Public Information Meeting Transcript

Mill Point Solar Project

Town of Glen

Montgomery County, New York

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Mill Point Solar Project Public Information Meeting Live Q&A Session
April 14, 2021
6:00 PM – 8:30 PM

Moderator: Nancy Vlahos, TRC

Panelists: Eddie Barry, ConnectGen; Jim Muscato, Young Sommer; Brian Schwabenbauer, TRC; Barry Masterson, TRC; and Rob O'Neal, Epsilon Associates

Nancy Vlahos: Good evening everyone, welcome to the virtual Mill Point Solar Public Information meeting. It's six o'clock right now, but we are going to leave just a few extra minutes for people to log in and get comfortable with the Zoom platform, so we will officially start the meeting at 6:05PM.

Nancy Vlahos: Hello welcome everybody, this is the Mill Point Solar virtual public information meeting. My name is Nancy Vlahos and we'll be starting the meeting at 6:05PM just momentarily. Thank you.

Nancy Vlahos: Okay, it's now 6:05PM so we're going to go ahead and get started. I just want to say, good evening again, and thank you for joining the Mill Point Solar Virtual public information meeting. My name is Nancy Vlahos. I'm a Project Manager with TRC and I'll be your moderator for this meeting. Next slide please. This virtual meeting is being held on the Zoom platform. We'll begin with some housekeeping details and then move into the evening's presentation that will be followed by a live question and answer session. If you need technical assistance during the meeting, please contact Zoom support using their chat feature or using the link to the support articles that are shown on this slide. Next slide please.

To post a question for the question-and-answer session, please use the Q &A button in the Zoom panel at any time during this meeting. This can be found by hovering your mouse over the bottom of the webinar screen and clicking on the Q &A button. You can do this at any time during the presentation or during the question-and-answer session. If, for some reason you're unable to post a question using the Zoom panel, please email your questions to erin@innovantpr.com.

Also, if someone you know is having trouble getting into the Zoom meeting, please let them know that they can call in by phone using (929) 436-2866 and using access code (931) 9903-6517. The invitation for tonight's meeting did allow for people to submit comments in advance of the webinar tonight and those questions will be addressed during the Q &A session. Next slide please.

So, tonight's presentation will be approximately 45 minutes and that will be followed by a 45 minute question and answer session and will then conclude with closing remarks and next steps. After the meeting a video recording and compilation of questions and answers will be posted on the Project's website at millpointsolar.com. And you can always reach out to the Project team at info@millpointsolar.com or by calling (866) 203-1118, and also our contact information is provided at the bottom of every slide. Next slide please.

I'll now introduce you to the presenters for tonight's meeting. Eddie Barry is the Development Manager for the Mill Point Solar Project. His role at ConnectGen focuses on solar development in New York and in the eastern United States.

Before joining ConnectGen, Eddie led the development of utility scale solar Projects for Invenergy as a Senior Management of Renewable Development. Jim Muscato is Permitting Counsel for the Project. He's a partner at the law firm of Young Sommer in Albany, New York and has over 20 years of experience with the development of renewable energy Projects. Brian Schwabenbauer, is the senior advisor for the Mill Point Solar Project. He is the Practice Leader for all of TRC's New York offices and has over 18 years of experience and environmental consulting. Barry Masterson is a Visual Assessment Specialist at TRC and he has over 12 years of experience leading the production of visual simulations for large scale energy projects. Rob O'Neal is Managing Principal at Epsilon Associates, and he has over 30 years of experience and environmental noise measurement and impact assessment studies. In addition, we also have other experts and team members available on the line to answer any questions that may come up during the meeting that might require their expertise. So now I'm going to turn it over to Eddie who will go over the presentation agenda and the purpose of tonight's meeting in a little more detail. So next slide please.

Eddie Barry: Thanks Nancy. Hello everyone. One final bit of housekeeping, I wanted to address the question that I posed in the Q & A section and just let you know that we're unable to enable attendee recording of the session at this time, but we are recording and will provide the recording of the session on our website, following the meeting. Thanks very much.

As Nancy mentioned, I'm Eddie Barry and the ConnectGen Development Manager for the Mill Point Solar Project. I appreciate everyone joining us tonight, and I'm looking forward to discussing the Project with you and answering your questions regarding the Project.

The purpose of today's virtual public information meeting is to provide an update on the work, both environmental and technical, that has been completed to-date for the Project, to distribute information and guidance on the New York State energy permitting processes, including the new 94-c the siting process for which regulations were finalized last month. We also want to ensure that you're informed about next steps in Project development, as well as ways you can share feedback and continue to ask questions about the Project as the development and permitting processes move forward.

