

Public Information Meeting Questions and Answers

Mill Point Solar Project

Town of Glen

Montgomery County, New York

Prepared for:



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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 and Support: Derek Rieman, ConnectGen; John Kuba, ConnectGen; Eddie Barry, ConnectGen; Rande Patterson, ConnectGen; Jeremey Akin, ConnectGen, Jim Muscato, Young Sommer; Brian Schwabenbauer, TRC; Barry Masterson, TRC; Tegan Kondak, TRC; Nancy Vlahos, TRC; and Rob O’Neal, Epsilon Associates

This Q&A session was part of a series of public engagement events related to the Mill Point Solar Public Information Meeting. During this session, the Project team, including the panelists listed above, delivered a presentation containing information about the Mill Point Solar Project. Following the presentation, attendees were able to ask questions, which were answered by the panelists. The questions and responses are listed below. The second half of this report includes questions that were asked but not answered due to time constraints during the public meeting, as well as questions that were sent via email during or after the public meeting. Answers to these questions are provided.

Live Q&A Session:

Question 1

ConnectGen’s website states that it has 50% ownership in only 278 megawatts of operating projects as opposed to the 8,500 megawatts or so that was stated on one of your earlier slides. Please explain the difference between these two numbers.

Answer: (Eddie Barry) That's a good question. The difference here is the 278 megawatts in operation are just that- in operation. The 8,500 megawatts reference the Projects- like this Project, that are under development or construction, like our 140-megawatt Sandy Branch Project in Texas. So, there are two different categories of Projects detailed here. You know, a smaller subset that's in operation in which we own 50% and are partners with a company, EDPR, and Projects that are - you know- earlier stage in either the development or construction process.

Question 2

Why did you choose the Town of Glen?

Answer: (Eddie Barry) Okay, great question. The Town of Glen was chosen as location because there's a large amount of land that's suitable for solar development with limited residential and commercial development in the areas that are compatible with the Project. You know, much of the suitable land is located in close proximity to the right kind of transmission infrastructure for interconnecting a Project of this size. Again, as I mentioned in the presentation, the 345 kilovolt National Grid Marcy to New Scotland transmission line that traverses the northern part of land is really an ideal point of interconnection for the Project that - you know - based on our understanding of the network in the area, has capacity for the Project to interconnect. You know, Glen also made sense, given that our preliminary environmental screening showed that locating a Project in the Town was possible without posing any serious environmental risk to local resources. And then, lastly, you know, we met with landowners who are interested in leasing land for the Project, you

know, in early stages of the Project development and even to this day we're receiving inquiries from landowners who are interested in participating. So that receptiveness - you know - really drove our decision to advance this Project in the Town of Glen.

Question 3

Why are you siting this Project on farmland?

Answer: (Eddie Barry) We chose the Project site again, you know, based on suitability. Farmland provides the right type of slope. There's generally an absence of significant residential and commercial development in areas surrounding farmland and reduced risk of impacting environmental resources when we're using - you know - previously disturbed land. Much of the land that we anticipate using for the Project is pasture hayfield with some portion in cultivated crops. Utilizing these types of lands allows us to minimize tree clearing and related environmental impacts. The use of farmlands, you know, doesn't necessarily mean that the farms involved will stop operating entirely. In fact, a number of the landowners participating the Project, you know, only plan to lease a portion of their farmland for the Project, and they've indicated that they plan to keep the remaining land in agriculture and they're looking for the benefit of an additional consistent, you know, reliable revenue stream that will support their farms and families for a long time to come.

Question 4

Have you considered rooftop solar instead?

Answer: (Derek Rieman) Good evening everyone. My name is Derek Rieman, Vice President of Development at ConnectGen. Thank you for attending the meeting this evening. As mentioned earlier in the presentation, ConnectGen is primarily focused on developing large scale wind, solar, and battery storage Projects across the country. So, to that end, rooftop solar is not an area of focus for our company. And given that fact, that is not a particular form of development that we've contemplated for this particular community.

Question 5

When you have a more detailed Project map available?

Answer: (Eddie Barry) I mentioned during the presentation that there's additional work to do on the securing land agreements and additional environmental and engineering studies that need to be completed before we can develop a - you know- a more final layout design for the Project. It's our goal to have that ready for the next community meeting that we host - you know- in the next couple of months here. Certainly, it'll be available to the public, well in advance of our permit Application submission. And you know, we'll continue to update the public on iterations of that layout, as you know, more information becomes available.

Question 6

What is a Good Neighbor Agreement?

Answer: (Eddie Barry) Sure, a Good Neighbor Agreement is simply an agreement under which folks can participate in the Project without actually hosting any above ground or underground facilities on their property. It's a way that we could compensate people who are uniquely impacted by the Project, given perhaps they live adjacent to the Project or own land adjacent to the Project.

So, we are in discussions with a number of folks about participating via Neighbor Agreements and invite you to reach out if you have an interest as well.

Question 7

Since ConnectGen has only been around for three years, how do we know you have the capability to manage such a large project?

Answer: (Derek Rieman) Yes, ConnectGen was formed about three years ago. Currently, we have approximately 40 employees that are charged with developing our Projects. So not only do we have developers like Eddie on our team and other subject matter experts that will be participating in the presentation this evening and answering questions, we have subject matter experts that have worked on renewable energy Projects across the country and so some of those skill sets and professionals have expertise in environmental matters, engineering matters, Project financing matters as well as civil engineering and electrical engineering. So, we have a host of employees that provide valuable experience in developing Projects. But notwithstanding our own ConnectGen team, we also hire third party consultants and subject matter experts, like the folks you have on the call and presentation this evening to help advance the development of these types of Projects and so it's real team effort with our internal team members, but also with very experienced and seasoned environmental and permitting professionals as well. So, we feel very well equipped to continue developing a high-quality Project like Mill Point.

