Genesee Rd Solar Energy Center

Project Update

March 2023

GENESEE ROAD
solar energy center

These principles reflect our promise to our host communities, landowners, and other stakeholders.

EDF Renewables is committed to:

- Honesty and transparency in all our development activities
- Engaging with all stakeholders and remaining open to taking input that will improve projects and mitigate impacts
- Being present and available in the community to ensure all voices are heard
- Treating landowners, host communities, and stakeholders fairly and equitably.

GENESEE ROAD
solar energy center

OVERVIEW

Project Name: Genesee Road Solar Energy Center

Project Owner: EDF Renewables

Host Municipality: Sardinia & Concord

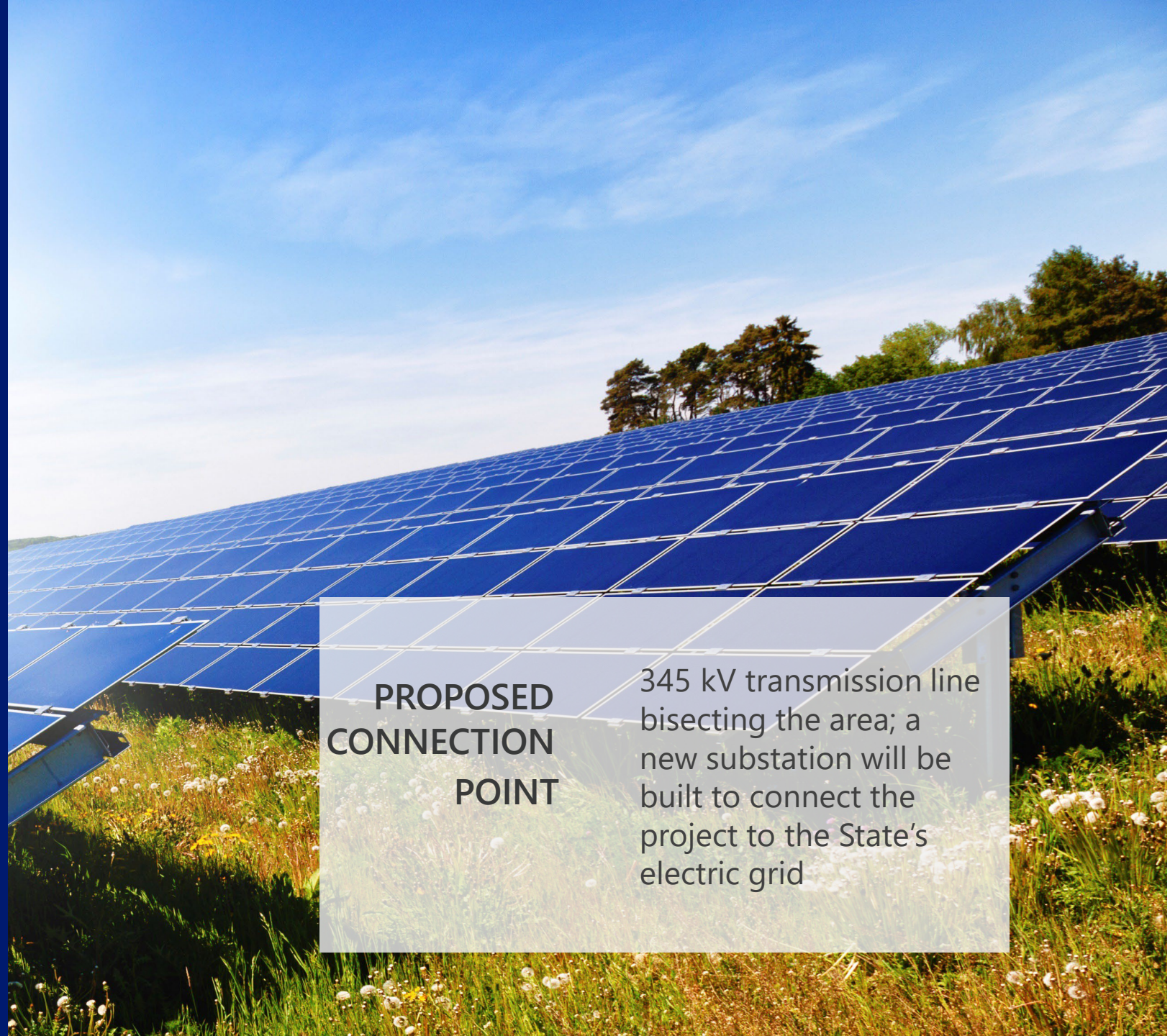
Renewable Source: Solar

Proposed Capacity: *250 MWac with 20MW Energy Storage

Project Life: 35 yrs then decommissioned

Proposed Land Use: ~ <2,000 acres

**Project was reduced from 350MW to 250MW*

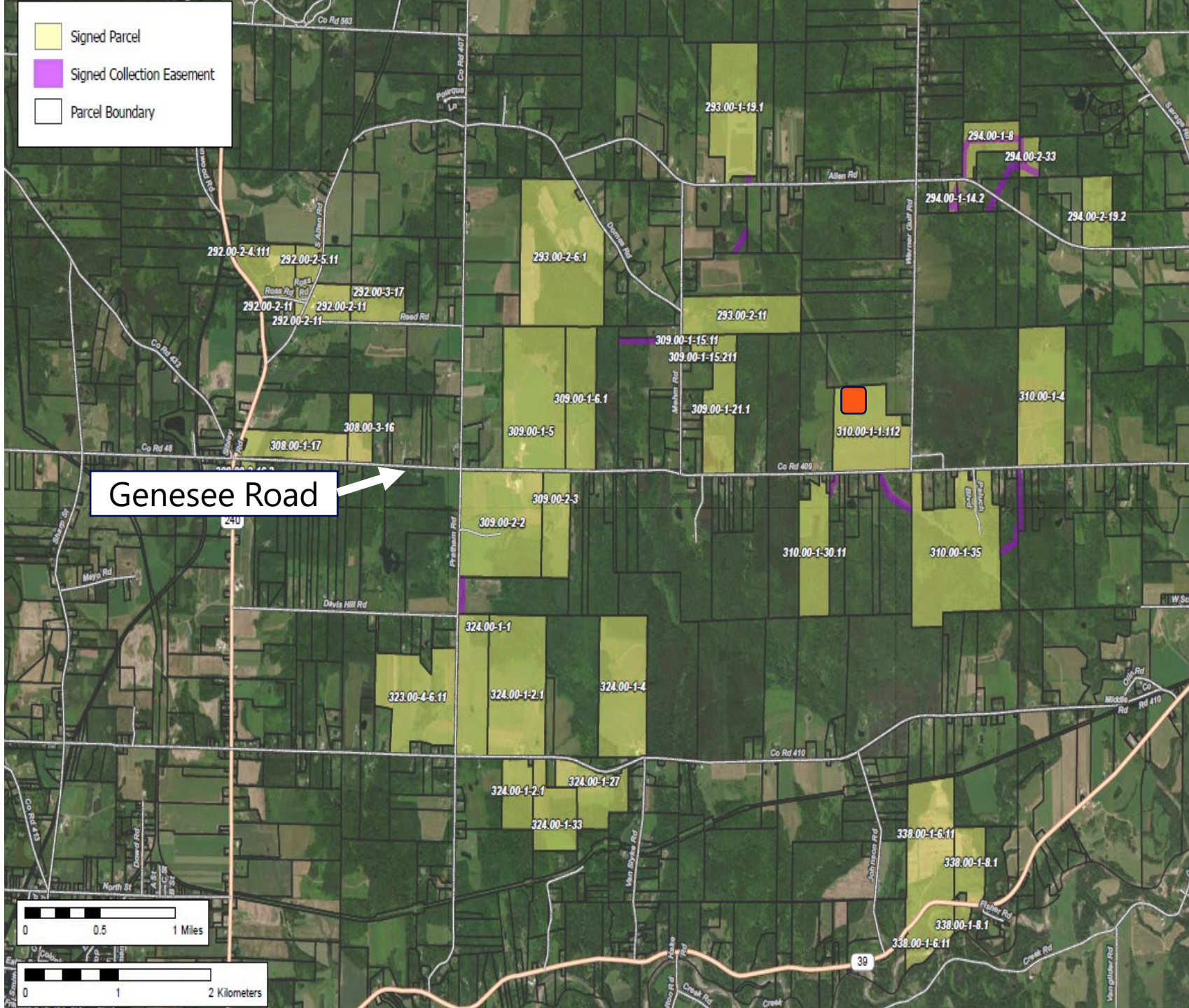


PROPOSED CONNECTION POINT

345 kV transmission line bisecting the area; a new substation will be built to connect the project to the State's electric grid