Unfortunately, due to the ongoing COVID-19 crisis, we're not able to safely hold this meeting in person without limiting attendance to 100 persons under current New York State guidelines regarding social gatherings. So, we prepared a virtual session, you know, to ensure the safety of both our team and the members of the community and to be more inclusive in doing so. Again, we will post the recording of the presentation and a transcript of the question and answers on the material section of the Project's website. I'm going to also make hard copies of these materials available to you at the Town Building. Next slide please.

The presentation tonight will cover a few major topics. The first few sections will provide basic information about ConnectGen and the Mill Point Solar Project. Then we'll get into state permit and state permitting process and how you, as a stakeholder, can get involved. I finally will provide an overview of some of the major technical and environmental topics covered by the state permitting process and provide some detail on the work that has been and will be completed for the Project. Again, please submit your questions as Nancy outlined as the presentation continues, and we'll do our best to answer as many of

these as possible in the section at the end. And if we're unable to address any questions due to time constraints, we'll be starting to provide written responses to those questions in the transcript we post to our Project website. Next slide please.

So, I'd like to dig in a little bit on who ConnectGen is. ConnectGen is a renewable energy developer focused on the development of large scale, high quality wind, solar and energy storage Projects across the United States. ConnectGen is backed by Quantum Energy, a leading provider of private equity capital to the global energy industry, having managed more than $17 billion in equity commitments, since its inception in 1998. Our development team has a long history of successfully developing renewable energy Projects, and our current portfolio includes three operating solar Projects and thousands of megawatts of Projects under either development or construction. In New York, ConnectGen has been focused on the development of solar energy and storage Projects. With large scale Projects- with three large scale Projects selected by the New York Energy Research and Development Authority, also known NYSERDA- which will support New York's goal of obtaining 70% of its electricity from renewable resources by 2030 including this Project, the Mill Point Solar Project. Next slide please.

Tonight, we're here to talk about the Mil Point Solar Project, which is a planned 250-megawatt photovoltaic solar Project located in the Town of Glen. With planned construction, starting in 2022 and anticipated commercial operation commencing at the end of 2023. The Project's expected to generate enough electricity to satisfy the energy needs of over 65,000 New York homes annually. We expect the Project footprint to utilize up to 1,500 acres for above ground and underground Project facilities out of approximately 2,000 tax parcel acres committed to the Project under voluntary land agreements such as leases, easements or purchase option agreements we've entered with local landowners. The Project will connect to National Grid's existing 345 kilovolt Marcy to New Scotland transmission line that traverses the Town of Glen in the northern area and, as mentioned in the previous slide, in 2020 Mill Point was selected in the New York- in NYSERDA 2020 large scale renewables RFP to supply again the State of New York with renewable energy credits produced from the Project and help the state reach this goal of obtaining 70% of its electricity from renewable resources by 2030. We're in the process of finalizing an agreement with NYSERDA for the supply of RECs generated by the Project. Please go to the next slide.

The Mill Point Solar Project represents an approximately 300 plus million-dollar capital investment, which will bring significant revenue, construction jobs and economic development into the Town of Glen and to Montgomery County. We expect to pay more than $60 million over the life of the Project directly to landowners in the Town of Glen pursuant to voluntary lease, easement, purchase option, and neighbor agreements. These landowners, in turn, will use this money to reinvest in new farm equipment or home improvements which will generate an additional income for the county in the form of assessed property taxes and sales tax.

The Project will also result in significant revenue to the Town of Glen, the Fonda-Fultonville Central School District, and Montgomery County without burdening existing resources. The Project expects to enter into a PILOT and host community agreements and expected to provide more than $30 million in pre-tax revenue payments to the Town, school district, and county over its life. The Project and ConnectGen will also make payments pursuant to a new host community benefit program that will amount to $1.25 million in residential utility bill credits distributed over the first 10 years of the Project's operation. I'll provide some more detail about this new program on the next slide. But before, I'd also want to mention that during, you know, the approximately 12 to 18 months long construction period, the Project is expected to

create up to 150 family wage jobs, many of which will be sourced from the local labor pool. We're working with local chapters of labor and tradesmen unions to identify qualified local workers at the first option to support the construction of the Project. We remained committed to creating partnerships and sponsorships with local community groups as part of our development philosophy.

To date, we've made donations and support of a number of local organizations, including the Town of Glen Volunteer Fire Department, Fulmont Community Action Agency Food Pantry, Haven of Hope Farmstead and Bake Shop, the Montgomery County Office for Aging, Fonda-Fultonville PTSA and others. We always welcome suggestions and recommendations regarding- you know- local organizations and groups that members of the community feel would benefit from our support as we advance the Project. So please reach out to us through- you know- the means provided here, the Project email, the Project hotline, Project contact portal on the Project website with any of those recommendations. And lastly, while it isn't mentioned on this slide, ConnectGen is also contractually obligated through its agreement with NYSERDA to provide over $20 million in state economic benefits to New York within the first three years of the Project operation alone. These benefits include things like in state construction labor, landowner payments, pilot HCA payments, purchases of local equipment and materials, sponsorships and donations to local organizations and full-time operations and maintenance jobs. Next slide please.