Question 8

What steps will you take to show that you will be a good neighbor to the Town of Glen and its school district?

Answer: (Eddie Barry) Sure, well, first and foremost, we'll you know, continue to listen and consider feedback provided through this process and through the channels we've made available. You know, field questions regarding the Project throughout the development process and thereafter. We'll continue to provide updates about the Project to the Town directly and through the Project website. We're holding this public meeting earlier in the development process, and prior to this meeting, we let Town and county officials know that we plan to have at least one additional community meeting with an in-person component this summer. Based on feedback from the community to the Town Board, we are agreeing to hold at least two additional community meetings with in-person components. Of course, these will be held, subject to the New York State COVID-19 Guidelines, but that will allow for an in-person contact and discussion which we understand is highly desirable. And we'll continue to support local organizations, continue to welcome inquiries from groups and folks who have not yet made contact with us and could benefit from the support of the Project and ConnectGen. As I mentioned earlier, we serve and give support to a number of organizations in the area. I won't- you know- list all of it here again, but we remain open to suggestions and recommendations and encourage you to reach out.

Question 9

What is your plan to mitigate the Project's visual impact?

Answer: (Barry Masterson) Thanks Nancy. So, in order to address the visual mitigation or implement the visual mitigation strategies, one has to know the visual impact. So, prior to implementing these mitigation strategies, we're going to be conducting these visual analyses. Once we have the results, we can then strategically plan accordingly to mitigate views or impacts

to views that are very critical. You know, like I mentioned before, some options that are popular are landscaping which can then be strategically designed in areas of potential visibility. I also mentioned setback distances from the road and revising those to reduce the scale of the solar panels. You know, there's lots of other possibilities, like material adjustments. So, for example, you can assess a black vinyl fence versus a galvanized chain link fence and get an idea of the visual impacts of components. So, I think you know, once we complete these visual impact assessment studies, we can then start implementing visual mitigation and landscaping mitigation and will of course be accounted for in this permitting process.

Question 10

What increased revenue will be provided to the Town of Glen and its school district?

Answer: (Eddie Barry) That's a great question. I mentioned earlier we're estimating \$30 million in increased revenue in the form of increased tax payments. The exact amount will be determined, you know, by the terms of any PILOT agreements put in place between the Project and the Town, the school district, and the county, based on terms of other pilot agreements in place or under consideration in the locality. Again, we've kind of determined that estimate of \$30 million over the life of the Project. How that revenue will be shared among the taxing jurisdictions will, frankly, depend on, the terms of those agreements put into place. But it will represent, a large increase as compared to the current tax revenue derived from same properties.

Question 11

How does a pilot program work?

Answer: (Jim Muscato) Okay thanks Nancy. So, a PILOT program is a payment of taxes agreement, and this is, I guess, picking up on the answers that Eddie just gave. What this means is that the Project will make an annual payment to the taxing jurisdictions for a stated period of time. It's usually 15 or 20 years. The amount of the PILOT is negotiated between the Project Developer and the taxing jurisdictions or, in some instances, as an agreement with the County IDA and the purpose of the PILOT is to settle the tax payments for the facility upfront providing certainty to the Developer and the taxing jurisdictions regarding the revenues to be generated from the Project.

Question 12

We did not know about the 94-c comment period. Can we comment now?

Answer: (Jim Muscato): Well, with respect to the comment period on the Regulations and the Uniform Standards and Conditions themselves, unfortunately, that comment period has run. The State notice those comment periods for the USCs and the hearings that were held. There were seven hearings held around the State. They were noticed in the State Register; there was news coverage around the State regarding those hearings. The hearings were originally scheduled to be in person. I think at least one of them ended up still being in person, and then there were - you know - a number of other in virtual public comment hearings in place of the in-person hearings. So, all of that effort resulted in something like 5,000 comments that ORES received. And that was what became subject in the final regulations. But just to be clear, that's distinct- the commenting on the 94-c process is distinct and separate from the opportunities that will come up to participate in and comment on the Mill Point Project itself specifically. And those comment periods have not run yet. They will not run until, you know, at the earliest, late this year after

ORES has deemed the Application, complete and issued potentially a draft permit, you know, so those public comment opportunities for this Project still remain.

Question 13

Was the Town Supervisor advised of the public comment period for the ORES regulations?

Answer: (Jim Muscato): That may be a question better for ORES. Um, I don't know that each municipality in the State was reached out to specifically with respect to the 94-c regulations. I suspect not but, you know, whether or not there was some specific notification of the Town I don't know.

Question 14

How many permanent jobs will the Project create?

Answer: (Eddie Barry) Okay, thanks Nancy. A Project of this size is expected to create you have between two and four full-time long-term operations and maintenance jobs. There's a variety of ways, these positions might be staffed, but you know we expect people hired for these positions will live relatively close to the Project given they'll be spending the majority of their time in the Project Area.

Question 15

What local contractors will be hired to work on the Project? Does local actually mean Montgomery County or all of New York State?

Answer: (Eddie Barry) We're in discussions with local Labor Unions about creating opportunities and commitments to source labor locally. But at the same time, we're looking to ensure that we have a labor force suitable for the Project with the requisite skills and experience to construct a Project of this type. So, there are certain roles that are highly technical or require a very specific expertise and experience and may be sourced from outside of New York. But for the majority of laborers we're planning, we will endeavor to source to work locally. You know, in Montgomery County, in the state more broadly, as necessary, and you know, plan to continue working with local Labor Unions that have members in Montgomery County and the surrounding areas that meet staffing needs for the Project.

