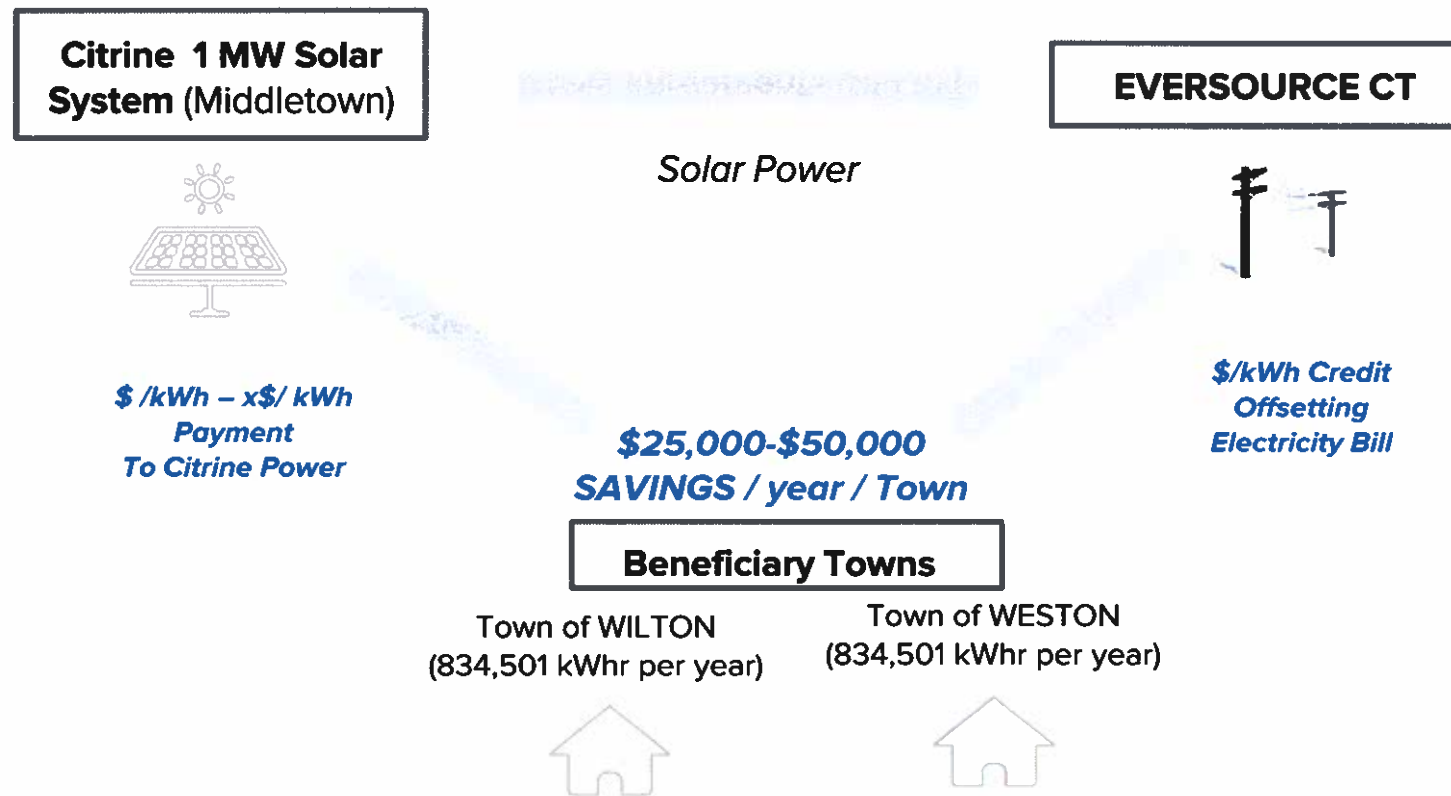
About Citrine Power, LLC

- ❑ **Developer of and investor in** distributed generation **renewable power plants**
- ❑ Expertise in **large commercial scale and small utility scale solar** systems
- ❑ Systems typically reside on commercial and industrial, municipal, school **roofs, parking lots**, and on **vacant / unused land**
- ❑ Power **generated sold to a variety of customers** including the local electric utility, local towns, businesses and households

 **Primary Markets**
CT, IL, MA, NJ, NY, RI
 **Secondary Markets**
MD, MI, VT



WHAT IS VIRTUAL NET METERING?



