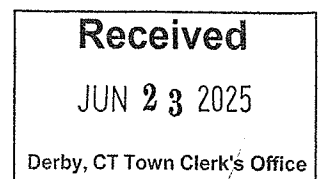


<b>Bid Title</b>	Solar Energy Generating Facility at Derby Landfill Parcel - Purchase Power Agreement
<b>Bid ID</b>	991
<b>Submitter Name</b>	<Micah Brill> development@skyviewventures.com ( <a href="https://prod1.evo.cloud/derbyct/dashboard/?url=/derbyct/dashboard/administrator/staff/user/detail/169770/">https://prod1.evo.cloud/derbyct/dashboard/?url=/derbyct/dashboard/administrator/staff/user/detail/169770/</a> )
<b>Submitter Email Address</b>	development@skyviewventures.com (mailto:development@skyviewventures.com)
<b>Company Name</b>	Davis Hill Development LLC
<b>Company Street Address</b>	105 Prospect St
<b>Company City</b>	Greenwich
<b>Company State</b>	CT
<b>Company ZIP Code</b>	06830
<b>Company Phone Number</b>	3147571363
<b>Company Fax Number</b>	
<b>Comments</b>	Attaching the RFP response as well as our form of Power Purchase Agreement. Thank you. - Micah
<b>Date Submitted</b>	Jun 19, 2025 at 03:16:56 PM
<b>Submission Documents</b>	DHD Solar PPA Template (Updated 6.10.25).docx ( <a href="https://prod1.evo.cloud/derbyct/dashboard/bid/bid_submission/bid_submission_upload/download/2550/">https://prod1.evo.cloud/derbyct/dashboard/bid/bid_submission/bid_submission_upload/download/2550/</a> ) DHD-Derby Solar RFP (Final).pdf ( <a href="https://prod1.evo.cloud/derbyct/dashboard/bid/bid_submission/bid_submission_upload/download/2549/">https://prod1.evo.cloud/derbyct/dashboard/bid/bid_submission/bid_submission_upload/download/2549/</a> )





***Town of Derby***  
***Solar Photovoltaic RFP***

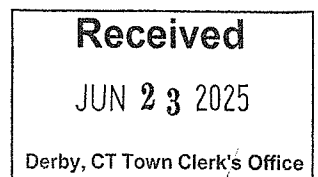
**Davis Hill Development**  
**105 Prospect Street**  
**Greenwich, CT 06830**

**Micah Brill**

**(314) 757-1363**

**[Micah.brill@skyviewventures.com](mailto:micah.brill@skyviewventures.com)**

**June 20, 2025**





## **Financial Qualifications**

Davis Hill Development (DHD) was founded in 2013 to pursue development opportunities in renewable energy in the Northeastern United States and is a wholly owned subsidiary of Skyview Ventures, LLC (Skyview). DHD offers our clients turnkey solar energy solutions, including project development, financing, and asset management for commercial, industrial, and utility-scale projects. DHD has developed and built over 120 solar projects in the Mid-Atlantic and New England. More than 70 of those projects are for municipalities in Connecticut. DHD's parent company, Skyview, owns and operates over 150 solar systems.

DHD relies on Skyview and financing partners to finance the construction of solar projects. In addition to having a strong balance sheet, Skyview has a line of credit with the Connecticut Green Bank that it can use for project construction. Skyview has its own tax equity pool of capital and also works with tax equity investors who participate in project financing. This project will be financed through facilities that are currently available to Skyview.

DHD is pleased to offer Engineering, Procurement, and Construction (EPC) as well as PPA financing, operations and maintenance services with its partner All Electric. All Electric, founded in 1997 with headquarters in New Haven, CT, has licenses in Massachusetts, Connecticut, Maine, and New Jersey. They have been involved in over 15 Megawatts of solar installations spanning several hundred projects.

## ***Statement on Developer Financial Strength***

Davis Hill Development (DHD), a wholly owned subsidiary of Skyview Ventures, LLC, was established in 2013 to lead renewable energy development efforts across the Northeastern United States. With a mission to deliver high-quality, scalable clean energy solutions, DHD specializes in the full lifecycle of commercial and industrial solar energy projects—including site development, permitting, engineering, financing, construction, and long-term asset management.

As a turnkey solar provider, DHD offers end-to-end project delivery tailored to the needs of municipalities, school districts, private businesses, and institutional partners. The company's experienced team brings technical expertise and deep regional knowledge, ensuring successful outcomes across diverse regulatory and utility environments.

Since its founding, DHD has developed and constructed more than 130 commercial and industrial-scale solar projects throughout the Northeast, from the Mid-Atlantic region through New England. This portfolio reflects the company's strong track record in delivering reliable, cost-effective solar infrastructure that supports energy savings, sustainability goals, and long-term resilience for its clients. DHD's parent company, Skyview, owns and operates over 150 solar systems throughout the Northeast.

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Skyview Ventures specializes in financing renewable energy projects in the Northeastern United States. Skyview and DHD share employees and have 35 full-time staff. DHD is based in Nashville, TN and Greenwich, CT, from where we will manage this project. In 2024, Davis Hill Development oversaw the construction of \$60,000,000 worth of solar facilities.

### ***Licensing***

DHD works with licensed and certified electricians and other Connecticut tradespeople. We will ensure that all companies we partner with have the experience and credentials to achieve a successful project. DHD will partner with All Electric on this project. All Electric holds a Connecticut Electric license #ELC.0200759-E1 and is certified by the Department of Consumer Protection as a Major Contractor, Registration # MCO.0903497. Additionally, we can include language in our contracts stipulating the use of North American Board of Certified Energy Practitioners (NABCEP) certified installers are used for installation services.