Question 16

How will you support local tenant farmers who will not be able to farm land on which the Project is built?

Answer: (Eddie Barry) Well, you know my understanding, based on discussions I've had with landowners who are participating with the Project is that all of the land, we planned to use for the installation of above ground facilities that will come out of farming is farmed by the owner of the property or it's farmed by a tenant farmer who's also participating with land in the Project. You know, in other words, that you know, all landowners currently participating and tenant farmers voluntarily participating here are supplementing their income with revenue from the Solar Project.

Question 17

Where will the power generated by the Project go?

Answer: (Eddie Barry) So, the distribution of power that's generated by the Project and injected on the grid is really controlled by the NYISO or the New York Independent Service Operator, which manages the flow of electricity throughout the State of New York. Really, to ensure that it's transmitted where it needs to go and transmitted there when it's needed - we really have no control over where the power generated from the Project will flow once it is injected onto the grid. But you know it's logical to assume that it will flow to the closest place where there is a need and I do expect some of that as a result, to be used on a local grid.

Question 18

Why we're not all community members invited to this meeting?

Answer: (Eddie Barry) Yeah, I know this concern would come up and you know I think in terms of invitations, we follow ORES guidelines and mailed notices of the meeting to all residents located within a mile radius of the Project boundary as well, as, key town, county, and state officials. We're in agreement that a virtual meeting format is not ideal, but we felt it was the safest and most inclusive approach, given that you know COVID-19 Guidelines currently in place limit indoor social gatherings to 100 persons. And we understand that some members of the community are not equipped with, you know, great Internet access or aren't using technology required to view a presentation like this. For folks with access to a phone, you know, we've provided the option to dial-in and listen to the presentation. For those without access to the Internet or phone, our plan is to provide copies of the presentation, of the Q & A transcript, hard copies, make those available at the Town Building. We would hope that Town officials can also act as a conduit to relay comments and concerns for those individuals, and we can arrange for in person meeting with a member of our team when it is safe to do so. We've got plans to make our community engagement going forward even more inclusive. And also, we will continue to monitor and assess what the safest approaches are for both our staff and members of the community.

Question 19

What are you doing to ensure proper conduct by your land agent?

Answer: (Eddie Barry) Ok, so all of our land agents and developers, like me, sign a Code of Conduct that requires communications with property owners and occupants of property to be factually correct and made in good faith. The Code also requires that those communications, interactions be respectful of the owner, the owner's privacy and reflect fair dealing. The landowners I've spoken with who've worked with our land agent have provided positive feedback, regarding his professionalism and communication. He and I are in communication just about every day, and I think it's key that we do so, to remain in alignment at all times on messaging around the Project. You know, it's understandable and inevitable that statements made in the field can sometimes be misinterpreted. Especially when they relate to Projects as large and complicated as this one. But you know, our overarching message to landowners – and it kind of folds into another question that we received here about folks being told that participation was compulsory - our overarching message to landowners, local residents, and stakeholders with regard to participating and said it's always been voluntary, and furthermore, that feedback regarding the

Project is always welcome. I think those are the ways that we'll ensure and have ensured that our agent's conduct is proper and appropriate and in line with our messaging around the Project.

Question 20

Has a property valuation study been done? How will this large of a project effect our property taxes? Has a study been done with other areas relating to the increase or decrease of population?

Answer: (Eddie Barry) So, there's a number of questions there. A property evaluation, you know, has not been completed for this particular Project yet. We'll determine whether one is necessary going forward, Jim may be able to speak to whether that's a required part of 94-c permitting. A Project like this, in terms of how it impacts property taxes, will add to the to the tax base of the Town, and I can't speak to whether that will have an impact on reducing individual landowner's property taxes, but it will add a substantial amount of increased revenue to the tax base for the Town. There's no - to my knowledge there's nothing that would indicate that property taxes would increase as a result of this Project, except with regard to parcels that currently benefit from an ag exemption and would lose that benefit if the parcels are utilized for the development of the Project. I think the last part of that Nancy, was about whether a study was done regarding increase or decrease of population and the answer is no. You know that's not something that's typically studied in the development of solar Projects and, to my knowledge, I'm not familiar with any trends that correlating to increase or decrease of population as a result of a Project being located in a particular area.

Question 21

How do people submit complaints about the Project?

Answer: (Eddie Barry) Sure, well complaints, feedback, questions, positive remarks, you know, they are all welcomed, and you know, we provided a number of ways for those to be communicated, you know, through the Project email, the Project hotline, info@millpointsolar.com or call the hotline at (866) 203-1118. You can mail comments, you know, via snail mail to our primary office in Houston here. That address is available on our website. We invite you to relay those to Town officials who can act as a conduit for information to flow to us. And then, of course, as we've mentioned will hold the two in-person community meetings at a later date, where we'll have in-person, face to face opportunity to provide that feedback and speak directly with representatives of the Project.

Question 22

What were the exact dates the Town Supervisor and Board Members were notified about this Project?