The new program I mentioned earlier is referred to is the Host Community Benefit Program was established by order of the New York State Public Service Commission in February of this year. Based on the size of the Mill Point Project and expected REC agreement with NYSERDA, the Project will be required to participate in this program. Under the program, large renewable energy Projects pay a per megawatt fee into a fund. In the case of solar Projects that fee is $500 per megawatt paid annually. For Mill Point, based on a 250-megawatt capacity, the annual payment amounts are estimated at $125,000 and over 10 years total $1.25 million. Once the funds are put into place, they are distributed equally among all residential utility customers residing in the municipality where the facility is located. Looking at census data, you know, the figure is not exactly precise or clear, but this data suggests that there are many as 900 housing units in the Town of Glen which, for an annual payment of $125,000 would amount to approximately $138 bill credit per household. And again, the utility providing those residential services will administer the program in coordination with NYSERDA and ConnectGen. Next slide please.

So, want to speak a little bit about public engagement today. We've been actively developing this Project, since late 2019. We've had combination of stakeholder outreach, attended some Town Board meetings- you know- mailing direct information to local landowners, Internet and newspaper advertising and an ongoing consultation with local stakeholders in anticipation of our section 94-c permit submission later this year. As part of this public engagement, we performed prior to this to this meeting, we met with the Town Supervisor as early as October 2019 to express an interest in developing a Project in the Town and ask and answer some- you know- general high-level questions. A conceptual Project was introduced at the second meeting with the Town Supervisor and another member of the Town Board. In January of 2020, the Town Board was notified about the Project as part of the NYSERDA RFP submission and award notification processes. And ConnectGen presented an overview of the Project and an update on development efforts to the Town Board as well as several other county officials in attendance at the regular Town Board meeting on January 11, 2021. Again, an overview of all major public engagement activities is outlined on this slide, and you know I'd like to note that, based on feedback from local stakeholders, and you, the Members of the Community, -you know- we're committing to holding two additional Community meetings with an in-person component prior to submitting a permit Application

for the Project. Of course, these will be held, subject to any New York State COVID-19 guidelines governing indoor social gatherings. The time, date, and location of these meetings will be provided via direct mailings, newspaper advertisements, and -you know- updates to both the Town and Project websites. So we look forward to -you know- meeting with you in person and continuing to discuss the Project, listening to your concerns and addressing them as we move forward here. So, at this point out- I'll hand over the presentation to Jim Muscato who will provide detail on the New York State permitting process.

Jim Muscato: Thanks Eddie. Good evening everyone. My name is Jim Muscato. As Eddie said, I'm an attorney at the law firm of Young Sommer in Albany, New York. As was said earlier, I'm permitting counsel for the Mill Point Solar Project and assisting ConnectGen through the permitting process. I've been involved in permitting and development for renewable energy Projects for almost 20 years and it's amazing because the state, in that time, has gone through three separate- three different permitting processes. Initially it was through SEQR and local zoning, then Article 10- which many of you are likely to be familiar with- and now the section 94-c process. The Mill Point Solar Project is known under state law as a major renewable energy Project and is required by state law to obtain permission to construct and operate from the newly created state Office of Renewable Energy, citing which is otherwise known under the acronym O-R-E-S or ORES. Enacting 94-c about a year ago now legislature recognized the need to reform the permitting process for renewable energy Projects, in order to obtain the state's aggressive climate goals. The result is the section 94-c process which, in many ways, is very similar to its predecessors, Article 10 and SEQR. I'm going to talk a little bit about the similarities here tonight. And it's -you know- the hallmark, the main similarity being the comprehensive assessment of potential environmental impacts.

Things you're going to hear about including the impact assessment associated with visual, wetlands and other impacts, as part of this review process, and Brian is going into some more details on those studies in the information that will go into the Application under 94-c. Right now, the Project is at a very early stage of the development process with some of the preliminary outreach steps that Eddie mentioned, as well as the pre-Application consultation that's required under Section 94-c including hosting meetings such as this. And these meetings are just starting to take place. Over the next few months, additional consultations will also be ongoing. So, you'll see on this slide, this is an overview of the 94-c siting process. As it stated here under 94-c, a siting permit as I noted, as issued by ORES- which is an office within the New York State Department of State- so that's a difference from Article 10 which had previously been operated within the Department of Public Service. Permit decisions are made by the Executive Director of the Office or his or her designee. Regulations to provide additional details on the process beyond the information and provisions of the law were issued for public comment in September 2020. Many of the folks here tonight attending may have participated in that process. Hearings were held on the draft regulations and comments were received until December. The final regulations are issued by the Office, and they include Uniform Standards and Conditions that were adopted on March 3, 2021.

