

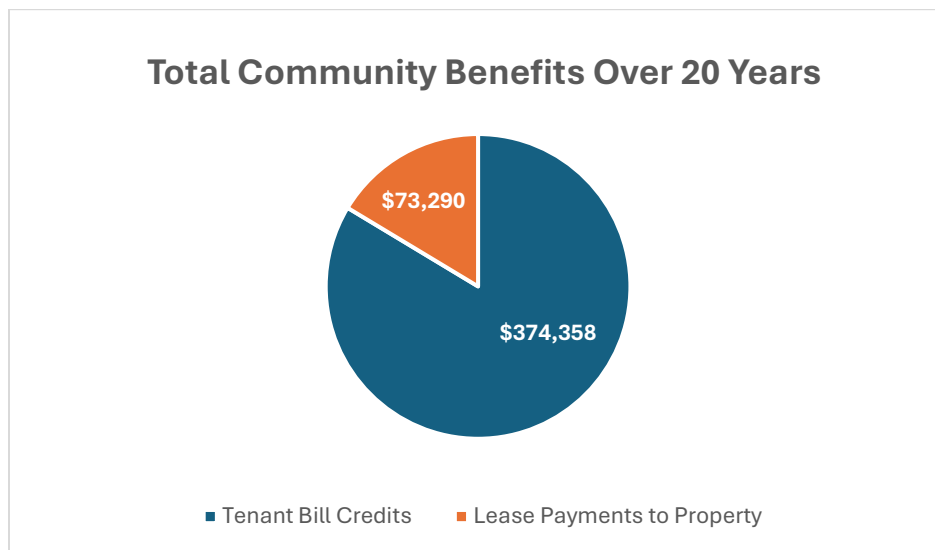
## **Solar Proposal: Cicia Manor**

**Date:** May 29, 2025

**Project Address:** 2 Anson Street, Derby [CHFA; 40 iunits]

### **Executive Summary**

Nexys Energy is excited to present a [zero-cost solar energy solution](#) available exclusively to affordable housing properties in Connecticut, under the new Residential Renewable Energy Solutions (RRES) program. This project offers **Cicia Manor** the opportunity to harness solar energy, delivering substantial financial benefits to both tenants and the property, without any costs, loans, liens, or ongoing expenses. **Over the next 20 years, the total cash benefits to the community will be \$447,648** split between direct bill credits for tenants and annual lease payments to the property owner.



### **Key Benefits**

**Zero-Cost:** Nexys Energy will cover 100% of all costs associated with the design, installation, and long-term maintenance of a state-of-the-art solar system. Unlike previous financing programs, there are **no costs, debt, liens, or power purchase agreements**. The Cicia Manor community will enjoy all the benefits of renewable energy with none of the financial burdens.

**Significant Financial Savings for Tenants:** **Tenants will receive on-bill credits from Eversource, lowering each apartment's electricity bill by approximately \$469 per year.**

Collectively, the annual savings for all tenants will total \$18,718 resulting in cumulative savings of \$374,358 over the 20-year period. These savings will help ease the financial burden of high energy costs, providing real relief for residents.



**Annual Lease Payments to Property:** In addition to tenant savings, Nexys Energy will provide an annual lease payment of \$3,665 to Cicia Manor for the use of rooftops. Over 20 years, this will result in a total of \$73,290 in additional revenue for the community, which can be reinvested into the property or used to support other initiatives.

**Total Community Benefit:** The combined financial benefits of \$447,648 will provide the community with substantial savings over the course of the agreement, with no financial risk or obligations on the part of the property owner. Final system size and financial benefits are subject to engineering and RRES project approval by the electric utility.

### **System Overview**

**Solar Installation:** The system will consist of a ~209 kW DC solar array installed on rooftops. In addition, we are proposing one carport in front of the community building.

### **Why Choose Nexys Energy?**

**Nexys Energy's Role & Our Capital Partner's Strength:** Nexys Energy serves strictly as the project *developer*—securing site approvals, utility interconnection, and program qualification. All project construction, funding, ownership, and long-term asset management are handled by our investment partner, a Washington, DC-based solar fund with \$100 million specifically earmarked for Connecticut affordable-housing solar projects and an active operating portfolio exceeding 40 megawatts across the Northeast. Comprehensive due-diligence materials on our capital partner's financial strength, operational track record, and asset-management capabilities are available upon request.