### ***Insurance***

DHD carries significant amounts of insurance, including \$5 million in umbrella liability coverage and \$2 million in commercial general liability, which meet the requirements of most Connecticut municipalities, including what is outlined in the Derby RFP. DHD will furnish a certificate of insurance as proof of the following insurance coverages upon request.

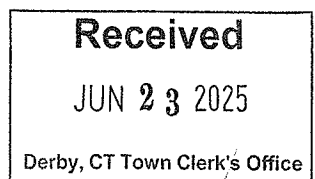
### ***Decommissioning Surety and Environmental Insurance***

DHD currently carries \$1 million of Pollution Prevention Insurance. And, within our operating budget, we are carrying the cost of a decommissioning bond. We believe decommissioning bonds are the most effective strategy to manage decommissioning costs and risks of decommissioning at the end of the project's life. We would like the decommissioning language to be included in the site control agreement.

### ***Past Project Development***

Davis Hill Development (DHD) and its principals and partners have developed numerous ground mount and landfill solar projects across the region, and specifically within the State of Connecticut. Our team has both (1) proven experience, developing, installing, and financing solar projects in the region, and (2) a long and successful history of working with Connecticut municipalities. Because of our familiarity with Connecticut installations, we have deep knowledge about the interconnection process as well as an understanding of the economics of the Shared Clean Energy Facility (SCEF) and Non-Residential Renewable Energy System (NRES) Programs.

More specifically, our team has developed, installed, and financed:



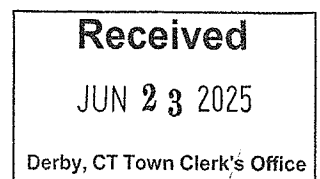


- 7 solar projects on landfills in Massachusetts totaling 19 MW.
- 4 solar projects on landfills in NY, totaling 11 MW (one of the projects is currently under construction, and we can host the Derby team as needed).

For landfill projects, we generally partner with the environmental engineering firm that supported the landfill closing plans. In Connecticut, we find that Fuss & O'Neill has performed a lot of this work and can engage them to support the landfill assessment and construction plan. They have extensive experience at numerous Connecticut landfills, including performance of investigations, inspections, and monitoring, and have prepared and implemented numerous closure plans. Should we be awarded or make it to the next round, we would formally approach Fuss & O'Neill to confirm their interest in supporting the design and permitting of the solar photovoltaic array on Derby's closed landfill.

Our team has developed over 70 solar facilities in Connecticut. This expertise means that we are familiar with numerous solar programs, including CT ZREC/LRECs, CT NRES, SCEF, and other incentives, and can successfully navigate permitting and interconnection processes in both UI and Eversource territories. We have installed over 25 projects for the **Town of Fairfield** and continue to develop and install other solar systems for the Town. For the **Milford Board of Education**, we completed 13 projects over 2 years. For the **Town of Ridgefield**, we have been awarded 9 solar projects at Town schools. DHD's parent company, Skyview Ventures, currently owns and operates all of these projects.

Below is a list of recent CT Municipal Projects. Completed and significant projects, along with current projects in development, are shared in Attachment 4.





Davis Hill  
Development

### Recent CT Municipal Projects

Projects	City	State	Size (kWDC)	Project Status	Type	Owner	COD
Woods Middle School (Phase 2)	Fairfield	CT	140.4	Operational	Rooftop	Skyview	2018
St. Mark's Episcopal Church	New Caanan	CT	89.3	Operational	Rooftop	Skyview	2018
East Shore Middle School	Milford	CT	291.9	Operational	Rooftop	Skyview	2018
Mathewson Elementary	Milford	CT	135.5	Operational	Rooftop	Skyview	2018
Jon Law High School	Milford	CT	576.7	Operational	Rooftop	Skyview	2018
Orchard Hills Elementary	Milford	CT	100.2	Operational	Rooftop	Skyview	2018
Pumpkin Delight Elementary	Milford	CT	76.1	Operational	Rooftop	Skyview	2018
Milford Academy	Milford	CT	38.5	Operational	Rooftop	Skyview	2018
Barlow Mountain School	Ridgefield	CT	130.6	Operational	Rooftop	Skyview	2018
Scotts Ridge School	Ridgefield	CT	116.9	Operational	Rooftop	Skyview	2018
Penfield Pavilion	Fairfield	CT	45.0	Operational	Rooftop	Skyview	2018
Fire Training Center	Fairfield	CT	75.0	Operational	Rooftop	Skyview	2018
Maple Hill Elementary	Naugatuck	CT	259.3	Operational	Rooftop	Skyview	2018
Call Pen Elementary	Milford	CT	70.9	Operational	Rooftop	Skyview	2019
John F Kennedy Elementary	Milford	CT	115.4	Operational	Rooftop	Skyview	2019
Live Oaks Elementary	Milford	CT	85.5	Operational	Rooftop	Skyview	2019
Meadowside Elementary	Milford	CT	97.5	Operational	Rooftop	Skyview	2019
Orange Avenue Elementary	Milford	CT	126.4	Operational	Rooftop	Skyview	2019
West Shore Elementary	Milford	CT	223.0	Operational	Rooftop	Skyview	2019
Margaret Egan	Milford	CT	76.4	Operational	Rooftop	Skyview	2020
Senior Center - 100 Mona	Fairfield	CT	87.6	Operational	Carport	Skyview	2020
Transfer Station	Fairfield	CT	44.9	Operational	Carport	Skyview	2020
Central School	Goshen	CT	90.0	Operational	Ground Mount	Skyview	2020
South School	New Caanan	CT	325.0	Operational	Rooftop	Skyview	2020
Unquowa School	Fairfield	CT	54.0	Operational	Rooftop	Skyview	2020
Roger Ludlowe Middle School	Fairfield	CT	193.0	Operational	Carport	Skyview	2020
Burr Elementary	Fairfield	CT	88.0	Operational	Carport	Skyview	2020
Holland Hills	Fairfield	CT	80.0	Operational	Rooftop	Skyview	2021
Ridgebury	Ridgefield	CT	130.0	Operational	Rooftop	Skyview	2021
Scotland	Ridgefield	CT	130.0	Operational	Rooftop	Skyview	2021
Newtown - Hook & Ladder	Newtown	CT	65.0	Operational	Rooftop	Skyview	2021
Newtown - Police Station	Newtown	CT	130.0	Operational	Rooftop	Skyview	2021
Newtown - Community Center	Newtown	CT	130.0	Operational	Rooftop	Skyview	2021
East School	New Caanan	CT	260.0	Operational	Rooftop	Skyview	2021
Marvelwood School	Kent	CT	360.0	Operational	Ground Mount	Skyview	2021
Maloney High School	Meriden	CT	615.0	Operational	Rooftop	Skyview	2022
Platt High School	Meriden	CT	615.0	Operational	Rooftop	Skyview	2022
New Caanan High School	New Caanan	CT	420.0	Operational	Rooftop	Skyview	2023
Ridgefield High School	Ridgefield	CT	1038.0	Operational	Carport	Skyview	2024