SUMMARY OF BENEFITS

- ❑ **Savings:** Solar credits applied by Eversource to offset utility bills with considerable savings over 20-25 years
- ❑ **No out of pockets for the Towns;** only savings
- ❑ **No Town properties are tied up with roof impacts**
- ❑ **No construction risk**
- ❑ **No impact on current power supply agreements** with Eversource or third parties remain in place
- ❑ **Towns can continue to see savings from 3rd party suppliers on regular power contracts**
- ❑ **Flexibility:** Credits are applied to designated meters which can be changed annually

TOTAL ANNUAL PROPOSED SAVINGS = AVG ANNUAL \$25,000 (at 0% utility cost inflation)

		YEAR	SOLAR VNM RATE	SOLAR OUTPUT	SOLAR PAYMENTS TO CITRINE	EVERSOURCE VNM RATE	NET METERING CREDITS ON BILL	ANNUAL SAVINGS
VNM SAVINGS ANALYSIS		1	\$0.08500	834,501.00	\$ 70,933	\$0.1362	\$ 113,657.4	\$ 42,724.8
		2	\$0.08500	830,328.50	\$ 70,578	\$0.1256	\$ 104,252.7	\$ 33,674.8
Savings Analysis		3	\$0.08500	826,176.85	\$ 70,225	\$0.1149	\$ 94,939.3	\$ 24,714.3
		4	\$0.08500	822,045.97	\$ 69,874	\$0.1149	\$ 94,464.6	\$ 24,590.7
System Output in kWh	834,501.00	5	\$0.08500	817,935.74	\$ 69,525	\$0.1149	\$ 93,992.3	\$ 24,467.7
Annual System Degradation (%)	0.50%	6	\$0.08500	813,846.06	\$ 69,177	\$0.1149	\$ 93,522.3	\$ 24,345.4
		7	\$0.08500	809,776.83	\$ 68,831	\$0.1149	\$ 93,054.7	\$ 24,223.7
		8	\$0.08500	805,727.95	\$ 68,487	\$0.1149	\$ 92,589.4	\$ 24,102.5
PPA Terms		9	\$0.08500	801,699.31	\$ 68,144	\$0.1149	\$ 92,126.5	\$ 23,982.0
Citrine VNM PPA Price (\$/kWh)	\$0.085	10	\$0.08500	797,690.81	\$ 67,804	\$0.1149	\$ 91,665.8	\$ 23,862.1
Citrine VNM Annual Escalator (%)	0.0%	11	\$0.08500	793,702.35	\$ 67,465	\$0.1149	\$ 91,207.5	\$ 23,742.8
PPA Length (Years)	25	12	\$0.08500	789,733.84	\$ 67,127	\$0.1149	\$ 90,751.5	\$ 23,624.1
		13	\$0.08500	785,785.17	\$ 66,792	\$0.1149	\$ 90,297.7	\$ 23,506.0
Eversource Virtual VNM Rates (Rate 30)		14	\$0.08500	781,856.25	\$ 66,458	\$0.1149	\$ 89,846.2	\$ 23,388.4
Current T&D Charge (\$/kWh)	\$0.0532	15	\$0.08500	777,946.97	\$ 66,125	\$0.1149	\$ 89,397.0	\$ 23,271.5
Year 1 Offset % of T&D Charges (%)	80%	16	\$0.08500	774,057.23	\$ 65,795	\$0.1149	\$ 88,950.0	\$ 23,155.1
Year 2 Offset % of T&D Charges (%)	60%	17	\$0.08500	770,186.95	\$ 65,466	\$0.1149	\$ 88,505.3	\$ 23,039.4
Year 3 Offset % of T&D Charges (%)	40%	18	\$0.08500	766,336.01	\$ 65,139	\$0.1149	\$ 88,062.7	\$ 22,924.2
Current Generation Charge (\$/kWh)	\$0.0936	19	\$0.08500	762,504.33	\$ 64,813	\$0.1149	\$ 87,622.4	\$ 22,809.6
Annual Generation Rate Increase (%)	0.0%	20	\$0.08500	758,691.81	\$ 64,489	\$0.1149	\$ 87,184.3	\$ 22,695.5
Annual T&D Rate Increase (%)	0.0%	21	\$0.08500	754,898.35	\$ 64,166	\$0.1149	\$ 86,748.4	\$ 22,582.0
Total VNM Offset Rate Year 1*	\$0.1362	21	\$0.08500	751,123.86	\$ 63,846	\$0.1149	\$ 86,314.6	\$ 22,469.1
		23	\$0.08500	747,368.24	\$ 63,526	\$0.1149	\$ 85,883.1	\$ 22,356.8
		24	\$0.08500	743,631.40	\$ 63,209	\$0.1149	\$ 85,453.7	\$ 22,245.0
		25	\$0.08500	739,913.24	\$ 62,893	\$0.1149	\$ 85,026.4	\$ 22,133.8
					OUT OF POCKET TO CITRINE POWER ANNUAL		WHAT TOWN SEES ON ELECTRIC BILLS AS CREDITS TO OFFSET ELECTRICITY BILL	\$ 614,631.3 ANNUAL SAVINGS

