



Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.

217 Montgomery Street, Suite 1000, Syracuse, New York 13202
P. 315.471.0688 • F. 315.471.1061 • www.edrdpc.com

memorandum

To: Chris Stanton, Northland Power Inc. **EDR Project No:** 20110
From: Erica Tauzer, Kalyna Paraszczak, EDR
Date: September 30, 2020
Reference: High Bridge Virtual Public Information Session: Q&A Transcript

High Bridge Virtual PIM Live Q&A Session
September 16, 2020
4:00 PM – 6:00 PM

Moderator: Erin Szalkowski; EDR

Panelists: (Developer Team) Chris Stanton, Project Manager at Northland Power Inc; Michelle Chislett, Managing Director at Northland Power Inc.; Paul Kaminski, General Manager at Northland Power Inc.; Jeffrey Nemeth, Director, Development at Northland Power, Inc.; (Partner Team) James Muscato, Partner at Young Sommer, LLC; Laura Darling, Associate at Young Summer LLC; Erin Szalkowski, Principal at Innovant Public Relations, LLC; Greg Liberman, Associate Principal at EDR; Daniel Zvirzdin, Senior Environmental Analyst at EDR; and Erica Tauzer, Project Manager at EDR.

This Q&A Session was part of a series of public engagement events related to the High Bridge Virtual PIM. During this virtual session the project team, including the panelists listed above, delivered a presentation containing information about the High Bridge Wind Project. Following the presentation, virtual attendees were able to ask questions, which were answered by the panelists. The questions and responses are listed below.¹

Question 1: Why are you just now developing projects in the United States?

Answer: (Michelle Chislett, Managing Director at Northland Power Inc.) That's a great question. So geographically speaking, the US is not that far, and I think now is the right time for Northland because of our experience. So, it was a bit of a combination of finding the right project in the right jurisdiction and at the right time, for Northland. And that's why it's taken us, for the better part of 30 years to enter the renewable space here. We did [have a development asset in the US] about 10, 15 years ago that we were working on, but it didn't pan out.

Question 2: The project was sold in May. So why are you just now introducing yourselves to the town?

Answer: (Michelle Chislett, Managing Director at Northland Power Inc.) I think once we acquired the project, we thought it was important to send out at least a general letter to landowners and make some specific phone calls to folks in the community. We're hoping to [come] in person to have a project meeting, [as well as] some sort of a barbecue where we could meet everybody. I think a combination of the world today and the realities of travel have led us here to this virtual open house. So, for now, it will have to do. And, as I said earlier, we do look forward to coming down and chatting with people face-to-face.

¹ Edits needed for clarity are indicated in brackets.

Question 3: Are you planning on this project long term or sell it off once it's constructed?

Answer: (Michelle Chislett, Managing Director at Northland Power Inc.) Yeah. So, absolutely, we are in this game to own it and operate it long term. That's pretty key to Northland's Business model, and the way we add value for our shareholders, the communities we're in and [our employees]. Absolutely.

Question 4: When is tree clearing scheduled to begin?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) As I mentioned, assuming we get Siting Board approval in the spring, the first step on the project is tree clearing. We would look to start tree clearing over an estimated two to three-month period starting in mid to late summer 2021.

Question 5: When will we know what kind of turbines you're going to use?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) The way the permitting process is laid out, it does give the developer flexibility to select a turbine fairly late in the process, and anyone who has built capital intensive projects understands the importance of this. Technology is constantly evolving. Every month or so we get updates from the equipment manufacturers bragging about technological upgrades to these turbines that would allow them to produce more power performance (perform more efficiently) while still meeting all of the conditions that have been laid out in these permits. We intend to take advantage of that, keeping the door open in selecting the best turbine we can. We're in detailed discussions with turbine manufacturers at this time, but under the permit we will be required to make a final choice and announce that to the State agencies and to the public in our compliance filings due in the spring of 2021, and I do expect us to take the full amount of time to put together a detailed turbine supply agreement and execute on that agreement.

Question 6: What kind of heavy construction traffic should we expect on a day to day basis?