DHD believes in open communications and developing partnerships with our project partners. This is why we have long-term relationships with multiple municipalities in Connecticut. Below are references that can attest to both our EPC work, in partnership with All Electric, and our PPA financing relationships.

Highlighted below are case studies and references for recent and similar projects.

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## Cortland, NY Municipal Landfill

DHD is currently constructing a 3.5MW landfill at the Cortland Landfill in Cortland NY. The project, once constructed, will pay a site lease and property taxes to the City of Cortland. The solar project will generate revenue by participating in New York's community solar program. The community solar credits generated by the facility are being allocated to a local hospital and residents of the community, allowing the broader community to directly benefit from the local, clean energy system.

The solar facility uses an APA Solar ballasted racking system, meaning that the solar facility does not penetrate the capped landfill. This is an important design consideration as puncturing a landfill cap can lead to many challenges as such they are difficult to permit. A ballasted racking system provides the EPA and other landfill specialists more comfort in the solar facility not impacting a landfill's stability.

To permit the solar facility, DHD had to work closely with officials from the City, local school board, State, US EPA, National Grid (the local utility), and a nearby railroad operator to gain all necessary approvals. There are many challenges associated with permitting a landfill solar facility, and the Cortland Solar Facility has provided DHD with significant exposure to the requirements of landfill solar development.

### Reference:

Scott Steve, Cortland Mayor  
mayor@cortland.org  
607-753-0872



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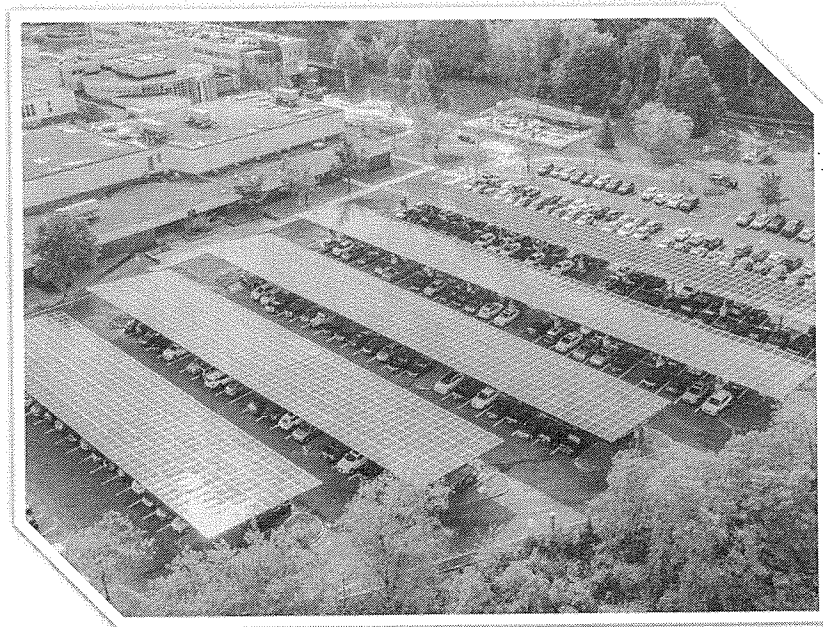


## Ridgefield High School Carport

In 2024, DHD completed a 1038 kW solar carport at the Ridgefield High School in Ridgefield, CT. We executed a 25-year, fixed price Power Purchase Agreements (PPA) with the Town of Ridgefield in February of 2024. The project is unique because it ties into four different Town/School owned meters on the campus. This allows the Town to take advantage of as many local incentives as possible and maximizes the savings from the carport PPA. The DHD / AEC construction teams coordinated closely with the Town, School Board of Education and other Town Stakeholders. To complete the project with minimal impacts to the High School's busy schedule, the project could only start after school ended and needed to be complete by Labor Day. This compressed schedule required the Project Team to effectively plan and optimize mobilization and delivery timelines. The project achieved commercial operations in December 2024.