TOTAL ANNUAL PROPOSED SAVINGS == AVG ANNUAL \$50,000 (at 2% Utility Cost Inflation)

		YEAR	SOLAR VNM RATE	SOLAR OUTPUT	SOLAR PAYMENTS TO CITRINE	EVERSOURCE VNM RATE	NET METERING CREDITS ON BILL	ANNUAL SAVINGS
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Savings Analysis		3	\$0.08500	826,176.85	\$ 70,225	\$0.1196	\$ 98,774.8	\$ 28,549.8
		4	\$0.08500	822,045.97	\$ 69,874	\$0.1219	\$ 100,246.6	\$ 30,372.7
System Output in kWh	834,501.00	5	\$0.08500	817,935.74	\$ 69,525	\$0.1244	\$ 101,740.3	\$ 32,215.7
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		8	\$0.08500	805,727.95	\$ 68,487	\$0.1320	\$ 106,356.1	\$ 37,869.3
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Citrine VNM Annual Escalator (%)	0.0%	11	\$0.08500	793,702.35	\$ 67,465	\$0.1401	\$ 111,181.4	\$ 43,716.7
PPA Length (Years)	25	12	\$0.08500	789,733.84	\$ 67,127	\$0.1429	\$ 112,838.1	\$ 45,710.7
		13	\$0.08500	785,785.17	\$ 66,792	\$0.1457	\$ 114,519.3	\$ 47,727.6
Eversource Virtual VNM Rates (Rate 30)		14	\$0.08500	781,856.25	\$ 66,458	\$0.1487	\$ 116,225.7	\$ 49,767.9
Current T&D Charge (\$/kWh)	\$0.0532	15	\$0.08500	777,946.97	\$ 66,125	\$0.1516	\$ 117,957.4	\$ 51,831.9
Year 1 Offset % of T&D Charges (%)	80%	16	\$0.08500	774,057.23	\$ 65,795	\$0.1547	\$ 119,715.0	\$ 53,920.1
Year 2 Offset % of T&D Charges (%)	60%	17	\$0.08500	770,186.95	\$ 65,466	\$0.1578	\$ 121,498.8	\$ 56,032.9
Year 3 Offset % of T&D Charges (%)	40%	18	\$0.08500	766,336.01	\$ 65,139	\$0.1609	\$ 123,309.1	\$ 58,170.5
Current Generation Charge (\$/kWh)	\$0.0936	19	\$0.08500	762,504.33	\$ 64,813	\$0.1641	\$ 125,146.4	\$ 60,333.5
Annual Generation Rate Increase (%)	2.0%	20	\$0.08500	758,691.81	\$ 64,489	\$0.1674	\$ 127,011.1	\$ 62,522.3
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		25	\$0.08500	739,913.24	\$ 62,893	\$0.1848	\$ 136,759.6	\$ 73,867.0
					OUT OF POCKET TO CITRINE POWER ANNUAL		WHAT TOWN SEES ON ELECTRIC BILLS AS CREDITS TO OFFSET ELECTRICITY BILL	\$ 1,235,184.3 ANNUAL SAVINGS