So, the hallmark of the section 94-c process, is the Uniform Standards and Conditions that I just mentioned, which recognize the similarity of potential impacts and standards to minimize those impacts across all renewable energy Projects developed in the state. The Uniform Standards, I refer to him as the USC, and that's distinguished from site specific conditions or SSC. But they, the USC, establish the rules of the game up front and allow developers to design their Projects and conformance with the standards identified by the state to protect human health and the environment. As well as, in addition, for Projects where there's unique or different circumstances or potential impacts that aren't addressed by the USC,

those impacts can be addressed through SSC, as site-specific conditions, that can be requested of or adopted by ORES as part of the permit process. The standards in the USC reflect extensive work that was done in the Article 10 proceedings and hearings, many of which I participated in. They included extensive testimony, cross-examination, and briefing that was reviewed by the state to date and they represent stringent sound, setback, and other requirements that must be met by the Project in order to obtain the permit. In addition, the USC require a number of pre-construction compliance filings, plans and other details to be filed in in order to ensure construction, if it's approved, will proceed safely. The next slide please.

So, in making a decision whether to grant the siting permit, similar to Article 10, ORES must consider local laws and unless the local laws are set aside as unreasonably burdensome ORES's permit will require the Applicant to comply with applicable local laws. Again, similar to Article 10 and considering whether local laws are unreasonably burdensome, ORES must consider the State's Climate Leadership and Community Protection Act targets for the development of renewable energy and the environmental benefits of the Project. However, one way the legislature determined to make 94-c more efficient is by only requiring substantive and significant issues be subject to a hearing, saving time and intervenor funds from being spent on repetitive or needless evidentiary hearings.

Municipalities have a number of roles in the process. In addition to pre-Application consultation on local laws, visual impacts, emergency response, roads and other items, the municipality can also submit a statement of compliance on local laws, following the issuance of a draft permit or other decision by ORES whereby the municipality can provide ORES its view as to whether or not there are local laws the host municipality seeks to enforce and whether the Project is designed in conformance with applicable substance of standards of local laws.

To assist municipalities and the public generally in the review of Projects like Article 10, there is a $1,000 per megawatt fund that is established when the Applicant files its Application. That's paid for by the Applicant and the intervenors can utilize those funds for attorneys and other consultants to assist them in the process. Also, under the Statute- or excuse me- under the regulations, municipalities are entitled to 75% of the intervenor fund, which for this Project will total approximately $250,000. Intervenor funds must be applied for within 30 days of the filing of the Application. Which for this Project would be in around the summer - I believe - the September- August / September timeframe.

Finally, relating to benefits to municipalities, Eddie went through a slide that detailed many of the benefits associated with the Project. One of those is- are mandated by 94-c, which indicates that the Host Community Benefit must be provided as part of the draft permit. Next slide please.

This is an overview of the 94-c process and schedule in simplified form. You'll see the initial green box that's the "You are here indicator". As you saw mentioned on the last slide, part of the process involves pre-Application consultation which we're currently engaged in with the state agencies, local agencies, and community members. Like this meeting is required by section 94-c. These consultations have been ongoing and will continue until we file the Application. The next box after the pre-Application consultations is the Application submission, which in this case again is- we anticipate in August / September. I think the slide says Q3 2021 timeframe. Intervenor funding Applications would be due 30 days after the Application is filed and there are a number of notification procedures to ensure that the community and the host municipalities are aware of the Application, when it's been filed. That includes a

60-day notice that goes out before the Application is filed and also- there's a three-day notice that goes out before the Application is filed.

So, following the 60-day review process by ORES to determine whether the Application meets the regulatory requirements, the Application is either deficient and will require a supplement or it's deemed complete, and ORES then has 60 days to issue a draft permit. Once ORES issues the draft permit, it will also announce a minimum 60-day public comment period, which will provide the public and host municipality time to submit the municipal statement of compliance, party requests, issue statements and comments on the Project. Following submission to the comments, ORES will determine whether hearing is necessary, which depends again on whether or not that term substantive or significant issues are raised in the comments. ORES must make a decision on the permit within 12 months from the date it is determined to be complete.

Following a decision on the permit, the Applicant is required to make, what are known as "compliance filings" which include final design plans and other plans prior to commencing construction. And there's an opportunity, even at that point, for the State to continue its review for potentially for public comment and, ultimately, for those plans to be approved prior to construction. Then construction commences on and as anticipated in this case, to be late 2022 or early 2023. Next slide.

This slide is an overview of the intervenor funds. When the Application file- is filed, these funds will be made available, as I said, and the Application submission details are listed at the bottom of this slide. Again, this information is available on ORES's website, as well as being, it will be available on the Mill Point Project website and will also be included in all of the notifications prior to the filing of the Application. Next slide please.