Answer: (Paul Kaminski, General Manager at Northland Power Inc.) During construction, the first stage will be tree clearing with typical clearing equipment (trucks and machinery to move the trees), which will be quite manageable. Once we get into concrete pouring, there will be a lot of concrete trucks. Just as an estimate, there will be 70 or more for each foundation, depending on the size of the trucks, but that's the very high volume of concrete trucks going to each location. Once we start deliveries, there are large section towers, will likely be somewhere around 4 to 5 tower sections for each turbine. Then we have nacelles and blades for each location, so again there will be a period of deliveries where traffic is going to be quite heavy, but after that we'll just have normal construction and traffic. The beauty about the projects is they last about a year and after they can enjoy traffic as it was before construction. I've got to be fair there will be increased traffic [during construction] for sure, and we will try to minimize it and take into consideration the hours that are sensitive to communities, while respecting the obligations we have, especially agreements we have made, so we will respect all of that and try to minimize the impact.

Question 7: How far in advance will you notify the public about scheduled road closures during construction?

Answer: (Paul Kaminski, General Manager at Northland Power Inc.) Our requirement is three days in advance, and there will be a written notice. For anything that effects flow of traffic to Guilford, [the] Town Clerk, Highway, Superintendents, School officials, County EMS, local fire and EMS, and local technical college, all of those are going to be notified in writing three days prior.

Question 8: Who do we talk to if our property gets damaged during construction?

Answer: (Paul Kaminski, General Manager at Northland Power Inc.) Don't hesitate to reach out. You're going to be provided with the project manager's phone number, I'll also be available if there's any complaints. We're going to have a 1-800- number to file the complaints as well, but we'll make sure to respond right away.

Question 9: What is the estimated time frame for construction completion?

Answer: (Paul Kaminski, General Manager at Northland Power Inc.) A detailed schedule will be developed, but right now, as Chris has mentioned, we plan on starting tree clearing around the spring 2021, and we expect to finish the project closer to third quarter of 2022.

Question 10: With only 30 years in the business, has Northland Power moved through the process to decommission an onshore wind facility? If so, what was the outcome (timeframe, was it on target or schedule, were there any unexpected obstacles)?

Answer: (Paul Kaminski, General Manager at Northland Power Inc.) Onshore wind projects have not gone through the decommissioning process, however in preparation for that we have prepared a very detailed estimate, and from what I can tell, the requirements in US and Canada are very similar. You need to remove infrastructure up to a certain depth, Canada is one meter or 3.3 feet, and we have distinction between farmland, which is 4 feet, and no farmland, which is 3 feet down. So, we remove everything, and we return it to pre-found conditions. We have worked with decommissioning contractors who have a detailed plan how to go about decommissioning and they provided us with cost estimates, with escalation of course, predicting the rates for salvaged materials. So, we do treat it very seriously, and if we can we of course extend the operation of the wind farm, if we have that option were going to obviously repower and keep the facility running.

(Chris Stanton, Project Manager at Northland Power Inc.) On the repower question, I want to emphasize the permit we are being granted, we are hoping to be granted by NYS, allows for the construction, facility, and design. Any substantial changes would require new permits from NYS as well as new permits from the Town, or where applicable. Paul's point is well taken, most wind projects to date in the United States have found that the wind resource continues to exist in that same location and so, if members of the community are receptive, it often makes sense from all sides for a project to be repowered with more efficient (better) equipment at the end of its useful life.

Question 11: What assurances do residents have that the aquifer will be protected and not compromised? If compromised, what is the procedure for correction?

Answer: (Daniel Zvirzdin Senior Environmental Analyst at EDR) With any major construction activities, it's always good to be looking towards measures to protect groundwater. We covered some of this in our discussion of the application. The Town of Guilford has pretty robust measures in place with respect to the protection of water resources. [In] the application [we] committed to complying with those requirements and complying with specific setbacks between project activities and the location of water wells. In addition, the application included a spill prevention control and counter measures plan with a specific eye to minimizing, avoiding potential spills of materials that could pose a threat to an aquifer. I would add as well that the facility has been designed around the process of keeping things operating smoothly and effectively throughout operation. It's in High Bridge Wind's/Northland's best interest to avoid any type of activity that would pose a threat to ground water, and based on the material that we submitted, with the application of these management processes, any impact would be avoided.

(Greg Liberman, Associate Principal at EDR) The design construction will also adhere to NYSDEC water withdrawal regulations, thus any water withdrawal for the purposes of construction would be within the daily limits set by the DEC to avoid any draw down issues on the aquifer. Any construction or sitework or excavation in the vicinity of known water wells will be minimized and/or studied before and after construction. A series of concessions were made during the settlement discussion such that the conditions for water wells survey and water well replacement, if it breaks due to any result of excavation or potentially blasting, would be the responsibility of the applicant, so there were a number of conditions that were agreed upon in the settlement process to avoid long term impacts and provide assurance for water wells

Question 12: The FAA conducts obstacle studies for airspace impacts, what is the status of those studies considering the turbine location adjustments?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) So, with the FAA, in a recent discussion with them, we expect to get the FAA determinations within the next week to two weeks for the project. There are a handful of turbines that will have to be refiled, just due to some micro siting, and we would, again, go through the FAA process for those.