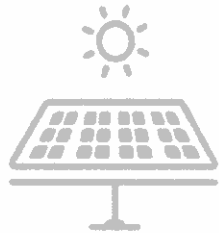
ADDITIONAL BENEFITS FOR WILTON

- ❑ Using the same contract that Westport and Weston signed in 2017-2018. Contract has been vetted, reviewed and has been negotiated to the benefit of the Towns (especially Weston)
- ❑ Grandfathered into a beneficial contract rate for the first project at the same rate as Town of Weston's prior contracts
- ❑ Proven track record of savings with Town of Weston

MIDDLETOWN SOLAR PROJECTS - STATUS

- Citrine Power is developing two adjacent ~ 2 MW projects in Middletown / Middlefield CT
- Citing Council permit process Jan-April; expected ground breaking June; production fall 2019





CT VIRTUAL NET METERING PROGRAM

- ☐ Program enacted in 2011 – Public Acts 13-298 & 12-247
- ☐ Program is fully subscribed but there's a waiting list that projects can receive virtual net metering allocation: Citrine Power and Town of Weston applied for 1 MW that was available
- ☐ Eligibility: Municipal governments; state agencies, agricultural consumers
- ☐ How much is a credit?: Relatively high Class 30 at the solar farm meter plus declining percentage of T&D charge (Y1: 80%; Y2: 60%, Y3-20: 40%)
- ☐ Excess credits are banked as utility bill credits to to 5 specific customer accounts (and 5 additional critical facility accounts) one month after production

FAQs

❑ **Q: What if utility rates go down?**

❑ A: Electricity prices are at a historic low and there's a greater risk of higher prices than lower opportunity loss. Even then, our analysis assumes utility rate increasing at 1.5%, even though utility rates have increased at about 2-2.5% annually over the last 20 years. Fixed rate PPA hedges against future utility rate increases.

❑ **Q: What if technology improves ?**

❑ A: Since the 1970s , when solar PV first became commercially available, panel efficiency has improved less than 1% year.

❑ **Q: Can VNM rules change?**

❑ A: These projects will be grandfathered into the existing system.

NEXT STEPS

- ☐ CONTRACT LEGAL REVIEW
- ☐ INTER-TOWN AGREEMENT REGARDING HOST RESPONSIBILITIES
- ☐ BOARD & TOWN APPROVALS
- ☐ RIBBON CUTTING IN THE FALL !!!

ABOUT CITRINE POWER

www.citrinepower.com



In-depth
market
knowledge in
key renewable
power
markets



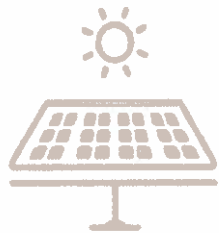
Investment
and
underwriting
expertise



Early and
continuous
risk
management

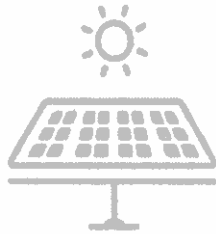


**UNIQUE INVESTMENT AND
DEVELOPMENT EXPERTISE**



WHAT WE BRING....

- ☐ **Experienced team** with **extensive origination, execution, financing, and capability**
- ☐ **Deep rooted relationships with local developers, contractors and brokers** in all major US markets
- ☐ **Standardized documentation** to enable swift execution and prudent risk management
- ☐ **Quick response time and risk assessment**
- ☐ **Vast outsourced services network** (engineering, tax, legal, O&M etc.) acquired over years of project development and transaction execution
- ☐ **Creative deal structuring** that appeals to both landlords, co-developers, and investors



WHAT TYPE OF PROPERTY OWNERS DO WE PARTNER WITH ?