Answer: (Eddie Barry) Okay, so I think we demonstrated this in the presentation, but to kind of, you know, read, summarize, I guess. Our first interaction with the Town Supervisor was in October of 2019, when we met to express an interest in developing a Project in the Town and just kind of asked and answered some general questions. Following that, we presented, sort of a Project concept at a second meeting in January of 2020 with the Town Supervisor and a member of the Town Board. The Town Board was notified in the NYSEDA RFP submission about the Project

in October of 2020, and they were notified again of the award - in the RFP award notification process, and then, finally, we presented an overview of the Project, including an update on development activities to the full Town Board as well as several other Town officials, like the Chairman of the Planning Board at the regular Town Board meeting on January 11 of this year.

Question 23

Where you notified that solar law was under review, and did you provide suggestions on the law?

Answer: (Eddie Barry) Sure that- the answer is yes. We were informed that a draft solar law was in the works. We inquired about that, and we were informed of it. We were given a copy of the draft law that was made available to any interested member of the public, and we provided feedback to the Town about the law that really folded in considerations in the NYSERDA model solar law and some considerations in terms of industry standards and best practices that we thought the Town would benefit from knowing.

Question 24

Can you identify the relationship between TRC and ConnectGen LLC?

Answer: (John Kuba) Yes, certainly. So, ConnectGen is the developer of the Project. ConnectGen is the company posing to develop, construct, own and operate the Mill Point Solar Project. TRC is an environmental and engineering consulting firm that was selected by ConnectGen to help us in the development efforts. So TRC's role as part of the team supporting the Mill Point Project is to provide environmental support in terms of subject matter, expertise and you know providing the resources to help us do the technical studies, to help us develop an Application under the ORES process.

Question 25

Did you choose the Town of Glen as the Project location, because it has a favorable solar law?

Answer: (John Kuba) Yeah, great question. So, when we do our early siting efforts to identify where we might consider development of a solar project. You know, we look at a bunch of different features. You know, for everything from, you know, is the land use suitable, is their existing electric transmission to help, you know, get power to market, and you know, is the part of that effort is the local community kind of, maybe acceptable to solar project development. In this case, the zoning law, you know, does allow for development of solar so, you know, as we went through that siting process and looked at this site, that law helped give us some certainty that this is an area that is available for development.

Question 26

Does Mill Point have to follow the Local Solar Law, even though it will be permitted through the 94-c process?

Answer: (Jim Muscato) That's a good question. So, under 94-c, like Article 10, the procedures under the local zoning law are preempted. So ConnectGen would not have to apply for a special use permit or a site plan approval or a variance or things like that. Those processes in front of the local boards are preempted. That being said, both in Article 10, but also now in section 94-c, the

substantive provisions of applicable laws do apply, and ORES will apply those. And it was said earlier, the Project is being designed in conformance with the local laws.

Question 27

How far off of the roadways will the panels be? Is there a law/ rule of the distance from houses and road?

Answer: (Eddie Barry) Thank you. Yeah, great question. There are a couple of different sources for setback requirements with which the Projects will comply. You know, generally we're required to setback 50 feet from public roadways. Although we also have to setback 100 feet from non-participating properties so oftentimes that that setback, it will be greater as a result of proximity to non-participating properties. Both the Local Solar Law for the Town of Glen and ORES regulations provide standard setbacks. With regards to residences, the standard that we're following is a 250-foot minimum setback, and it's also worth noting that internally we implemented a 300-foot setback for many sensitive cultural or historic resources.

Question 28

What is the Project timeline?

Answer: (Eddie Barry): I think we've touched on this, you know, in the presentation, but I'll kind of recount. We're expecting to submit our permit Application, you know, in the third quarter this year September- October is a target date at this point. That's going to depend on the responsiveness of state agencies with which consultations are required in advance of submitting the Application. But based on that timeline you know we're hoping to start construction in 2022 - the sort of later part of 2022 - and then the goal is to complete construction and reach commercial operation by the end of 2023. In the immediate term we'll be conducting a number of environmental and engineering field surveys leading up to our Application submission.

Question 29

How do you access the intervenor funds? Have any funds been requested to date? You mentioned the Application filing. Has it been filed and what was the date of filing?

Answer: (Jim Muscato) I'll go- I think I'll go backwards in order and Nancy correct me if I missed one. But Application has not been filed yet. The Application is anticipated to be filed in around September at this point. Intervenor funding applications have not been filed yet. The deadline to file applications for intervene or funds is not triggered until the Application has filed. So, if the Application is filed September 1, there's a 30-day Application deadline for intervenor funds and so that would be, September 1, it would be October 1.

Question 30

What type of solar panels are you planning to use?

Answer: (Eddie Barry) Again, we'll plan to use crystalline silicon solar panels for this Project. I think it's worth noting, we're also evaluating the use of what's referred to bifacial panels, which you know capture collect light from both sides. So, there's a benefit of capturing light reflected off the ground underlying the panels that results really in a more efficient panel. So, we're continuing

to evaluate the implementation of bifacial panels and are committed to using crystalline silicon solar panels, which are incredibly common type of solar panel.

Question 31

Have you determined the amount of agricultural land that will be lost due to the Project?

Answer: (Eddie Barry) So, I think the short answer to this question really is that some amount of land that will be taken out of agriculture. I wouldn't call it lost necessarily. It will correspond to the Project footprint, the precise Project footprint. We're estimating 1400 to 1500 acres within the Project footprint, not all of which will be active agricultural land, but a portion of which will be. The land taken out of agricultural use and put into solar would be estimated to be under that 1,400-to-1,500-acre range. And then, obviously we'll have a more precise figure once our Project layout is finalized.

Question 32

Are New York State grants helping to fund this Project?

Answer: (Eddie Barry) That's an easy one, no. No grants from New York State are helping to fund this Project.

Question 33

Are you planning to sell this Project once it's permitted?

