

Minutes of the Mississippi Valley Library District

Board of Trustees Building and Grounds Committee Minutes

Date: November 04, 2025

Time: 6:00 PM

Place: Collinsville Memorial Library Center, 408 West Main Street, Collinsville, IL 62234

1. Call to Order and Roll Call

Jeanne Lomax, Board President, called the meeting to order at 6:05 PM. Roll call was taken by Ian J. Ashcraft, Treasurer.

Trustees Present:

Jeanne Lomax, President

Ian J. Ashcraft, Treasurer

Cathy Kulupka

Trustees Absent:

Kelly Balaco-Reeder, Vice President

Also Present:

Kyla Waltermire, Executive Director

2. Pledge of Allegiance

3. Public Input

Waltermire asked representatives of the three vendors to hold their comments until Unfinished Business.

4. Trustee Comments

Ashcraft said he was excited to choose from the proposals that night.

5. Unfinished Business

a. Discussion and Possible Approval of a Solar Array Proposal to Recommend to the Full Board

Discussion started with a proposal from Straight Up Solar (SUS). Tisha Kosco began by talking about Illinois Solar For All (ILSFA). Lomax asked when the ILSFA program started. Kosco replied that it was either 2017 or 2018. The answer (2016) ended up being on one of SUS's slides. Kosco continued with the slides about the ILSFA program, Next Steps, Technical Specifications for each of the MVL D branches, and other project examples with Brent Ritzel speaking about things that were his area of expertise as the Commercial Project Developer. Lomax asked about if a proposal did reach the 65% requirement for the ILSFA program. Kosco replied that it would not qualify for ILSFA. She also mentioned an 85% production guarantee. Kosco showed Lomax the technical specifications in their proposal. Lomax asked if there would be upfront costs for the library. Kosco confirmed that there would need to be a financial backer or traditional loan for the project. After talking about next steps, percent down, and a safe harbor agreement, Kosco had Ritzel discuss the technical specifications of the proposal. Lomax inquired about how roof repairs would be done with solar on the roof. Kosco explained that SUS would inspect the roof, and that SUS is not partial to putting solar on a roof that would need repair. She also said that the panels could be easily removed for access. Lomax asked if there was a cost for that. Kosco said that would depend if it was directly related to the solar or if it was typical roof repair. Kosco then talked about the 15 year warranty that comes with the system.

Kai Luckert with ARF Solar discussed their proposal next. He started with talking about the beginnings of ARF to where they are now. He discussed many of the recent projects ARF has done. Luckert discussed the technical specifications and performance. Luckert said that their proposal gives all the savings to the library at no cost, and the library would own the panels after a 7-year period. Lomax asked about the particulars after the 7-year lease; specifically what kind of financial risk are we taking and what does the warranty cover? Luckert said that part of the financial risk includes it being covered under an insurance policy, and that a leak not caused by the system the library would have to pay for the removal of the panels to repair/fix the leak. Luckert explained their 15-year warranty/maintenance guarantee. Lomax asked about maintenance that would need to be performed on/for the panels. Luckert said there is not too much to do. He said that some individuals like to have their panels cleaned. Lomax asked how long the panels last. Luckert said that they work off of a 25-year lifetime. Lomax asked if the panels will still be producing after 25/30 years. Luckert said that there would be a slow degradation of the system just like people getting

older. Luckert thanked the committee for the opportunity and said good things about SUS.

Erik Schultz discussed the proposal from Advanced Renewable Concepts (ARC). Schultz gave a background about ARC. Lomax asked where their solar panels are from. Schultz said one is manufactured in China and another is a combination of US and US-friendly countries. ARC had two options with their proposal. The first option included panels on the flat and pitched part of the roof at the Collinsville Memorial Library, the second option only included the flat part of the Collinsville Memorial Library's roof. Lomax asked about parking lot panels and the cost of those. Schultz said that ARC's proposal was at a 100% cost savings, and that the parking lot panels added significant cost but did have other benefits. Schultz explained the cost of the proposal. Lomax said that the integrity of the roof will be a big issue. Schultz said that he did not expect there to be an issue with the flat part of the roof. Schultz said that he thinks the library will have a good experience no matter who is chosen. Lomax asked about the warranty. ARC has a 25-year manufacturer warranty in addition to the 15-year warranty that both SUS and ARF proposed. Ashcraft asked about tax credits. Schultz clarified that the commercial tax credits end in two years, not at the end of 2025.