Project Map

- Parcels signed are shown in yellow. For simplicity, we are showing entire parcels.
- Signed properties represent about 85% of the land required for the project
- Additional land may be needed to avoid environmental constraints like wetlands, high slope areas, forested areas, etc.
- Substation location in orange
- Currently in the process of obtaining easements for electrical collector lines to connect the solar lease properties
  - Ideally, we will sign a few more solar leases between the existing properties, to lower the number of easements needed
  - Nearly all collector lines will be underground a minimum of 42" (or 48" through active agricultural lands)
  - Overhead lines will only be used when deemed absolutely necessary (where there is also low visual impact).



PROJECT **TIMELINE**

GENESEE ROAD
solar energy center

April 2023
Project submitted to Tier 1 Solicitation

Fall 2023
NYSERDA Awards Projects

Summer 2024
Submit 94C Application

2025
Agency and Municipal Review of 94C Application

2026
Compliance Filing

Q4 2026
Construction Begins

Q4 20227
Construction Ends

December 2023
Complete Land Acquisition

December 2024
94C Permit Approval

December 2025
94C Certificate Granted

Fall 2026
Notice to Proceed to Construction Granted

Winter 2027
Commercial Operation

PUBLIC ENGAGEMENT CONTINUES THROUGHOUT THE PROJECT LIFECYCLE

94-c Permitting Process

NY Office of Renewable Energy Siting

ores.ny.gov

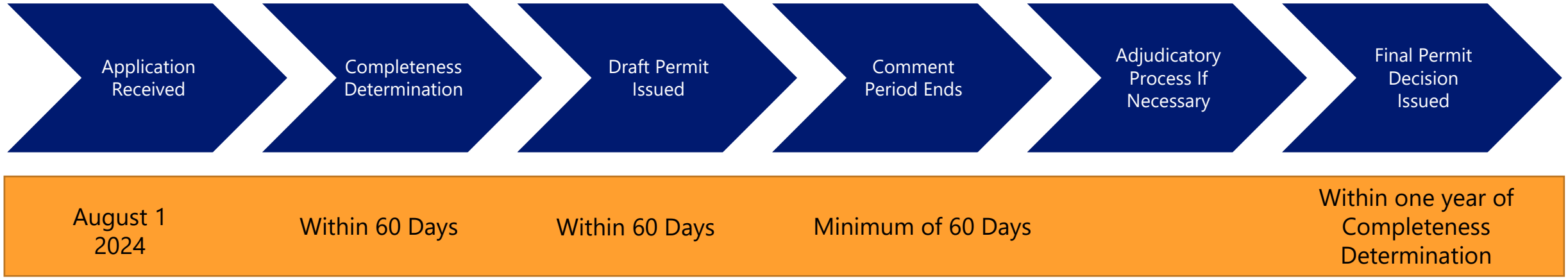
- A new permitting process for renewable energy projects greater than 25MW in NYS has been established by the Accelerated Renewable Energy Growth & Community Benefit Act Legislation from 2020
- Final regulations published in March 2021 set uniform standards & conditions for projects to meet
- Level of environmental studies, design, engineering, largely unchanged, however, more detailed design and engineering required.
- Early coordination on environmental impacts & reports required
- Adherence to substantive provisions of local zoning laws still required but a waiver is available like Article 10.
- One-year timeline for approval following a completeness determination (roughly 60 days following an application)
- Public hearings to adjudicate significant issues if needed

EDF renewables

94-C
Local Agency Account

- 94C does not have funding available pre-application. To address this **EDFR is offering an escrow account for each town to account for attorney's fees and consultants prior to the 94C application**.
- Permitting includes $1,000/MW ($250,000) in a “local agency account” to defray costs in participating in the permitting process, for review & comment and hiring of experts
- Intervenor funding will be made available to a host municipality, political subdivision, or local community members per regulations
- 75% of the funds are reserved for municipal entities
- Those seeking funds from the local agency account shall submit a request to ORES within thirty (30) days after the date on which a siting permit application has been filed
- Funding awards made within 30 days of the deadline to submit
- Instructions on how to submit can be found on ORES website *ores.ny.gov* and our project website Geneseeroadsolar.com