Answer: (Derek Rieman) The short answer is no. ConnectGen intends to fully develop the Project, construct it and be the long-term owner/ operator of the Projects. I recognize that there's other companies that have different types of business models, where they may sell a Project after completing the development activities or after a Project is constructed, but our intent is to be the long-term owner/operator of the solar Project.

Question 34

Has ConnectGen ever decommissioned one of its projects?

Answer: (Derek Rieman) We have not decommissioned any of our solar projects, the anticipated life on the solar project is 30 years or beyond. So, the operating projects that we have a 50% ownership stake in the Western portion United States were constructed within the past couple of year. So no, really that's much of a longer-term consideration that we have not yet had to take on at this point in time.

Question 35

The aquifer provides water to Schenectady and Saratoga. What prevents the pollution of this major aquifer?

Answer: (Brian Schwabenbauer) That's been covered already. I mean, I mentioned the studies that will take place earlier in my presentation and the findings will be in the Application. But, you know, probably most importantly Eddie talked about the materials that the panels are made with so that really shouldn't be a concern at all.

Question 36

Do you have to pay a certain amount for prime agricultural land and where did those payments go?

Answer: (Eddie Barry): Okay um I believe that question is asking me about payments, you know, other than those made pursuant to land agreements. If that's incorrect, please you know, submit a request clarifying through the chat here or through the Project email. With regard to land payments that the answer is no there's really one rate paid across the board, regardless of the type of land. What comes to mind in that vein, are payments that, may be required as part of our NYSERDA REC Agreement. Under the agreement, we expect the sign for this Project we'll be required to perform agricultural mitigation, which may take the form of an agricultural mitigation payment. That will be determined based on impacts to land classified as within the New York State Agricultural Land Classified Minerals Soil Groups one through four. So as part of our NYSERDA preparation, we mapped the location of those MSGs - in short form we call them MSG 1-4 - within the Project study area and we estimated that about eleven and a half percent of the land expected to host project facilities is classified as within those groups. So, you know, assuming a Project footprint of 1400 to 1500 acres, we're looking at, you know, maybe 165 acres of land classified within the soil groups. That acreage figure obviously will change based on adjustments to Project design, and the exact amount of the potential ag mitigation payment will be determined by NYSERDA based on the final footprint of the facility. There's also the potential that NYSERDA will reduce that payment amount, if what they refer to as co-agricultural measures are implemented for the Project. So, there's a potential for that type of payment to be made, but the amount is yet to be determined and will be dependent on the final footprint of the Project.

Question 37

How do you intend to comply with Glen's Comprehensive Plan?

Answer: (Eddie Barry) Great question. So, my understanding of zoning law is that you know local government zoning law should be implemented in accordance with the comprehensive plan, and you know, that decision is one really left to the Town Board and the Planning Board. By designing and constructing and operating the Project in accordance with the Local Solar Law for the Town of Glen, we're complying with Glen's Comprehensive Plan. I've reviewed the Comprehensive Plan, and I think the Project aligns with a number of the goals outlined. As an example, you know, one goal is preserving and enhancing the Town's farming operations and agricultural lands and using farmland for the Project really helps to preserve farmland, by allowing the land to remain in farming families for decades to come. It also allows the land to lay fallow and undisturbed, for decades, so that it can ultimately be returned to agriculture by the owner, if they decide to do so then, obviously following the decommissioning and restoration. Another goal I think comes to mind with regards to the Comp Plan is the goal of preserving the natural environment. You could see by the sort of extensive list of surveys and studies and environmental considerations that are factored into the design, construction and operation of the Project. We'll design this Project and preserve and protect natural resources by avoiding or minimize the impact to wetlands, steep slopes, stream corridors, we'll avoid construction in hundred-year flood hazard areas, and design and construct the Project in compliance with current New York State Environmental Law that applies.

Question 38

What is the approximate percentage of solar modules and associated equipment that will be procured from New York based manufacturers and US based manufacturers?

Answer: (Eddie Barry) Sure, that's a good question. We're still really in the early days from the standpoint of equipment selection for the Project. The time is coming for us to do that, and when we reach that point in time, we're going to evaluate suppliers for the equipment really globally. But that will include New York-based and US-based suppliers and then, once we've you know evaluated options, we'll make the best decision for the Project.

Question 39

What measures will ConnectGen take to ensure the continued operation, viability and environmental safety of the proposed installation?

Answer: (Eddie Barry) Sure, the facility will be monitored, 24/7 remotely from an operating control center which will flag, identify, and bring attention to any operational issues. We expect to have a contract in place as well with an O&M or operations and maintenance service provider, who will perform regularly scheduled maintenance activities and essentially be on call should there be a specific issue with the operation of the Project. I mean really, from my perspective, if the Project isn't operating, we aren't we aren't generating any revenue, so it's in our best interest to monitor the operation as closely as possible and rectify operational issues that arise as quickly as possible.

Question 40

What type of insurance or other financial safeguard will ConnectGen pursue to ensure against an unexpected event that might cause significant financial, environmental, or other property damage to the Town and/or its residents?

Answer: (Eddie Barry) Okay um yeah that's a good question. There's something to be mentioned early on, is the decommissioning and security right that's posted prior to construction pursuant to Local and State Law and that will really help to safeguard the Town, by ensuring that neither the Town or any landowners bear the cost of removing Project equipment and restoring the underlying land. In terms of insurance coverage, our land agreements as well as our pending agreement with NYSERDA require that we carry comprehensive commercial general liability insurance for bodily injury and property damage. So, between the decommissioning security and the insurance requirements with which we will comply, we will have sufficient financial safeguards in place.