I mentioned one of the items to be discussed with the Towns during the pre-Application consultation is compliance with local laws. This slide provides an overview of the Town of Glen's local law that as it relates to the permitting and zoning for solar projects. Solar is a permitted use in the Town of Glen and the Town has relatively recently enacted zoning provisions addressing large scale Projects and include details listed on this side, including setbacks, lot coverage, glare, decommissioning requirements, and other items. The Project is working to ensure where it's possible for the for the Project to be designed to comply with all existing applicable local laws in the Town. As it currently stands at this preliminary stage, it's believed this can be accomplished, and we look forward to continuing consultations with Town in this regard, with respect to its- the local zoning law. Next slide please.

This slide provides an overview of Section 94-c and it's intended to show you the comprehensive nature of the topics that are covered throughout the Application. There are 25 exhibits which will cover the various studies and Application requirements as they're laid out in the regulations and then there's a number of specific topics that we're going to touch on as we continue with tonight's presentation. So, at this point, I'm going to turn it back to Eddie to provide an overview of the Project Area and layout. So, Eddie. Thanks Jim.

Eddie Barry: Thanks for moving to the next slide as well. So as you can see, the yellow outline area on this map represents a broad four to five thousand acre study area within which we are working with landowners to sign the requisite land agreements needed for the Project and conducting environmental and engineering studies and surveys to inform the design of the Project. Not every parcel or acre within this outline is -you know- necessarily participating in the studies and surveys, but without a precise layout

to provide this time we rather show -you know- the expansive area that we're considering than a more restrictive area. What's in this area to date- we've secured over 3,000 acres of sight control in the form of voluntary letters of intent, lease and easement agreements and land purchase option agreements. We can we expect between 1400 and 1500 acres within this larger area to actually host above-ground and below-ground Project facilities. At this early stage in the development process, we're simply not in a position to provide a map showing the exact Project layout as we're still finalizing land agreements and completing additional environmental and engineering studies and surveys that will influence the Project design. A map showing a more precise proposed Project footprint and layout will be made available at future community meetings and a detailed site plan will be included in the section 94-c permitting Application. Next slide please.

In determining locations for Project facilities, we targeted, you know, an expansive land position that was shown on the previous slide in order to allow flexibility as we site the Project facilities and to allow us to design around environmentally sensitive areas. We will continue to commit substantial resources toward designing a Project to avoid or minimize potential impacts and to account for environmental, social and technical considerations. The location of all Project facilities including solar arrays, inverters, Project fencing, access roads, underground electrical collection lines, the Project substation will be determined in accordance with New York State regulations industry standards as well as feedback from you in the local community.

The development of a layout and design for Projects like this occurs in stages and a number of iterations. As we move forward, we will endeavor to provide the community with the most current layout iteration and make that available in future community meetings so that we can obtain feedback and continue to have discussions about the optimal Project design. And I will now hand it over to Brian Schwabenbauer with TRC to discuss a number of environmental considerations for the Project.

Brian Schwabenbauer: Thanks Eddie very much and hi everyone. I hope you're all doing well. I'm happy to be here with you tonight and like Eddie said I'll cover a few topics that will go into the 94-c Application. Jim used the word that it's very comprehensive in nature. That's a good way to describe it. So, too many exhibits to go through in detail here, but we have picked a few to talk about specifically tonight. Again, my name is Brian Schwabenbauer and I work for TRC Companies. I'm the Operations Manager for TRC offices in New York State, and we're supporting ConnectGen with the permitting for this Project. So, the first one, we wanted to talk about was groundwater resources and stormwater. As part of the Application and some of the studies we're working on right now, we're identifying groundwater resources that are in the Project area such as any aquifers. We'll also be conducting a local water well survey for any properties within 1000 feet of the Project that yellow study area that Eddie showed earlier.

So, some of you might get a - you know- a survey in the mail, and this is a good introduction, for you as to what that entails. We'll also be studying potential stormwater and groundwater impacts from the Project. There's a lot of engineers, that will be working on this to -you know, to study the stormwater and groundwater, and that will again be included in the Application, really studying the pre-construction conditions, compared to post-construction and during operation of the Project too. And that we did want to point out there, you can see in the italics, we wanted to know for you that that the panels, the PV panels, are designed to ensure that there's no release or leakage of any panel materials into the surrounding environment. Next slide please.

So, continuing on groundwater resources and stormwater, the Application is going to include a SWPPP, the Storm Water Pollution Prevention Plan. And that's focused on the collection and management of stormwater discharges from the solar Project during construction. There's even going to be people out there, doing weekly stormwater inspections to make sure there's no issues with runoff during construction. There's also going to be a plan for post-construction stormwater management. So the first part, the SWPPP, is during construction and then there's also going to be a plan for post construction stormwater management practices that will be used to manage any run-off. This plan will be finalized after the Application, but as part of compliance.