ORES – 94C Permit Process



2023 Activities

- **Water Resource Delineation-** Used to identify wetlands and streams within the project site, advise on project design for avoidance and minimization of impacts. Plan to complete field work either in summer 2023.
- **Project Design –** Using information obtained from environmental field studies a Site layout will be developed that complies with ORES setbacks, avoids or minimize resource impacts, and allows for the studies of potential visual/noise impacts to the community.
- **Visual Impact Assessment –** Using the Site Layout, visual impacts for the facility can be modeled and specific observation points can be simulated to assess change in visual characteristics to the area.
- **Noise Impact Assessment –** In a solar array, there only a few noise emitters such as the array inverters and the transformers at the Point of Interconnect. The Site layout determined the exact location of these equipment for accurate sound modeling to assess impacts and ensure compliance with threshold values.
- **Interconnection –** Proceed with the New York Independent Systems Operator (NYISO) interconnection process for the facility.

Activities Completed To-date

- **Winter Raptor Survey**
- **Breeding Bird Survey**
- **Phase 1A Archaeological Survey**
- **Winter Sound**
- **Geotechnical Study**
- **Winter Visual –** photos only
- **Topographic LiDar survey and Aerial Imagery**

EDF renewables

NYSERDA Tier 1 RFP

- NYS Holds annual procurements for renewable energy through NYSERDA. 2023 bids are due in April, and winners will be announced in Q3 2023.
- EDFR won 1 project in 2018 (177MW in Livingston County), 3 projects in 2020, and 3 projects in 2022

2020 Projects
- Tracy Solar (119MW, Jefferson County)
- Homer Solar (90MW, Cortland County)
- Moraine Solar (94MW, Allegheny County)

2021 Projects
- Columbia Solar (350MW, Herkimer County)
- Ridge View Solar (350MW, Niagara County)
- Rich Road Solar (240 MW, St. Lawrence County)

- EDFR bid the Genesee Rd. Solar project in 2019 and 2021 but were not selected.
- We are bidding the project again in 2023 and believe our chances for success are improved as the project has matured (additional signed land, progress made in engineering & permitting, environmental studies completed).
- Contract structure is the sale of renewable energy credits to NYSERDA who in turn sells them to the State's utilities to comply with Renewable Portfolio Standard

New York State Renewable Energy Goals

The State of New York has a goal of reaching 70% renewable energy by 2030

- The primary strategy for reaching these goals is for NYSERDA to contract directly with large renewable energy projects, like Genesee Rd. Solar
- The Department of Public Service has authorized a plan to continue to procure very large quantities of Renewable Energy from 2021-2026. Around 3,000-4,000MW per year is estimated (Genesee Rd. = 250MW)

EDF renewables

Electricity without emissions & pollution

Safe and non-toxic materials

The modules are comprised of silicon, copper, and aluminum between glass and plastic with an aluminum frame.

These types of solar modules cannot release any toxic materials

No risk for the environment

Inverters and Transformers used to condition power for use on the grid do not contain heavy metals or toxins. Even during a malfunction or when damaged, no environmental risk is present.

Promoting Native Plant Species & Pollinators

Native vegetation to support wildlife & pollinator species in the area, improving carbon sequestration.

No pesticides or herbicides are used in solar array areas unless mandated by environmental agencies

- For example if invasive plant species were to develop in the area
- Within substation, herbicides are required by code to ensure plants do not grow into electrical equipment & cause a fire.

EDF renewables

Solar Energy and **Agriculture**

Agriculture and electricity production can result is two revenue streams while sharing the same piece of land.