Roof Mount and Carport Candidates

- ☐ Public/private schools
- ☐ Colleges
- ☐ Distribution and logistics centers
- ☐ Manufacturing facilities
- ☐ Office buildings and commerce parks
- ☐ Retail buildings or supermarkets

Ground Mount Candidates

- ☐ Municipalities
- ☐ Water districts
- ☐ Capped landfill or brownfield owners
- ☐ Industrially zoned vacant properties
- ☐ Unused and unproductive farmland



FEW EXAMPLES OF CURRENT PROJECTS IN DEVELOPMENT

- ☐ **NJ MUNICIPAL LANDFILL** - (1.5 MW)
- ☐ **NJ GROUND MOUNT** (1.5 MW)
- ☐ **NJ ROOF** (0.7 MW)
- ☐ **MA MUNICIPAL WATER DISTRICT** – (~ 1.4 MW)
- ☐ **IL CATHOLIC SCHOOL (St. Bede Academy)** (4 MW)
- ☐ **IL PRIVATE FARM LAND** (4 MW)
- ☐ **IL PRIVATE FARM LAND** (4 MW)
- ☐ **CT GROUND MOUNT PROJECTS** (2 MW)

EXAMPLES OF OUR PAST WORK

MA Landfill



MA Ground MW



NJ School Roof



NJ Catholic Academy



MA Private Roof



NJ School Roof



140,000,000\$

Total Solar Asset Financings

60+ MWs

Solar MWs installed

40 + Projects

Total number of installations

THANKS!

Any questions?

<https://www.citrinepower.com>

Contact

Cela Sinay-Bernie
Managing Partner
cela@citrinepower.com

55 Greens Farms Road, Suite 200-78
Westport, CT 06880
203.557.5554 | 917.345.8371

Town of Wilton
**Renewable Overview
Multi-Year Plan**

- **Since 2016, significant progress has been made:**
 - **Installed solar meets 13%** of the combined **needs** of the Town and BOE
 - **An actionable plan** to meet **70%** of those needs through renewable sources by **the end of 2021 upon approval** of our submitted application. **Without approval**, we will be at **38%**.
- **Full execution of our plan** will mean we will have **exceeded** the **State's new goal of 40% renewable energy by 2030.**

Plan to Achieve New State Renewables Goal

As of 12-31-18

	Annual Expected <u>Electric Usage*</u>	Installed <u>Solar</u>	% of need generated by <u>Installed</u>	Potential ZRECs awarded <u>not installed</u>	Potential % of need filled installed by <u>ZREC awards</u>	Potential VNM share <u>w Weston</u>	Potential VNM <u>application</u>	Potential by ZREC <u>applications</u>	Potential % of need filled by awarded & <u>applications</u>	<u>Goal</u>
WHS	2,000,000	20000	1%	300,000	16%	634,500	670,000		81%	
Middlebrook	870,000	350,000	40%	100,000	52%		300,000		86%	
Miller Driscoll	785,000	325,000	41%				350,000		86%	
Cider Mill	840,000			100,000	12%				12%	
BOE Usage	4,495,000	695,000	15%	500,000	27%	634,500	1,320,000	0	70%	40%
Comstock	250,000		0%		0%	200,000			80%	40%
Police HQ*	250,000		0%		0%		200,000		80%	100%
Town Hall	170,000		0%		0%		140,000		82%	100%
Annex*	0									
Fire HQ	103,000									
Fire Station 2	30,000									
Town Usage	803,000	0	0	0	0%	200,000	340,000	0		
Total	5,298,000	695,000	13%	500,000	23%	834,500	1,660,000	0	70%	40%

*Forecast based on expected expansion of police headquarters and relocation of admin departments

Proposed Policy on Commencing Foreclosure on Blight Judgment Liens

*The primary goal of the Town's blight enforcement work is to try to achieve compliance with the Wilton Blight Ordinance (§8-C). The Town makes every reasonable effort to work with owners that receive a notice that his/her property has a blight violation in order to assist the owner with developing a plan to remedy the violation(s). In those situations where the blight violation persists, the blight enforcement officer will be forced to issue a blight citation whereby the property is fined \$100 per day until the owner has presented evidence that the violation(s) has been remedied. If the citation is not paid and the violation continues, the Town will eventually obtain a judgment from the Superior Court and record a judgment lien against the property. **The Town hereby adopts a policy that the Town's blight enforcement officers, in consultation with the Board of Selectmen and Town Attorney, may commence a foreclosure action for any outstanding blight judgment lien** that has been recorded on the Land Records for more than one year, unless it is determined by the blight officers that evidence has been presented that there are extenuating circumstances that would justify waiting for some certain period of time to eventually commence the foreclosure action.*