Ashcraft asked SUS about the incurred cost for the library, since both ARF and ARC's proposals were \$0. Kosco said that it would be in the \$70,000 range. Kosco said that they have financial partners that could move the delta. Kulupka asked if the library would be getting the incentives if it was paying for it at cost. Kosco confirmed that the library would get those incentives after year 1. Kosco then said a financial investor would keep the solar in order to utilize the incentives. Ashcraft asked what "EPC" means. Kosco said it was Engineer Procurement and design were all employed by SUS. Ashcraft asked about the manufacturer warranty similar to what ARC had in their proposal. Kosco said that their manufacturers also include that. Luckert said ARF does not have a 25-year, but rather just the 15-year. Luckert did say that a 25-year warranty could be discussed if they were chosen. Kulupka asked about the removal of trees that was in two of the proposals. Kosco said it would be needed for the production levels. Lomax asked about the cost savings difference in ARC's two options. Schultz said the difference would be approximately \$4,400.00/year. Ashcraft then asked ARF about the question Kulupka had asked. Luckert said they could shift their design, but wouldn't know how that would change. Discussion ensued. Waltermire requested that each vendor go back to basics and state how

much their system will cost (out of pocket) and how much it will save annually. Luckert said ARF's proposal would have a \$0 cost with a conservative 60% savings on the utility bill. Schultz said the library would have zero cost to the library with a \$18,640.00 savings for option 1 and \$14,263.00 savings for option 2 annually. With SUS, MVL D would pay the \$188,000 up front for Fairmont City Library, with a cost of \$33,671.00 after incentive reimbursement. The library would be the one filing for the incentives. Collinsville's out of pocket upfront cost would be \$544,000.00 with the amount after incentives being \$36,645.00. Ritzel explained the savings on the bill with SUS's proposal would be an 80 to 85% with a dollar amount \$17,500.00 in the first year.

Waltermire asked if there were any final questions. Ashcraft asked if ARC also had a savings percentage rate because the other two proposals included such in what Waltermire have previously asked. Schultz said their percent would be a 50% savings percentage on their option 1 and 44% savings percentage for their option 2. Ashcraft asked for clarification about the savings just talked about was savings on the electricity bill. Waltermire thanks all the vendors.

After a brief break while the vendors left the meeting, trustees began discussing a decision. Ashcraft asked for the additional information about what SUS mentioned about a financial backer. Lomax said she was leaning less towards something where the library had to come up with money to pay for a system. She did not want any upfront costs. Waltermire said that she had mentioned that when reaching out to the vendors. Lomax stated that panels with trees having to come down is a lot of extra stuff. Lomax said she was leaning toward ARC. Kulupka mentioned saving the trees. Waltermire talked about recent roof repairs. Lomax said she was good with the savings only on the flat roof and not having to worry about the pitch of the roof, damage, or taking panels off. She said savings is savings. Ashcraft asked about a question from the last B&G committee possibly splitting bids, asking for clarification about ARC's proposals. Lomax said she was fine with them. Waltermire clarified about what she asked for and provided to each vendor. Waltermire reminded the committee that the library asked each vendor to provide a zero-cost and roof-only option, and only one vendor (ARC) did. Waltermire reminded that there may need to be a fence around ground mounted solar panels. Ashcraft said he was willing to move forward with a recommendation if the rest of the committee was.

Kulupka motioned and Lomax seconded to recommend presenting ARC's option 2 solar panel proposal to the full board. A roll call vote was taken:

Kulupka - yes
Ashcraft - abstain
Balaco-Reeder - absent
Lomax - yes

Yes - 2; No - 0; Abstain - 1; Absent - 1

Motion carried.

6. New Business – None

7. Closed Session – None

8. Action for Items Discussed in Closed Session - None

9. Adjournment

- a. Lomax made the motion to adjourn and Kulupka seconded the motion. A voice vote was taken. All were in favor. The meeting adjourned at 8:15 PM.