### Reference:

Jake Muller, Director of Public Works  
dpssuper@ridgefieldct.gov  
203-994-0346



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## **Fairfield Ludlowe and Fairfield Warde High Schools**

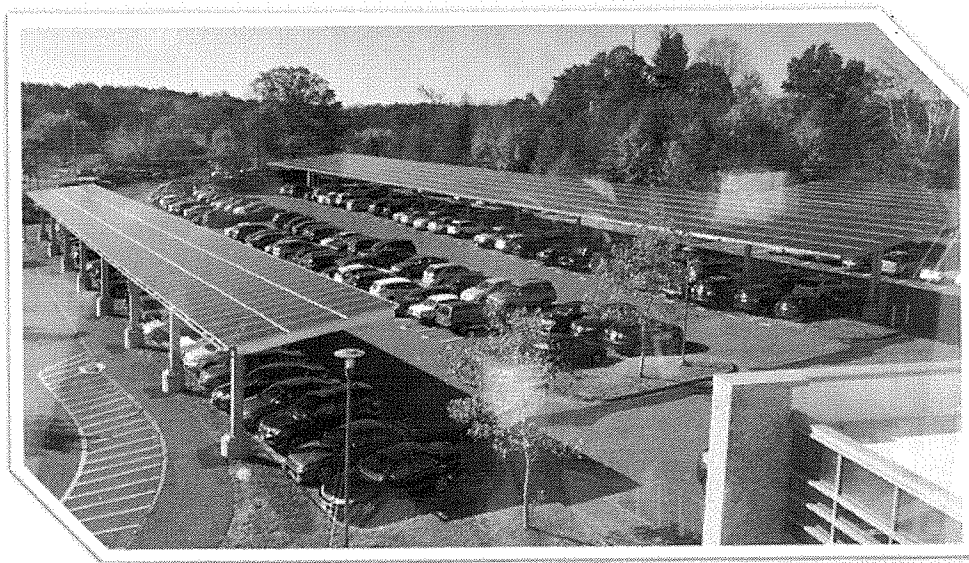
During the summer of 2017, DHD Solar installed a 411 kW solar carport at Fairfield Ludlowe High School and a 579 kW solar carport at Fairfield Warde High School. We executed 20-year, fixed-price Power Purchase Agreements (PPA) with the Town of Fairfield. We coordinated with the Schools for tree removal and shifting some parking spaces, but most importantly, we met very tight deadlines for installing the carports during the school's summer break.

Fairfield executed the PPAs on May 25, 2017, with guidance for us to get the project mechanically completed by August 30, 2017, before school started in the fall. In 14 weeks, we completed the project on time. There was an interconnection issue that delayed the systems being energized, but we did get those projects mechanically complete and the sites cleaned up before school started.

One really important piece of the development of these projects was the assistance of the Fairfield Sustainable Task Force, which led the community engagement process for us. The volunteers on the Task Force did a wonderful job working with neighbors and other members of the community to understand what we were doing and the value we were creating by installing the carports for their local public schools.

### **Reference:**

Sal Morabito, Manager of Construction, Security & Safety, Fairfield School District  
smorabito@fairfieldct.org  
203-255-8277



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### **New Canaan South Elementary School**

In 2019, DHD completed a 305 kW rooftop solar system at South Elementary School in New Canaan, CT. We executed a 20-year, fixed price Power Purchase Agreements (PPA) with the New Canaan Board of Education in July 2019. Concurrent to the solar install, the school was having its roof replaced. The DHD / AEC construction team coordinated closely with New Canaan's project team and Greenwood Industries, the roofing company, to work in parallel and install the solar within an aggressive timeline while also protecting the roof warranty. The project achieved Commercial Operations on December 4, 2019, less than 6 months after the PPA was executed.

#### **Reference:**

Sean O'Keefe, Director of Finance and Operations  
sean.okeefe@ncps-k12.org  
203-594-4015



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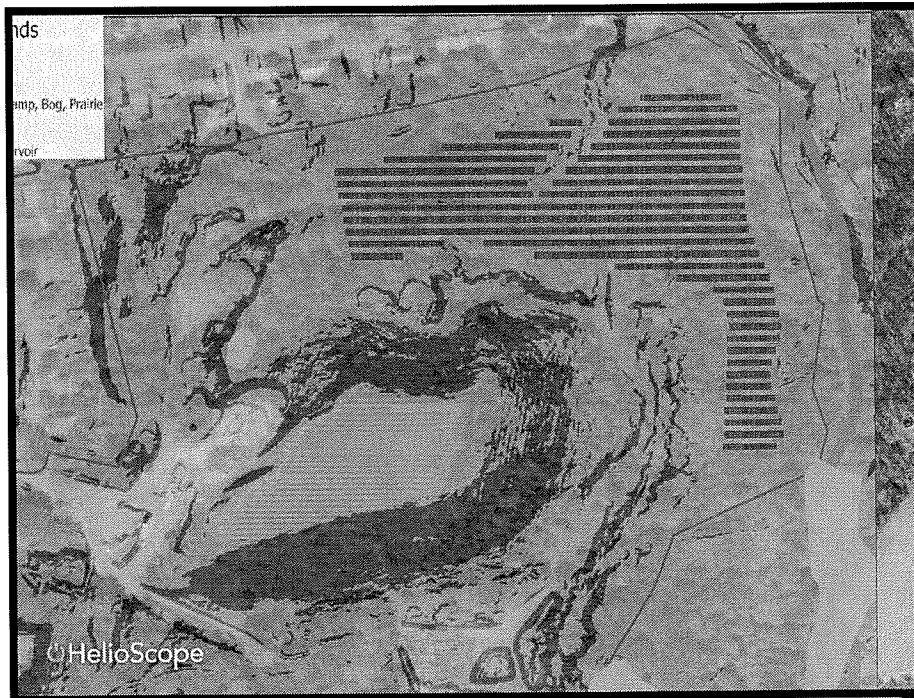
## Nominated Site Plans and Site Development

### **System Description**

At the Derby Landfill, DHD plans to construct a 4.0 MWDC (2.75 MWAC) solar facility capable of generating approximately 4,860 MWh of clean, renewable energy in its first year of operation. To put this into perspective, the facility would produce enough energy annually to power over 380 average single-family homes, considering the typical U.S. household consumes about 12 MWh per year. In pursuing this project, DHD aims to support the Town's sustainability initiatives of minimizing environmental impact and ensuring the PV system's reliability by working with the Town and governing environmental groups and supplying a production guarantee, respectively. DHD has a dedicated operations center and asset manager to monitor solar system performance in real-time. DHD uses advanced software to view real-time production and set alerts for any variance in output. It is important to note that DHD and Skyview are in the business of owning and operating solar power projects and has no intention to sell its projects. As such, we view long-term asset performance as critical to our success.