Question 41

To what extent does the Project overlapping and adjoin the Glen Historic District?

Answer: (John Kuba) Yeah sure great question. So, as we relayed earlier in the presentation, the current Project area that we're studying for the potential development of the Project - so right now we don't have a final defined Project to say that we - to show exactly where there is overlap. We know the Historic District is in the vicinity of this the study area, and we have been considering that as part of the development of the Project. Our philosophy and approach development is to look for opportunities to avoid minimize and mitigate impacts, to the natural, cultural, and human environment, and in this case the Town of Glen historic district is being considered as part of avoidance and minimization. So, as we continue to develop the site plan and kind of layout of the facility, do we hope to kind of completely avoid overlap with this work district.

Question 42

To what extent will the Project be observable from within the Historic District?

Answer: (John Kuba) Yeah, this is related to the previous question, and we don't have a site plan for the Project at this time, and we haven't done the Visual Impact Analysis to determine whether or not the Project site will be visible from the Town. We are in the vicinity, and so it very well could be that our Project is visible, and if that is the case, we'll look for opportunities to reduce the impact of visibility of the Project from the Town.

Question 43

What is the minimum distance between the Project site and the near Historic District boundary?

Answer: (John Kuba) Yeah again, don't know the exact number there because we don't have kind of a final design or site plan, yet, but we know we are in the vicinity and we're considering that in the design of the Project.

Question 44

Does ConnectGen have the necessary capital, competence staffing, and depth of management experience to be successful in developing each of these Projects, including more than one Project at a time?

Answer: (Derek Rieman) Yes, yeah happy to take that question. ConnectGen is funded by a private equity firm called Quantum Energy Partners which is based in Houston Texas, and so they're providing the equity capital for the development activities for ConnectGen, which includes the Mill Point Solar Project, as well as the other solar projects that we're developing in New York and across the country. And so, to that end, we have a management team at ConnectGen, that has decades of experience in developing, constructing, and owning and operating renewable energy projects, not only in New York, but across the country as well. The members of the team have worked at very well-known respected renewable energy companies like NextEra, EDP Renewables, Exelon and Shell New Energy Ventures. So, given the experience prior to coming on board at ConnectGen, we feel very confident that we have the capabilities in house, as well as our external consulting firms that are assisting us in developing the Project to successfully complete the development activities of Mill Point and bring it through the construction process into operations.

Question 45

If the Project is approved, will ConnectGen commit to creating a regional headquarters in Montgomery County to manage its projects in New York State and the Northeast?

Answer: (Derek Rieman) Yeah, at this time, ConnectGen hasn't given any consideration to expanding any kind of regional offices across the country. Right now, our corporate headquarters are located in Houston where our employees go to work on a daily basis, and so, to that end, we have not given any consideration for office expansion at this time.

Question 46

If the Project is approved, will ConnetGen commit to creating and fully funding a world class "Center of Excellence" in Montgomery County to investigate better products and techniques associated with solar power production?

Answer: (Derek Rieman) Again, another question that we have not given consideration to at this time. As Eddie mentioned earlier in the presentation, we are dedicated to being a good member of the community and supporting local organizations, of which we have provided donations to dates through a number of those that are supporting local community. We will continue to endeavor to build those relationships locally and certainly open to feedback from the community on ways that we can help become more integrated into the community and help supporting similar type of initiatives.

Question 47

Will any resident have visual view of this solar Project? If there is a negative visual impact, what will be the changes in the Project to mitigate or eliminate these negative impacts?

Answer: (John Kuba) Yeah great question. So as part of the Visual Impact Analysis that Barry mentioned during the presentation, we will look at different viewpoint locations scattered throughout the Project area and the surrounding vicinity, to understand where would the site, the visible from, and through coordination with the Town and the community will better understand the areas where folk's view is being more sensitive to visual impacts and those areas will be the focus point for understanding and analyzing the potential impact. If an impact is determined from a certain location, you were required under ORES's Uniform Standard Conditions to identify treatment of the visual impact and one of the processes that the Uniform Standard Conditions require is the development of a screening plan. So that was also described in some of Barry's slides, but we'll look to implement that screening to help minimize and kind of soften the impacts to the view.

Question 48

How often will "visualization greenery" be replaced if it dies? Or is it just a one and done?

Answer: (John Kuba) Yeah certainly so. The screen and planting plan that we developed, will identify the type of plants that will be planted, the type of trees and shrubs we planted, and we'll look to incorporate planning regimes that are consistent and blend with the surrounding scenery. When we implement that screen planning, we will be required to perform inspections for a minimum two years following construction to make sure that the plants that were planted are continuing to thrive in the environment. So, any plants within that two-year period that are found to be unhealthy or dead will have to be replaced. So that is a requirement by ORES under the 94-c regulations. Separately, through our Veg Management Program, we will include the continued veg management of the screen plantings to make sure that they are continuing to thrive. So that is kind of a separate component of our veg management practices to monitor all the vegetation that's on our site, not just the area within the panel zone, but the surrounding areas as well.

Question 49

Will trees be replaced one for one that are removed?

Answer: (John Kuba) Yes, yeah. I think I kind of covered that previously but absolutely. Within that two-year period, if anything is found dead, we will replace it one for one.

Question 50

What valuation per megawatt will ConnectGen be pursuing for its PILOT?