And these plans are going to be, this is very customary, these plans are going to be prepared in accordance with three different documents: The New York State Pollution Discharge Elimination System or more commonly known as SPDES, the general permit, and also the Stormwater Discharges from Construction Activity and, lastly, the New York State Standards and Specs for Erosion and Sediment Control the New York Stormwater Design Manual. Next slide please.

Okay, the next type of topic that we wanted to touch on was wetland and stream resources. You know I can give you an update that this work is ongoing, but it did begin last fall. So TRC had some wetland biologists experienced in doing these types of surveys out there, identifying wetlands and streams using GPS technology. What that does is it allows us to then use those boundaries, you know, bring those boundaries into Project design to avoid and, in most cases it's possible to avoid wetlands and streams with the Project design. If we're unable to avoid all wetland and stream impacts, it's going to help us identify ways to at least minimize the impacts. So, a final wetland stream and delineation report will be included as part of the Application.

And we've already started and will continue to work with ORES, the office that Jim mentioned earlier, and the US Army Corps of Engineers. So, they'll get all of our reporting with data from the field and then we'll also conduct some site verification visits with those agencies. Coordination is going to outline potential impacts and, if required, maybe even some mitigation strategies for impacts to wetlands and/ or streams. ORES is going to end up providing jurisdictional determination for New York State resources and the Army Corps, of course, will provide jurisdictional determination for federal resources or Waters of the United States. Next slide please.

So, this is, what you can see here, - you know- we're showing it at a high level, kind of Zoomed out but we wanted to show the whole Project Area. You know, Eddie showed the yellow Project area, the study area previously. Well now we've also included some of the initial findings from the wetland and stream delineation and we still have some more work to do this spring and summer with regards to the delineation. But inside of that yellow boundary, the light blue those are delineated wetlands-delineated by one biologist and then also the streams, the darker blue. Those are streams. The green is a National Wetland Inventory or NWI wetlands. Those are publicly available, and in some cases, we went out and our biologist found a wetland very close to those NWI resources and other cases we might have gone out, and although they're supposed to - you know - there's a mapped NWI wetland there, our biologist may have gone out and found that that wetland is not there for one reason or another. Next slide please. Next topic we wanted to talk about was threatened and endangered species. These consultations and surveys that we're doing to study potential threatened in endangered species.

New York State listed rare, threatened, or endangered avian grassland species may utilize the Project Area. We're studying that, the potential for these species to exist, based on different habitat types and

the existing land use within the Study Area. We've been doing some surveys. They're called Winter Grassland Raptor Surveys for a few months now, starting in late fall and they're actually wrapping up- incidentally, enough tomorrow April 15. So those surveys wrap up this week. We're compiling the data on that. Then we'll also be doing some other surveys called Breeding Bird Surveys. Those will be conducted in the spring and the summer. So, both surveys are conducted in coordination with the DEC. Before we go out and do any of those surveys, we have to submit work plans to the DEC. Some back and forth with them to make sure that our surveys are conducted in accordance with what their requirements. So if the Project impacts the species through any disturbance or removal of habitat and that Conservation Benefit Plan will be developed in accordance with ORES to implement avoidance and/ or minimization of impact and, if required, potentially some mitigation as well.

Next slide. Okay, so next to talk about visual when I turn it over to my colleague, Visual Specialist for this Project: Barry Masterson.

Barry Masterson: Thank you, Brian. As Brian mentioned my name is Barry Masterson, and I'm a Visualization Specialist and I'm going to be talking about how visual impacts are analyzed. So, the first step is to designate a visual study area. Which is defined in the 94-c regulations as two miles for solar Projects which I should mention is a two-mile radius from the Project boundaries. As you can see, on the map, the Project boundary's that yellow polygon. So, it's two miles from that boundary and essentially this visual study areas, is where we conduct all of our visual impact analyses. Which in this visual study area will be conducting the following items will identify a sensitive resource or identify sensitive resources. It's a comprehensive inventory of resources- aesthetic resources designated at the federal, state, and local level.

Some examples of these aesthetic resources are recreational areas, parks, state forest preserves, large bodies of water. Generally, things the public enjoy that has aesthetic quality and these are things we will investigate for visual impact. And then next here we have identified viewer groups. So, this is important process, because we want to know the type of viewer or individual that may experience visual change. So, for example, if you're traversing through the Project Area in a vehicle you may have a shorter duration of visual impact compared to someone who is actually walking or biking along that same path or road.

So, it's something we take into account. And then last, here we have landscape similarities zones, which are landscape patterns or characteristics that may repeat within the visual study area. And we want to know these different landscape characteristics, because it helps identify the landscape-based viewing conditions one may experience. And then - you know - you can see real quick down here in the legend we have a number of zones designated for the area which include agricultural forested, developed, open and the Mohawk River Corridor. Just to be clear about Zone 4 Open, that includes shrub land or barren land, and you can actually tell there's not quite there's not a quite a substantial amount of open land here.