- Some of the more common and successful agrivoltaic practices include sheep grazing and foraging of bees and other of pollinator species
- EDF has integrated these practices at our 23 MW Arnprior solar project near Ottawa Canada, where within the footprint of the project local farmers have successfully built a monarch butterfly conservation area, as well as bee and sheep grazing projects that produce over 300 honey jars annually, and host over 300 sheep
- Potential additional job creation and innovation using these practices over coming years (we see growth opportunities in the areas of Solar Vodka, Mead, Wool products, Lamb)
- By eliminating the use of herbicides and pesticides in conjunction with solar grazing and the planting of native species we allow the land to rest, improving carbon sequestration, and returning nutrients back into the soil

EDF renewables

Decommissioning & Restoration

Decommissioning is the process of removing equipment (solar panels, inverters, transformers) and improvements (roads and fences) and returning the land to original condition.

- Decommissioning of the project is planned from the start, expected in year ~35-40 of the project's life
- 94-c and local laws require a security, typically in the form of a letter of credit, to be posted to cover the cost of decommissioning the facility, prior to the start of operation
  - The Host Communities and the State will have access to this letter of credit
  - The amount will be adjusted based on inflation over time
- Where the land was previously used for agriculture, any topsoil that was removed or disturbed during the construction, operation or decommissioning of the solar facility is replaced, aerated, and the land can be returned to farming

EDF renewables

New Revenues for the Community

Long Term Stable Tax Agreements

- Split between Towns, County and Schools
- Covers value of the project's equipment
- Plan to propose $3,500/MW total equal to $875,000/year
- Increase in local revenues with no additional municipal costs
- With 2% tax cap, potential to lower taxes for all taxpayers

Increased Tax Revenues on Land

- As agricultural exemption is removed, a 5-year tax payment equal to the amount of the exemption is paid – estimated at more than $75,000
- Going forward, land is assessed at full value, resulting in a boost to the tax base – estimated to be more than $50,000/year

Special District Taxes

- Large contributions by the project so special district tax rolls, ex: Fire Departments, Light Districts, etc. as applicable to the project lands.
- Special district taxes estimated between $25,000-$50,000 per year, lowering these taxes for all other taxpayers.

PILOT Agreements:
Room for Improvement…

- EDFR's desire is to enter into a long term PILOT agreement with the Erie County IDA which provides certainty on property tax obligations that the project requires and provides stable revenues for taxing jurisdictions.
- We recognize that under standard PILOT formulas, Towns receive a disproportionately low percentage of the payments
- Our plan is to work with the IDA to either amend the PILOT agreement terms & split of funds OR enter into a separate Host Community Benefit Agreement with Sardinia & Concord to make the distribution of funds equitable.

EDF renewables

Community Benefit Fund

- Up to $40,000 per year for the initial 10 years of the project
- Run by members of the community with the help of the local project team
- Donations chosen by local community representatives
- Distribute funds to local civic groups, nonprofits, projects, or other beneficial community programs in the Towns of Concord and Sardinia

School Scholarships

- For the first ten years of the project, two graduating high school students interested in renewable energy or the trades will each receive two thousand dollars ($2,000), with renewal available

Electricity Benefit Program

- $500/MW ($125,000) per year for 10 years. Split evenly among residential electricity customers in each town. Paid as a credit on their electricity bill.
- Data is not 100% accurate as population is constantly changing but using census data on number of households:
  - Sardinia – $90/household
  - Concord – $26/household

HOST COMMUNITY **BENEFITS**

In part of EDF Renewables' commitment to our project communities, we have produced additional measures to create holistic benefit packages

GENESEE ROAD
solar energy center

EDF renewables

Many Layers of **Economic Impacts**

LEASE PAYMENTS

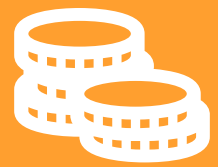
Annual ≥ $1.5M and increasing over time

JOBS

Up to 300 **prevailing wage** jobs and 5 permanent jobs

Local Spending from employment boost (hotels, restaurants)

vocational and technical training for local schools and universities.



LOCAL IMPACTS

Subcontractors, equipment suppliers, local vendors, engineering, electrical work, road construction and maintenance, snow removal, beekeepers, sheep farmers

EDF renewables

QUESTIONS & DISCUSSION

Contact Information

Josh Bennett
Developer
518-755-6445
Josh.bennett@edf-re.com

Jon Geldard
Developer
585-478-1730
Jonathan.geldard@edf-re.com

Jack Honor
Senior Development Manager
518-888-2589
Jack.honor@edf-re.com