### **System Layout**

A preliminary system rendering is below. We have designed the system to avoid wetlands as well as high-slope areas and to be set back from the parcel boundaries by 100 ft. These are typical design requirements that will support permitting through the Connecticut Siting Council.



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**Annual Production and Guarantees**

The table below provides our annual production assumptions. These values were determined using Helioscope (a solar modeling software) and based on our preliminary designs. Annual production assumptions will decrease by 0.5% per year, which is the industry standard degradation rate. Final production estimates will be based on final engineering designs and a more detailed model using PV Syst. We can guarantee 80% of the weather adjusted production estimates over the life of the project.

<b>Year</b>	<b>Annual Production Estimate (kWh)</b>
1	4,860,000
2	4,835,700
3	4,811,522
4	4,787,464
5	4,763,527
6	4,739,709
7	4,716,010
8	4,692,430
9	4,668,968
10	4,645,623
11	4,622,395
12	4,599,283
13	4,576,287
14	4,553,405
15	4,530,638
16	4,507,985
17	4,485,445
18	4,463,018
19	4,440,703
20	4,418,499

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### **Project Team**

DHD will be the project lead and provide project management. All Electric will perform the labor and provide construction management. As noted earlier, DHD and All Electric have developed over 50 solar projects together in Connecticut and have a strong partnership that will support the successful completion of the installation for Derby.

### **Key Individuals**

Andrew Karetsky, CEO

- Founded Skyview Ventures in 2008 and DHD in 2013. Prior to Skyview, Andy was a private investor and a partner at Camelot Capital, a long-short technology hedge fund. B.A. from The Johns Hopkins University.

Matt Coleman, President

- 20 years of expertise in renewable energy via project development and finance, most recently EVP of Business Development at Clean Focus.. MBA from the Anderson School at UCLA and a BA from Johns Hopkins University.

Tim O'Donnell, General Counsel

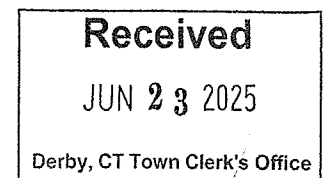
- Attorney with more than 20 years of experience representing developers and institutional investors in development and finance transactions. Prior to Skyview, Tim was an attorney at Shearman & Sterling and Skadden, Arps, and a Vice President of real estate development at AKT. B.A. from Yale and a J.D. from the University of California, Davis.

Micah Brill, Project Management

- Over a decade of experience with energy project development in the built environment. Masters in Civil and Environmental Engineering from Carnegie Mellon University and BS from Washington University in St. Louis.

Frank Murray, Project Manager

- Over ten years of experience in energy efficiency, demand response, and sustainability. Master's in Business with the concentration in Energy Management from University of Phoenix and BS from Salisbury University.





### ***Equipment and Warranty Details***

DHD has a great deal of experience with all Tier 1 technologies available today. DHD designs systems that use only the most reputable Tier 1 hardware. This hardware includes high-efficiency solar panels backed by a 25-year warranty from reputable manufacturers and high-efficiency inverters from financially strong vendors with best-in-class service and support.

As with all our installations, DHD intends to use only the highest quality hardware including SMA or Solectria Inverters, APA racking, and Tier 1 PV Modules (e.g., Jinko, Trina, etc...). Product warranties are typically 12-years for inverters, 25 years for modules, and 25-years for racking. With regular maintenance, DHD assumes the systems we design will remain functioning assets for 30 years, or more.

### ***System Performance***

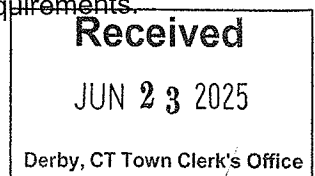
DHD and All Electric have a strong partnership across dozens of solar projects in Connecticut alone. Because of this partnership, our incentives are aligned and thus our system designs and the ongoing production achieve the targeted output. In fact, our systems have a track record of producing above weather normalized system expectations. This is accomplished through several strategies:

- Operations and Maintenance plans are put in place at the outset to ensure that system components are working correctly or replaced in a timely manner.
- The technologies purchased and employed by DHD are high, quality tier 1 products with better operating and longevity characteristics than lower-cost alternatives.
- DHD has a dedicated operations center and asset manager to monitor solar system performance in real-time. DHD uses the most advanced software to view real-time production and set alerts for any variance in output. It is important to note that DHD and Skyview are in the business of owning and operating solar power projects and have no intention to sell their projects. As such, we view long-term asset performance as critical to our success.

### ***Scope of Work and Proposed Schedule***

If selected, DHD will work to execute the site leases and then complete the initial designs and engineering so that an interconnection application can be submitted. We have included preliminary designs of the systems in this response and will work with the RFP administrators and landfill engineers to ensure that the arrays are placed in appropriate areas.

DHD always targets achieving commercial operations in the most efficient way possible. We will work with the site host to determine the most effective path forward. Our construction timeline for the landfill will be based on incentive, permitting, interconnection and Town requirements.





Below is an example of a development timeline should the project receive the RFP award within Q3 of 2025. We will work with the Town of Derby to refine the schedules. For a larger landfill system, the development timeline will be longer, given the added permitting, electrical study, and procurement requirements.