Question 13: What percentage of badged capacity do you expect the turbines to operate at?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) Sure, to make sure I understand the question correctly, I'm assuming, when they say badge, they're referring to the just the nameplate of the size of the turbine. If I'm understanding it correctly, we're assuming the turbines will be anywhere between 3.4 and 5.2 megawatts each.

Question 14: What mitigation will you be performing to minimize avian and bat mortality?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) I'll start with bat mortality. If you review the proposed certificate conditions that the NYSDEC signed onto this summer, we agreed on a cut in speed of 5.5 meters per second. Now, I will review what that exactly means. So, the issue with specifically northern, long eared, bats, and other bats of concern to the state and to everyone really is specifically that they come out to feed at evening hours, morning hours, and overnight, when wind speeds are particularly low. So, what the wind industry has found and with the agreement of regulators across the country, is that if you set a reasonable speed below which the turbines do not operate in seasons in which the bats are active, you can protect a great number of the bats, if not the vast majority of bats, without having any risk of mortality. And so, Dan or Laura, just jump in, on a date that we agreed to a cut in speed of 5.5 meters per second, which would cover basically the evening hours for the life of the project. That is consistent with wind energy projects across the state and has been found to significantly reduce bat mortality. On the issue of avian impact, we spent several years on this project studying the presence of birds. Meaning we had biologists in the field, analyzing, conducting counts of birds of concern as well as birds in general. We conducted surveys of avian nests and we looked for, specifically for nests of species of concern. And that all culminated in a series of reports on the risk to eagles and other birds presented by the project. And what we concluded, working with our Independent Consultant, is that this project does not pose any particular risks to birds of concern or, specifically, eagles, versus the typical wind project in New York State. As part of those findings, we agreed to a condition with the New York DEC that we would use what's called an adaptive management strategy specifically for the protection of bald eagles. So if our predictions are wrong, and this project does happen to harm a bald eagle in the first year or two of its operational life, we will be required to go to the DEC and put together a detailed mitigation plan for the protection of that species throughout the rest of the operational life of the project. That's what the DEC calls adaptive management. And we think that that is a fair outcome, given the apparently low risk to the birds presented by our data. But the understanding that, you know, the future is always somewhat unknown. We do want to do to do our part to protect that species.

Question 15: What methods of mitigation will be employed to eliminate the shadow flicker issue?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) So, as Dan mentioned in the slide, we are held to a condition of 30 hours per year, no more than 30 hours per year of shadow flicker experienced at the residence or other receptor of concern. Our model to date, as Dan mentioned, has been extremely conservative. In the fact that it hasn't taken account of things like tall trees, other structures, and other things other than topography, that would come about that would affect the amount of shadow flicker experienced. You know, call it at the window at the entrance to the home, or wherever the receptor of concern is. In terms of mitigation options, we will certainly work with that particular landowner to find out if there are palatable mitigation options to mitigate for that concern. But obviously, if there are no easy solutions like that, ultimately in a given year, that particular receptor cannot exceed 30 hours per year. We are held to that limit and all options are included, including curtailment of that turbine if needed for those particular hours if

we've exceeded that 30-hour threshold. The nice thing about shadow flicker is that it's a very predictable pattern because it follows the sun. For folks on the line who haven't thought about this, the wind and weather are unpredictable moment to moment, but the angle of the sun in the sky is obviously known, at every moment, throughout the year. What is unknown is whether it's going to be cloudy out or sunny. And that will clearly affect whether the turbines will cast shadows on houses and receptors. But in the event that, you know, we're able for that reason, we're able to predict with a great deal of accuracy when a particular receptor point may be experiencing shadow flicker and so we are also able to work with that landowner or that other receptor of concern if we are each year, for some reason, approaching that 30 hour per year threshold.