Answer: (Eddie Barry) Okay, thanks Nancy. It's a good question. So, it's not determined at this point in time, exactly what we'll pursue. We'll pursue a rate that's in line with other PILOT agreements negotiated by the taxing jurisdictions involved, like the Eden Project planned in the Town of Glen, the Mohawk Solar Project in Montgomery County, and the High River Energy Center Project in Montgomery County. So, the exact rate will really be determined and that we pursue will be determined based on a combination of assessing those rates and then engaging in discussions with the taxing jurisdictions to participate and be a party to a PILOT. Those discussions are still in the very early stages and will continue and ramp up as we move forward with the development of the Project.

Question 51

Is the intent of ConnectGen to continue to own the project throughout its useful life?

Answer: (Derek Rieman) Yeah, I believe some form of question has been asked previously. But yes, that is correct. ConnectGen does intend to be the long-term owner operator of the Project.

Question 52

Amish farms and goods are a big attraction for country drives out to Glen, along with apple orchards. Will you protect the views along Logtown Road and Fisher/Argersinger Road?

Answer: (Barry Masterson) Yes, well, these are very good questions. As I mentioned, we do look at the designated resources at the federal, state, and local level. However, we do a thorough investigation of unlisted resources such as the trails that were mentioned and that are very important for us to assess. There's an opportunity to publicly comment. But the goal is to get a very comprehensive inventory prior to the actual filing of the Application. We want to address all of these scenic resources within the Study Area and then there's also a caveat, that there's special circumstances that we do look outside of the two-mile study area and that's based on significant scenic value. If there's a significant overlook that could potentially see this Project, it's something we absolutely want one to investigate.

Question 53

To what extent did ConnectGen offer comments or concerns regarding the Town of Glen's Solar Law in public hearings or during public comment at the Town Board or Town Planning Board meetings?

Answer: (Eddie Barry) Sure, so in meetings specifically, unfortunately through the COVID-19 travel restrictions in place at the time, we weren't able to attend those specific public hearings and offer comments as part of that process. But we instead offered those comments in writing and provided those to the Town Supervisor.

Question 54

Please identify the New York State-based wind projects that ConnectGen's management team members were involved in developing?

Answer: (Derek Rieman) Yeah, there's several that we have been involved with in previous times at different companies. I can list those here: the Marble River Wind Farm, the Jericho Rise Wind Farm, the Ark Right Summit Wind Farm, the Blue Stone Wind Farm and the Highbridge Wind Farm.

Question 55

What complexities does ConnectGen expect in building, siting, and operating a 250-megawatt solar Project?

Answer: (Eddie Barry) Well, that's quite the question. I think the presentation demonstrated a number of those complexities, certainly did not detail all of them, but undoubtedly the complexities of a Project of the scale are numerous. Through the 94-c permitting process and associated consultation with the local and state stakeholders and agencies, we're going to investigate and seek to better understand those complexities, especially with regard to siting and construction as early in the process as possible. As the presentation touches on a number of these sort of investigative undertakings. But really, the overall scope is broad and there are things that we haven't mentioned that folks might not even really have in mind like studying hydrology and the flow of water across the Project land or studying subsurface geotechnical conditions to determine the best approach to the installation of foundations for the racks and solar modules or LiDAR surveying that will allow us to gather and map topographic and planimetric data as we continue with designing the Project. These studies and surveys are critical because, because every Project is different. And we, in light of that, bring in experts that have regional expertise to guide these studies like the team from TRC with us here tonight. They have been consulting on complex renewable energy and other Projects in New York for quite some time, and we picked them as a partner for this process for that reason. I think also local concerns for every Project and the corresponding Project area are unique. So, it's critical that, we engage the community, engage with you in meetings like this to better understand those concerns, outline them and to do what we can to ensure that you know we're addressing them as we continue to design and develop the Project.

Question 56

What state and federal agencies have been included in the planning process and will be included in the implementation?

Answer: (Brian Schwabenbauer) Thanks Nancy. Good question. We've mentioned some of them, but I'll list them again. I think we've mentioned all of them already but, you know, one of them, the big one, is the Office of Renewable Energy Siting or ORES that we've been talking about. That's an office within the Department of State at the state level. Also at the state level, the Department of Environmental Conservation. Maybe even folks from Department of Public Service that have been working on Article 10. They might be involved with this ORES process - some familiar experts at the DPS as well - maybe even the New York State Department of Transportation if we have state roads in the Project Area. On one more at the state level would be the New York State Historic Preservation Office or SHPO. They'll definitely be involved in review consultation and in review of this Project and, at the federal level, again we mentioned them already but definitely the US Army Corps of Engineers.

Question 57

Has an Environmental Impact Study (E.I.S.) been produced and reviewed by any of the above agencies?

Answer: (John Kuba) Yeah great question. So, I think that the commenter is referencing is an Environmental Impact Statement, which is part of a study process done when a federal agency

has a federal action on a Project, whether it be funding a Project or permitting a Project. EIAs are completed on pursuant to the National Environmental Policy Act. In this case, the Project is not seeking any federal funds, nor does it have any major federal permitting actions associated with it. So EIS level review pursuant to NEPA is not being conducted for Mill Point. However, under the state regulatory process, that's been discussed today through ORES's 94-c process, ORES does require a very intensive environmental review be completed as part of the Application process. So, I would say that the same process is very comprehensive- very much NEPA-like. The ultimate Application that we'll be presenting will consist of a study process pretty much consistent with the typical Environmental Impact Statement for federal projects.

Question 58

Given that Route 30A as part of a scenic corridor, how will this aspect be remedied?