On to the next step, evaluate potential visibility. A viewshed analysis is a desktop study, that is a computer process to generate predicted visibility over a regional area. So, in order to do this, we actually take into account the Project and the environment, such as vegetation structures typography and what this does is it's overlaid on a map aerial such as what you see here. And it can tell you predicted visibility of the Project at a regional scale. So, you can go through and kind of understand where the Project is visible- potentially visible.

And then, a site visit is typically conducted. We, to this date, we have already conducted a site visit and what this includes is physically traveling to this Project's visual study area and documenting viewpoint locations which are points at which we photograph a number of photos and corresponding GPS locations, and we assess the potential visibility of the Project, using this methodology and we really thoroughly go through this study area and document different potential visibility areas which can be later utilized for photo simulations. Next slide please.

Alright, so once we have completed some of those preliminary studies, we ultimately need to develop the proposed Project or replicate it. So how is that done? Through the development of a 3D model of the proposed facility.

So, we actually build the model from technical drawings and a site plan, to scale, geo-referenced. And some of the examples of the Project components we model and assess is the fencing, access roads, the solar panel modules, the overhead collection line, the substation and those are just some examples. It's fairly comprehensive.

And, once we have that model developed, we can then actually develop photo simulations which are before and after depictions of the Project post-construction, and they're very accurate photo realism photorealistic photo overlays.

In the process, you know, we take the model and bring it into our visualization software of for a given viewpoints we actually matched - build a 3D camera that matches the same specifications of the photograph and then, once that's completed, we can render out a computer-generated image and it's embedded into the photograph. Further, we account for any vegetative clearing. And then, once that's completed these photo simulations are sent to a professional rating panel to evaluate based on contrast, and the number of criteria and the results of that evaluation are discussed later and when the report is finalized. And then lastly here visual mitigation.

So, a popular visual mitigation option is landscaping. And typically, it can be placed along the perimeter of the proposed fencing and what it can do is soften the view of the Project. And there's other mitigate, and below, you can see examples of some different buffers that were created- landscaping buffers. But there's other options for visual mitigation, such as setbacks and adjusting the distance, so the appearance of the Project may not, you know, have a lower profile and that be sort of reduce the scale.

There are other options, such as the sighting of the Project and strategically using existing vegetation around the Project as an advantage. So, for example, if there's a hedgerow, you know, instead of clearing it, utilizing it and taking advantages of that is screening method. But this concludes- you know- my segment. I'm going to hand it off to Rob O'Neal to talk about noise.

Rob O'Neal: Great. Thank you very much Barry and good evening. Good evening everybody. Thank you very much for coming to the Open House this evening. My name is Rob O'Neal from Epsilon Associates, and I'm an Acoustical Engineer and I'm going to have responsibility for Exhibit 7: Noise and Vibration, as part of this Project. This first slide is just a very basic information about sound. On the top you see a scale. On the far, right-hand side is very, very low quiet sound- threshold of audibility. Normal conversation, for example, is 55 to 60 decibels. Project limits which I'll show you later, are definitely much more to the right-hand side of the scale, with different sound levels getting louder as you go to left.

Components that you might have in a solar Project typically, of course, you know the solar panels do not generate any sound. There are also inverters to convert the DC to AC current. Those will only generate a small amount of sound, and that sound only occurs during the daytime when the sun is shining. And finally, you'll have some transformer, which is associated with the substation and also generates- excuse me- a small amount of sound. Next slide please.

This week, two primary parts to our sound study. Number one is measuring the existing sound levels in the area today and number two is doing some modeling to calculate what the sound level will be in the future, once the Project is built and operating.

First part of it, you see two pictures here in the slide. Some very representative pieces of equipment that we use. The top photograph is the sound level meter on a tripod and a little suitcase at the bottom holding a battery and some other components and the bottom, you see a small anemometer to measure the wind speed. And we'll be out there, probably sometime next couple of months, to do this piece of the of the process: measuring the seven different locations, 24 hours a day, for a full week only measuring sound, weather data, and so forth.

Part two is the modeling itself, which uses some very prescriptive New York State guidelines and technical procedures. They're cited here, these international standards, which is used to do sound level studies all over the country and all over the world, actually has some very detailed engineering equations in there to calculate sound propagation from a source. And this type of analysis done in a worst-case basis. This assuming everything is running. Next slide please.

And you heard Jim Muscato talked earlier about the section 94-c process. There are 25 different exhibits. Again, Noise and Vibration, is just one of them. The 94-c has Uniform Standards and Conditions for sound for a home that's not participating in the Project. The limit is no more than 45 decibels. Participant can be up to 55. There's a lower limit for the substation. There's also limited property lines and if there's a tonal noise there's a penalty on that.

The takeaway on this is that sound from a solar Project is a very, very minimal thing - very minor components. But under 94-c, it is required to be studied, evaluated and that's what we're going to do as part of the Project. And with that, that concludes my slides. I'm going to hand it back over to Eddie.