**Proposed Schedule**

During the development and installation period, we will plan for a weekly report for all stakeholders. For major items, like material deliveries, we will coordinate with Town of Derby staff or specific building contacts to minimize any disturbances. Below is a high-level Gantt chart with the more detailed scope descriptions associated with the milestones. Given the uncertainty of the federal policy, some tasks might be shifted around to optimize value to Derby.

Task	High-Level Project Schedule									
	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027
Project Staging										
Project Award										
<b>Schedule</b>										
Incentive Application										
Incentive Award										
Interconnection Application										
Interconnection Approval										
System Engineering										
Permitting										
Procurement										
Construction										
Inspections / Commissioning										
Commercial Operations										

If awarded the project, DHD would manage all:

- Permitting, design, and engineering – DHD will ensure that the project is designed with tier 1 equipment; has an optimal PV module layout, real-time monitoring and fault detection; secure operations; a process for staging construction that minimized disturbances; and a design that uses financial resources efficiently.
- Installation and construction - DHD will supply all materials and develop a logistics plan to minimize site interruptions as well as keep all materials delivered to the sites safe and secure. Communication and coordination will be key during this phase, and we can plan for weekly progress report calls. At the end of the project term, we will return the site to pre-installation conditions, including patching any concrete that may be damaged during the installation.
- Electrical interconnections – DHD will manage the interconnect process, including paying for any interconnection studies and working with the utilities on all applications, studies, or testing.

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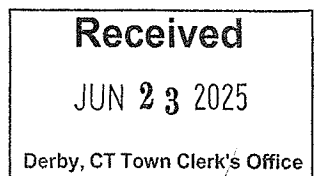
- Commissioning and acceptance testing – As the system goes live, DHD will review performance and confirm that all devices are operating as expected.
- Operations and maintenance manuals, including as-built drawings – DHD will generate a closeout binder that includes product specifications, warranties, as-built drawings, and other pertinent information. These binders are a useful resource for our partners as we work together to maintain the PV system over time.
- Monitoring – DHD will furnish the town with a monitoring portal that will allow the town to view system performance remotely, at the string and potentially the module level.
- Warranties and guarantees – DHD will work with the town to transfer any warranties and maintain warranty records so that the town can access all necessary documents should the need arise. We also use products that have the longest warranties on the market, enabling our team to develop systems that will last 20 – 30 years, or longer.
- Operations and maintenance – DHD owns and operates over 150 solar systems throughout the Northeast. We have a strong track record of uptime and performance. If the town moves forward with a PPA, we will ensure that the system is high-performing, and the town is benefiting as much as possible. We guarantee labor for the first year of the contract and have a proven process in place for annual preventative and regular corrective maintenance.
- Incurring costs / Site examination – DHD understands that the Town of New Derby will not incur any costs for DHD's response to this RFP and DHD understands the scope of this work and is familiar with the site.

### ***Siting, Interconnection, and Delivery***

Depending on the electrical systems in place, there might be some utility upgrades required. If none are required, DHD will tie the solar in behind the currently installed utility equipment. As with all of our installations, we will work with the site host, the local permitting authorities, and the fire marshals to ensure that the system is installed in a manner that fits the needs of the property and complies with all local codes and safety best practices. We have assumed an interconnection cost at the Landfill of \$400,000. The construction staging will be finalized, if awarded, to ensure that the staging and timing of deliveries work well with the Town of Derby's schedule.

### ***Remote Monitoring Requirement***

DHD will use a third-party data acquisition system that will allow for remote monitoring and can be made public and available to anyone with the weblink or protected behind a password. All





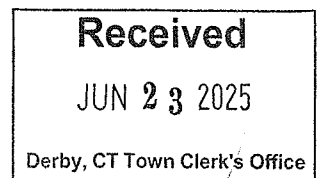
that is needed is a smart TV or a computer with internet access. If a specific lobby kiosk tool is of interest, we can work with the site contacts to achieve that goal.

### ***Operation and Maintenance Plan***

We recognize that we are tenants at our host's facilities, and we want to be remarkable guests for the next couple of decades. Before and during the construction process, communication is key to ensure that stakeholders are engaged, educated, and on board with our plans. We will set up a reporting schedule that works for the Town and its stakeholders and can customize reports for various parties if needed. After the systems are up and running, we will provide real-time, online access to the PV system's performance. All stakeholders can see performance and performance summaries online or on their phones. We report performance as often as the client wishes but monthly is the most common period. We are a local firm and place a great stake in our reputation and will be responsive for the duration of our relationship. We also respond to additional questions or requests such as utility bill analyses, the installation of displays, and presentations to students or other stakeholders

For example, DHD provides full-scope O&M services—including preventative maintenance, performance monitoring, corrective repairs, and reporting. DHD has extensive experience providing operations and maintenance (O&M) services for commercial and industrial-scale solar projects throughout the Northeast. Our team currently manages O&M for over 50 MW of distributed solar assets across multiple states, including Connecticut, Massachusetts, New York, and Washington DC. These services include regular site inspections, remote system diagnostics, inverter and module performance checks, vegetation management, and warranty claim coordination.

Our dedicated asset management and field service teams are equipped with real-time monitoring tools and a proven dispatch system, ensuring timely responses and resolution of any system issues. Our O&M approach prioritizes long-term reliability, safety, and maximum energy production for every project we maintain.





**Pricing and Contract**

Given the structure of SCEF / NRES and the information provided, we think the easiest way to monetize the landfill is to apply to the SCEF program. This will guarantee revenue and Derby wont need to match its internal energy demand to the system output. Derby would benefit from an annual site lease. That said, Derby could target an NRES bid and allocate the system generation to City owned accounts. As the developer and long-term owner, DHD does not have a preference except that the value streams allocated to Derby / DHD are consistent. This is clarified in the table below. For the SCEF bid, DHD would pay an annual lease to Derby. Under NRES, DHD would allocate some portion of the value of the generation to Derby accounts; the sum of that value would be \$62,000 per year.