Answer: (John Kuba) Yeah, it kind of ties into some of the responses previously provided regarding historic resources. So, this Project is still studying the various resources associated with the surrounding area, including scenic viewshed, scenic routes on historic resources, etc. through the Visual Impact Analysis that Barry will be performing. He will be considering those types of resources and better understand what the potential impacts of the Project could be to them, and then from there, we will work to better understand the type of avoidance, minimization, and mitigation measures to be implemented.

Question 59

What will happen when technology changes and the panels, are no longer current? Who is ultimately responsible for their removal?

Answer: (Eddie Barry) Pursuant to our land agreements, local laws, state regulations, the removal of any equipment at the end of its useful life will be conducted pursuant to a decommissioning plan and will be the responsibility of ConnectGen as the owner of the Project. I figure I can answer another question here in tandem. When we talk about Project's life, we are really talking about the expected life of the modules themselves, which as technology continues to improve, modules become more efficient. And we're anticipating getting 30, 35 maybe more years out of these panels, which really is what kind of informs our view of the Project having a 30 to 35-year lifespan. So really, our expectation is that modules on the Project will not be replaced over the course of the Project. But we never say never, I guess it's important to remember that that in the event, there is a compelling reason to do so, and we can do so in line with, you know, all applicable regulations and laws, we would be responsible for removal and replacement of modules in that scenario.

Question 60

You reference previous projects – can we get in touch with the communities to see how they fared?

Answer: (Derek Rieman) Yes, we'd be happy to provide references to local community members of Projects where we have developed previously, so we can certainly make that information available.

Question 61

What is the animal/ wildlife response in the areas of the panels? For example, will deer graze and turkeys and other birds and protected wildlife co-habitat with the immense number of panels?

Answer: (Brian Schwabenbauer) Yeah, you know, one thing to point out, I just want everyone to know that that Project area map that you saw, there's going to be smaller areas of panels within that larger Project Area. It's not one large contiguous areas of panels. So now, this will be studied, it will be looked at our findings will be included in the Application, and it'll be reviewed by the applicable agencies. But it's not going to be one large area of panels and therefore wildlife is still able to move through the area and use it similar to how they have in the past.

Question 62

How will the grass beneath the panels and alongside the panels be groomed? How will tree seedlings which will appear within two years, be removed? Will there be any use of herbicides or pesticides for these purposes?

Answer: (John Kuba) Yeah great question. So as part of the operational development of the Project, we will implement a vegetation management plan that identifies, how we'll manage the vegetation throughout the Project site during the long-term operation period. So that includes managing the grass that grows underneath the panels, managing the grassy areas that grow on the outskirts of the panels between the panel and fence, as well as managing the vegetation that's planted outside the fence, but within the Project footprint. So that vegetation management program will include the key mechanisms that will be used to manage the grass, and that includes mechanical treatments, such as typically mowing or shredding as well, as you know, potentially herbicide treatments, when we might need to spot treat certain plants to help avoid their spread, as well as even, physically hand-plucking and pruning. So that process has been integrated into veg management basically focuses on what the best method is to treat and maintain vegetation. One thing I do want to mention is although herbicide treatment is a component of integrated vegetative management, we would only use it sparingly for targeted situations. We're not planning to use kind-of broadcast herbicide applications across the Project.

Question 63

As per your report, you mentioned suitability with existing land use, can you explain how it is suitable?

Answer: (John Kuba) This is John. Rande and I work closely together on this Project and others so maybe I can only speak for her on this. When we look to site a project, we do look for what the existing land uses are and whether or not it could be suitable for development. In this instance, there's a couple of reasons we thought this site is suitable and given the amount of open land in the area that it's not encumbered by existing infrastructure or growth from local communities. The existing ag land that's currently cultivated are very much suitable for solar generation. When it comes to kind-of the long-term use of the land, we work with the landowners to understand which land of the parcels that they may be interested in leasing for solar development, which area where they like to continue to maintain in agricultural practices versus which areas may be best or most suitable for them for solar development. So that that all goes into the process of understanding the siting and design of the Project and kind of the co-location with the existing agricultural environment. Then, more long term we will manage the property within the solar panel footprint under that veg management regime, which does very much allow the soils to regenerate, they

hold moisture. They replenish nutrients. So that long term, upon the decommissioning, that land could go back into active agriculture, if the landowner so chooses to continue with that land use.

Question 64

What are the minimal anticipated environmental impacts?

Answer: (John Kuba) Yeah, so you know, we have not defined the Project footprint to date or run the various impact analysis, mainly because we're still studying the resources. So right now, you know, some of the TRC folks talked earlier about the various studies that are currently ongoing: understanding what type of wildlife around the area, defining delineating the wetlands and waterbodies, better understanding of visual sensitivity or historic resource sensitivity. So those studies need to continue to be performed to help us, give us a baseline understanding of the resources and then go from there, those resources help define the Project in terms of, our processes to avoid and minimize impact. So, we want to use the data that's available to us to define the Project and then from there, we can determine what the impact would be, and that is all that information will ultimately be wrapped up and summarize in that 94-c Application.

Question 65

Will forests be cut for this Project? If so, how much land will be affected in acres?

Answer: (John Kuba) Yeah well, to touch on the second part of that question I don't have a calculation of acres at this time, and we won't have that and until we've defined the footprint of the Project and run the impact calculations. But I will say that as part of that review of land use suitability, this area does have a lot of open land which allows the kind of primary siting of the solar panel areas. There will need to be some forested land cleared mainly associated with connecting the panel areas together with electric collection line, so we do think that the amount of forested that will be cleared will be relatively small for this site, but I don't have a calculation or estimate at this time.