Eddie Barry: Thanks Rob. Next slide please.

Public health, safety and security is a critical part of product development. It's a factor of Project design that's evaluated in the 94-c permitting process. Solar is a proven technology with widespread implementation across the world and there are comprehensive electrical, fire, safety, building codes and regulations in place that guide the development, installation, and operation solar Projects. According to the Solar Energy Industry Association, the US has upwards of 89 gigawatt or 89,000 megawatts of successfully installed solar capacity with many Projects under development and construction.

All, other facilities, including this one, are designed to strict electrical safety standards that ensure safe operation. Product safety standards, Requirements for installation, building codes for solar facilities are addressed by several authorities, including National Fire Protection Agencies, National Electric Code, the International Code Councils, International Fire Code, the International Association of the Firefighters and a number of other national, state, and local safety standards product groups.

Crystalline silicon PV panels are an extremely common type of solar panel used around the world and do not pose a material risk of toxicity to public health and safety. Panel materials are enclosed with glass and that prevents them from mixing with water or vaporizing into the air.

We're committed to installing these types of panels to ensure safety while within the community. We'll also ensure that local responders, emergency services have the necessary information equipment and training to appropriately and safely respond to any emergency related. The 94-c Application will also include a Safety Response Plan, and that'll outline emergency response measures. It will describe things like on-site protection equipment and compliance with the New York Fire Code.

The Application also will detail a Site Security Plan. It'll show how the site plan will implement security measures like fencing, gates, lighting and cyber security measures. Under local state regulations, the panels are required to be fenced to ensure site security and safety. We expect minimal lighting to be required, and that lightning will be limited to - you know- areas like the Project substation and other limited areas and it'll be designed to be downward facing to reduce the impact and light impact on these surrounding neighbors and properties. Next slide please.

So decommissioning, very important part of the Project life. It's - you know- the end of the Project's life. Pursuant to our land agreement under which we're hosting panels and pursuant to Local and State law, ConnectGen will be responsible for the decommissioning of the Project and removal of Project infrastructure. As the requirement of the 94-c process will include the Decommissioning and Restoration Plan in our Application.

It will outline the various ways that we'll endeavor to safely and responsibility remove installed solar equipment. But we'll also illustrate how property within the Project Area will be restored, - you know - to as close to the state, it was in prior to construction -you know- as is practicable. And the plan will also provide an estimate of the cost to remove Project equipment and it'll outline the financial security ConnectGen will put in place prior to the start of construction, for the Project in order to ensure that the community and landowners will bear no responsibility for decommissioning the Project, removing equipment, restoring the Project land at the end of the Project's life. So, this slide is the last in our presentation tonight. So, this concludes the presentation portion of tonight's Public Information Session. I really appreciate your attendance here. We've had a great turnout. We've had a number of questions come in. We'll move right into the Q&A session here. I just wanted to add that we look forward to working with you all as we advance this Project, and we'll kick it over to Nancy now for the Q&A session.

Nancy Vlahos: Thanks Eddie. So as Eddie mentioned, this concludes the technical portion of the presentation and we're now going to begin the question-and-answer session. Questions can be submitted via the chat feature in Zoom as well as by email. If you don't have any questions at this time, you can still submit questions in the future by email to info@millpointsolar.com or by calling (866) 203-1118. We also encourage you to visit the frequently asked questions page on the Mill Point Solar Project website, using the link shown on this slide.

So, before we actually dive into the question-and-answer session, I'm going to go over a few ground rules and some details for the session tonight. The image on the screen shows where to post a question, using the Q&A button in the Zoom panel.

This can be found by hovering your mouse over the bottom of the webinar screen and again if you're unable to post a question using Zoom, you can email questions to erin@innovantpr.com. Please phrase all the submissions in the form of a question. Statements will not be presented to the panelists. If there are two or more questions on the same topic, they will be combined. Profanity or inflammatory language will be removed before the questions are presented to the panelists and lastly panelists will only have their video turned on when they're answering questions. So now we are going to move into the first question, which is for Eddie.

[At this time, the meeting entered a formal question and answer session – see Q&A transcript]

Nancy Vlahos: Um, well at this time, it is now 8:30PM so in order to be respectful of everybody's time, we are going to be wrapping up the meeting now. And as I mentioned earlier, we have taken in all of the questions through the chat feature and through email. Any questions that we did not get through tonight will be included on the Q&A transcript and will be posted to the Project's website. I just want to thank everybody for joining the meeting. We truly appreciate you taking your time to spend this evening with us and learn more about the Project and more about ConnectGen and again this is just the first of many meetings, so we look forward to working with you more in the coming months. I don't know if anyone else any of the other panelists would like to just say some concluding remarks. Okay, I think, then we can wrap it up again. Thank you everybody and have a great evening.