SCEF Bid				NRES Bid	
Year	Annual Generation (kWh)	SCEF Bid (\$/kWh)	SCEF Annual Lease to Derby	NRES Bid (\$/kWh)	Value Allocated to Derby (\$)
1	4,860,000	0.14	\$ 62,000	0.14	\$ 62,000
2	4,835,700	0.14	\$ 62,000	0.14	\$ 62,000
3	4,811,522	0.14	\$ 62,000	0.14	\$ 62,000
4	4,787,464	0.14	\$ 62,000	0.14	\$ 62,000
5	4,763,527	0.14	\$ 62,000	0.14	\$ 62,000
6	4,739,709	0.14	\$ 62,000	0.14	\$ 62,000
7	4,716,010	0.14	\$ 62,000	0.14	\$ 62,000
8	4,692,430	0.14	\$ 62,000	0.14	\$ 62,000
9	4,668,968	0.14	\$ 62,000	0.14	\$ 62,000
10	4,645,623	0.14	\$ 62,000	0.14	\$ 62,000
11	4,622,395	0.14	\$ 62,000	0.14	\$ 62,000
12	4,599,283	0.14	\$ 62,000	0.14	\$ 62,000
13	4,576,287	0.14	\$ 62,000	0.14	\$ 62,000
14	4,553,405	0.14	\$ 62,000	0.14	\$ 62,000
15	4,530,638	0.14	\$ 62,000	0.14	\$ 62,000
16	4,507,985	0.14	\$ 62,000	0.14	\$ 62,000
17	4,485,445	0.14	\$ 62,000	0.14	\$ 62,000
18	4,463,018	0.14	\$ 62,000	0.14	\$ 62,000
19	4,440,703	0.14	\$ 62,000	0.14	\$ 62,000
20	4,418,499	0.14	\$ 62,000	0.14	\$ 62,000
			<b>\$ 1,240,000</b>	<b>\$ 1,240,000</b>	

**Under either scenario, DHD is assuming an annual benefit to Derby from the generation of \$62,000 per year.** This assumes a bid rate of \$0.14/kWh, which we think is a competitive bid rate based on prior SCEF and NRES procurements. The cost of construction is estimated at \$7.3 million, and we are carrying \$5,000 per year in decommissioning bonding and \$400,000 for

**Received**  
 JUN 23 2025  
 Derby, CT Town Clerk's Office



the interconnection costs. We are assuming no additional property tax or some portion of taxes comes from the annual benefit to Derby.

We have included our standard PPA contract. However, if awarded and based on discussions with the Derby, a site lease might be the more appropriate form. We have both site leases and power purchase agreements that have been approved and signed by Connecticut municipalities.

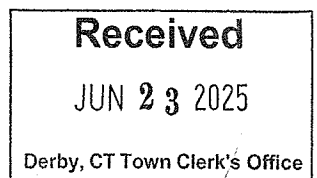
Initial project discussions can be had with the following team members at DHD:

- Micah Brill, VP of Asset Management and Development (contact information provided on coversheet)
- Matt Coleman, CEO of Davis Hill Development
- Tim O'Donnell, General Counsel

During the development phase, DHD will look for a variety of strategies to increase project economics. This includes the inclusion of an Energy Storage System (ESS). Right now, the CT ESS program is being reviewed by PURA. Once the program is finalized, we can put forth a bid.

The DHD team looks forward to meeting the Derby team. Thank you for reviewing our response.

Micah Brill  
314 757 1363



**APPENDIX A  
CITY OF DERBY  
CONTRACTOR'S PROPOSAL FORM  
FOR  
Solar Energy Generating Facility at Derby Landfill Parcel  
(Power Purchase Agreement)**

To: Town Clerk, City of Derby

Proposal of: Davis Hill Development LLC

The undersigned having carefully read and considered the Request for Proposal, Instructions for Proposals, General Specifications and all other bid documents to lease a portion the Derby landfill, Parcel No. 25-5-1 (the "Site") for a twenty (20) year term for the purpose of operating a Solar Energy Generating Facility ("SEGF") and to design and install the SEGF on the Site. In conjunction therewith, Derby wishes to obtain electricity derived from the SEGF's photovoltaic (PV) energy sources and to price the purchase of solar-generated electricity under a long-term Power Purchase Agreement ("PPA"), does hereby submit the following Proposal:

In submitting this Proposal, it is understood that the right is reserved by the City of Derby to reject any or all Proposals, to waive any informalities, omissions, excess verbiage or technical defects in the Proposal, and the City need not necessarily award the contract to the firm who submitted the lowest costs for services if, in the opinion of the City, it would be in the best interest of the City of Derby to accept another Proposal.

Firm Name: Davis Hill Development LLC

Mailing Address: 105 Prospect St, Greenwich CT

Contact Person: Micah Brill

Title: VP Asset Management

Phone Number: 314-757-1363

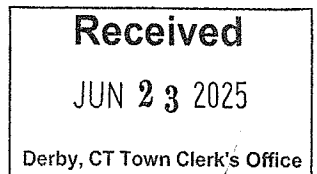
Email: micah.brill@skyviewventures.com



Signature

5/27/2025

Date



**APPENDIX D**  
**Initial Disclosure Form**

1. Exceptions to the RFP

This proposal does not take exception to any requirement of the RFP.

2. State Debarment List

Is the Proposer on the State of Connecticut's Debarment List?

Yes  
 No

3. Occupational Safety and Health Law Violations

Has the Proposer or any firm, corporation, partnership or association in which it has an interest (1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the proposal (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the proposal?

Yes (Note: if "yes," attach a sheet fully describing each such matter.)  
 No

4. Arbitration/Litigation

Has either the Proposer or any of its principals (regardless of place of employment) been involved for the most recent ten (10) years in any resolved or pending arbitration or litigation?