Question 16: Are you guys considering wind turbines that use rare earth minerals?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) So, I recall that this came up at a previous event, I think the open house, happy to report that I did look into this a little bit. A lot has changed with wind turbines. Maybe, you know, since some of the well-publicized stories about rare earths in wind technology, kind of came out a couple of years ago. The wind industry has made a lot of progress in eliminating rare earth metals from their turbines. So, at the current time, my understanding is that only 5% of turbines or turbine models out there, include a small number of rare earth metals and I think they are working diligently to reduce that number. Furthermore, what I understand from a number of developments in DC and in national news, there's a number of companies in the United States working to start rare earth metal operations in the United States and to reduce the amount of imports coming into the country, the amount of dependence on foreign imports. And I think there's even some proposals for some Federal aid for that. So, I think that's a positive story. I think the wind industry recognized that was something of concern. And I think by the time the turbines are selected for this project, we can state confidently that the amount of rare Earth metals in those machines will be very, very small, and from my view not a significant concern.

Question 17: Will construction workers be hired locally/from NYS?

Answer (Chris Stanton, Project Manager at Northland Power Inc.) Yes, we have commitments for this project with a number of local unions, including LiUNA and the IBEW. We will have a commitment through a type of application we make through the IDA at Chenango County, and we also have commitments through many types of contracts, the contract we already hold with NYSERDA, and any additional arrangements. All of those agreements require us to hire all or as many folks as we can locally, or specifically for our project union labor, and those commitments are very important to us and they are factored into our plans for the development and construction of the project.

Question 18: How will methane in the aquifer affect blasting and construction?

Answer: (Daniel Zvirzdin Senior Environmental Analyst at EDR) This is a good question; it's tied to the discussion we had earlier about impacts to aquifers. As we indicated then, we're not anticipating the construction of the project will affect aquifers. And therefore, any potential methane that may be in that aquifer will not be affected as we're avoiding impacts to the aquifer overall. Just to speak a little further about this, I think one of the primary concerns that we potentially heard from those typically associated with these types of projects is that the blasting is going to have these broader effects. And as we indicated, we have very specific setbacks we're required to follow. We have water protection measures that are in the Town of Guilford local law that we're 100% on board with complying with. And because these measures are being taken and honestly because of the relatively minimal nature of the blasting that is anticipated, and the best management practices that that will be followed, no impact to the aquifer should occur. I would note as well that we submitted an entire blasting plan with the application that details very specific measures that will be taken to notify the community and to keep everyone abreast of any potential blasting activity.

Question 19: Have the residents of Unadilla been notified of the potential shadow flicker issues? What mitigation would be employed?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) I think the question suggests that shadow flicker will affect residents of Unadilla. We have previously met with the town supervisor of Unadilla to explain how we approached shadow flicker analysis for the project. And I think really important to note about that, at a certain distance, shadow flicker is not discernible to the receptor point. And that's largely because when you think about the size of the sun on the horizon, as it's getting down towards the horizon, versus the size of a wind turbine at some [minimum] distance—we typically think of it as 10 rotor diameters—the relative size of those rotor blades versus the size of the sun means that any type of flicker effect is not really discernible to the human eye or discernable at the receptor points. So, when we looked at this issue, Dan. Z you can jump in, if you have a different memory but, my memory is that, much of the area of the Town of Unadilla lay outside of that 10 times rotor diameter threshold.

(Daniel Zvirzdin Senior Environmental Analyst at EDR) Yeah, I can jump in real quick, Chris. And I think that is a great point to make that shadow flicker is really only relevant when you have proximity to the turbine. And the Town of Unadilla is close to a mile from where the nearest turbines are located and, therefore it is unlikely, and not even probable, that shadow flicker will be an issue to the Town of Unadilla. We probably need to double-check the shadow flicker maps there. There may be some sliver of Town of Unadilla, I don't want to be too definitive here, but the vast majority of the town, and almost all of the potential residents that could be affected, are well outside that study area and will not be impacted.

Question 20: Have you looked into turbine lighting that only comes on when there's an aircraft in the vicinity?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) We're continually evaluating the technology for installing an ADLS. If we determined that we would be using it for this project, we'd make sure we adhere to any other certificate conditions provided in the final facility lighting plan, as well as anything that has to be approved by the FAA.

Question 21: How will you handle infrasound and its potential effects?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) I believe that infrasound is addressed in the application. There are standards that we're held to for low frequency noise. Those standards are in the proposed certificate conditions, we will adhere to those standards, whatever technology we choose will adhere to those standards. And I can't say too much more other than that. I do think that the standards for infrasound, low frequency sound, have become a common place across New York State on these wind projects that have been informed by science and what does exist about, particularly human annoyance, with respect to wind turbine sound. And so those standards, obviously, are binding on us and our project. I think we have a path forward there to mitigate for that and to ensure that we don't have any adverse impacts.