**System Ownership & Management:** Our investment fund partner will be the exclusive owner-operator of your solar installation - no third-party financiers, no fragmented decision-making. This focused capital partner is actively scaling its Connecticut portfolio to bring no-cost solar to affordable-housing properties, guaranteeing streamlined execution, hands-on asset management, and reliable long-term performance for your residents.

**Zero Financial Risk:** There are **no costs to the property owner or tenants** at any stage of the project. No debt, no liens, no insurance or maintenance costs. This type of solar project is exempt from personal property taxes.

**Guaranteed Tenant Bill Credits:** Tenants will benefit from immediate and long-term savings on their energy bills for 20 years. These payments are bill credits provided directly to the tenant by the electric utility (Eversource or UI).

**Hassle-Free Process:** We manage the entire process, from permitting and installation to maintenance and monitoring, allowing property owners to enjoy all the benefits without added workload or costs.



## **How the Process Works**

**Site Analysis:** Our team collaborates with property stakeholders to evaluate solar potential. We conduct a thorough analysis to identify the best opportunities for solar installations and recommend the most suitable options for your property. This could include roof-mounted solar or ground-mounted solar arrays, depending on available space and property configuration.

**Project Development:** We handle all necessary local permitting and zoning requirements (if applicable) and obtain the interconnection agreement and Statement of Qualifications from the utility. Nexys also works with PURA, CHFA, CT DOH, USDA and HUD to handle governmental compliance requirements for solar projects under the RRES program.

**Site Lease Agreement:** We execute a site lease agreement that allows our investment group to install, operate, insure and maintain the solar array on your property for the duration of the agreement. This ensures you benefit from solar energy at zero cost, while we manage all aspects of the installation and long-term operation.

**Contractor Selection:** Nexys Energy, with our capital partner, manages the entire contractor selection process. We work with a network of experienced Connecticut solar contractors. Our solar designs exceed the technical requirements set by municipal authorities, ensuring that our systems perform exceptionally well and meet the highest standards of quality and reliability.

**Final Development, Installation, and Maintenance:** Nexys Energy oversees project management, from system design and construction to energization. Our investment partner owns and assumes full responsibility for the ongoing maintenance and operation of the solar array, ensuring optimal performance throughout the agreement. Additionally, we handle all state and federal incentive submissions, maximizing the financial benefits for your property. For roof-mounted installations, we will ensure full compliance with any existing roof warranties to guarantee they remain in force and unaffected by the solar installation. Final lease payments and bill credit amounts may vary based on the approved final design and engineered system size.

With Nexys Energy, you receive zero-cost solar under a comprehensive site lease. We manage everything from installation to permitting, interconnection, and ongoing maintenance, ensuring your system operates efficiently and exceeds local performance standards.

**Proposal Contingencies and Adjustments Disclaimer:** The proposed solar capacity is a preliminary estimate subject to change based on engineering and regulatory approvals, including electric utility engineering reviews to ensure compliance with circuit capacity, structural analyses to confirm roof or ground-mount feasibility, zoning approvals, and limitations imposed by the Residential Renewable Energy Solutions (RRES) program. Final system size may be reduced due to factors beyond Nexys Energy's control, such as regulatory or engineering constraints. In such cases, projected savings and lease payments will be adjusted proportionally to reflect the revised system size. This proposal is for informational purposes only and does not constitute a binding agreement, and by proceeding, you acknowledge that such adjustments may be necessary.

**Conclusion:** Nexys Energy, in partnership with a large solar investment fund, offers a unique, zero-cost opportunity to adopt clean, renewable energy while providing substantial financial savings to both tenants and the property. This program delivers direct, long-term economic advantages to the community.

If required, our team is available to present a more detailed presentation to the Board and/or other stakeholders associated with the property.

We are excited to partner with you in bringing solar energy to Cicia Manor and look forward to working together to make this project a success.

**Contact:**

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**Project Image**