Yes (Note: if "yes," attach a sheet fully describing each such matter.)  
 No

5. Criminal Proceedings

Has the Proposer or any of its principals (regardless of place of employment) ever been the subject of any criminal proceedings?

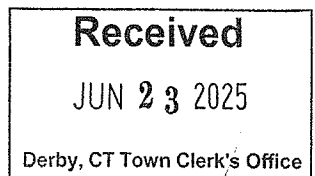
Yes (Note: if "yes," attach a sheet fully describing each such matter.)  
 No

6. Ethics and Offenses in Public Project or Contracts

Has either the Proposer or any of its principals (regardless of place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard, or to have committed any other offense arising out of the submission of proposals or bids or the performance of work on public works Project or contracts?

Yes (Note: if "yes," attach a sheet fully describing each such matter.)  
 No

NOTE: In order to be considered a valid proposal this document must be signed by an



*authorized officer or owner of the business entity that is submitting the proposal. Such signature constitutes the proposer's representations that it has read, understood and fully accepted each and every provision of each document comprising the RFP unless an exception is described above.*

BY Micah Brill TITLE: VP Asset Management  
(PRINT NAME)

 DATE: 5/27/2025  
(SIGNATURE)

**Received**  
JUN 23 2025  
Derby, CT Town Clerk's Office

**APPENDIX E**  
**Legal Status Disclosure Form**

Complete the applicable section below, attaching a separate sheet if you need additional space, and sign this form.

**IF A SOLELY OWNED BUSINESS:**

Proposer's Full Legal Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Owner's Full Legal Name: \_\_\_\_\_

Number of years engaged in business under sole proprietor or trade name: \_\_\_\_\_

Does the Proposer have a "permanent place of business" in Connecticut?

\_\_\_\_\_ Yes\* \_\_\_\_\_ No

*\*If yes, please state the full street address (not a post office box) of that "permanent place of business."*

**IF A CORPORATION:**

Proposer's Full Legal Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Owner's Full Legal Name: \_\_\_\_\_

Number of years engaged in business: \_\_\_\_\_

Names of Current Officers

\_\_\_\_\_

President/CEO

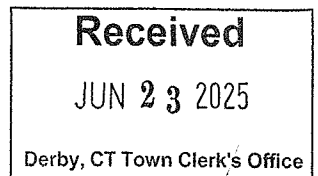
Secretary

Chief Financial Officer

Does the Proposer have a "permanent place of business" in Connecticut?

\_\_\_\_\_ Yes\* \_\_\_\_\_ No

*\*If yes, please state the full street address (not a post office box) of that "permanent place of business."*



IF A LIMITED LIABILITY COMPANY:

Proposer's Full Legal Name: Davis Hill Development, LLC  
Street Address: 105 Prospect St, Greenwich CT  
Mailing Address: 105 Prospect St, Greenwich CT  
Owner's Full Legal Name: Andrew Karestky

Number of years engaged in business: 12

Names of Current Manager(s) and Member(s)

Micah Brill - VP Asset Management NA

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)

Does the Proposer have a "permanent place of business" in Connecticut?

Yes\*  No

*\*If yes, please state the full street address (not a post office box) of that "permanent place of business."*

IF A PARTNERSHIP:

Proposer's Full Legal Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Owner's Full Legal Name: \_\_\_\_\_

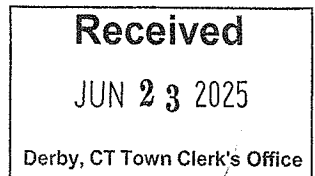
Number of years engaged in business: \_\_\_\_\_

Names of Current Partners

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)

\_\_\_\_\_  
Name & Title (if any) Residential Address (street only)



Does the Proposer have a "permanent place of business" in Connecticut?

\_\_\_\_\_ Yes\* \_\_\_\_\_ No

*\*If yes, please state the full street address (not a post office box) of that "permanent place of business."*

\*\*\*\*\*

Davis Hill Development, LLC

Proposer's Full Legal Name

Micah Brill - VP Asset Management

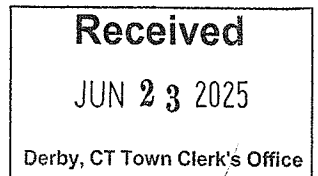
Name and Title of Proposer's Authorized Representative (print)



Proposer's Representative, Duly Authorized (signature)

6/4/2025

Date



**APPENDIX F**  
**Non-Collusion Affidavit**

The undersigned Proposer, having fully informed himself/herself/itself regarding the accuracy of the statements made herein certifies that:

1. The proposal is genuine; it is not a collusive or sham proposal;
2. The Proposer developed the proposal independently and submitted it without collusion with, and without any agreement, understanding, communication or planned common course of action with, any other person or entity designed to limit independent competition;
3. The Proposer, its employees and agents have not communicated the contents of the proposal to any person not an employee or agent of the Proposer and will not communicate the proposal to any such person prior to the official opening of the proposal; and
4. Unless otherwise disclosed, no elected or appointed official of DERBY is directly or indirectly interested in the Proposer's proposal, or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof except as described in the RFP documents.

The undersigned Proposer further certifies that this affidavit is executed for the purpose of inducing the City of Derby to consider its proposal and make an award in accordance therewith.

*Micah Brill*  
Legal Name of Proposer (signature)

Micah Brill  
Proposer's Representative, Duly Authorized

Micah Brill  
Name of Authorized Representative

VP of Development and Asset Management  
Title of Authorized Representative

5/28/25  
Date

Subscribed and sworn to before me this 28 day of May, 2025.

*Pauline Clarissa Moriarty*  
Notary Public  
My Commission Expires: 4/30/29