Question 22: How did High Bridge work with the town and establishing the renewable energy laws?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) I know with respect to the renewable energy law, we, just like other parties, offered comments. I think of a comment made last summer by the town's attorney, and I think it was correct, that they heard us out on some issues, in the written comments we provided, but they chose not to accept a lot of what we proposed or what we asked for. I think that the law, as written, is a fair standard for wind development and for other projects that might come along. From our perspective, we were treated as any other potentially regulated party under the law, were asked for our comment, and then I guess those comments were considered and some were accepted, and some were rejected.

Question 23: How many post construction, full-time jobs will be available?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) Folks may have seen some of the press about our application that went into the Broome County IDA, we certainly got a little blowback on that. For folks who have not

read that article, it states that the Broome County IDA will give us a great deal of benefits and in exchange we're only going to have two permanent jobs, which I definitely think is an unfair characterization. But hats off to the headline, right? And that was pretty funny. What we are looking at for this project and for the Bluestone project is between 5 and 10 employees. But with respect to the IDA application, New York State law requires us to be extremely conservative and only count employees who are under our direct payroll and will be with that project throughout the asset life. So you know, at any point in the 30 year life of that asset. So, given that we took a super conservative approach and we're certainly feeling some of the public reaction to that, I think it's fair to say that Northland's permanent employees and any direct employees of Northland, will be anywhere between 2 and 4 depending on how we choose to share employees between the two projects. Potentially, there could be some economies of scale there and an equal number of employees from the turbine supplier will be on-site to ensure the turbines are working, as well as permanent positions. This equipment, like all power generating equipment, requires technicians to closely inspect it and to make adjustments and monitor very closely. It's the same with gas turbines. Wind turbines are no different. Additionally, there may be other employees on site from some of the other vendors for the project so that's how we get to that range of between 5 and 10 likely permanent employees.

Question 24: Will there be any grounds maintenance/ private contractors hired to maintain the grounds (snow plowing, repair service, etc.)?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) Yes, so that's pretty typical. We will come in and hire usually a local contractor that will help maintain any of the access roads, do any plowing during the winters, also if there are any local firms for mowing for weed control. So yeah, we would be working with any local companies for providing those services to us.

Question 25: What will be the "eagle take" number?

Answer (Laura Darling, Associate at Young Summer LLC.) So, unfortunately, we're not allowed to release that information publicly. We're under confidentiality agreements with the New York State Department of Environmental Conservation, regarding the eagle take estimates and eagle information, so we are not able to answer that question.

Question 26: High Bridge has done community outreach, leading up to permitting. Will this continue throughout the life of the project?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) Yes, absolutely. Michelle can certainly jump in, or Paul, with respect to what the company has done with its power plants long term. But what I've seen to date is that it's fully the company's intention to remain involved in the community. Whether it's as a participant or sponsor a part of community events, whether it's as a participant in any type of public discussion about other issues of concern. Of course, we will remain part of this community. I do expect, at some point, as the project gets into its operational phase, I've seen this with many other power plants I've been involved with, that ultimately, the plant manager will become the community's daily point of contact for the facility. If it's just like any other, whether it's the gas plants I've been part of, or some of the wind plants that I've seen an operation, the plant manager becomes a member of the community and the kind of person that people come to with either issues, concerns, or have questions about how Northland can remain involved and can help the community. Paul, did you have anything else to add on that?

(Paul Kaminski, General Manager at Northland Power Inc.) Thank you very much, Chris. That's one of these kinds of things that Northland does. Brings commitment to communities to be part of them and work with the communities. That's part of the pleasure of working for Northland, for a long time, for me, during construction we build long term bonds and relationships and we become part of the community. We become friends with the local municipalities and stakeholders and that's what we pride ourselves on. So that's something I can vouch for. You can hold me to it.

Question 27: Who monitors avian mortality?

Answer: (Daniel Zvirzdin Senior Environmental Analyst at EDR) I would just note that this is probably a good time for some of the discussion that we had previously about next steps on the project. The certificate that will eventually be issued for this project will hold us to specific monitoring requirements. In particular, there will be an avian and bat monitoring plan that will be part of our compliance filings and that will outline exactly how and when and who will be monitoring for potential avian and bat mortality. This is always an independent monitor that the applicant will be required to pay for their monitoring effort, it won't be the applicant, High Bridge, that will be out there monitoring.

Question 28: Chris, can you please explain how people may raise concerns to the siting board before it makes its decision? Can you also explain briefly how residents will be able to submit complaints or raise concerns later after the project is constructed?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) OK, so in the time before the Siting Board issues a decision on this Project, I do encourage everyone who has a strong opinion in general about the project pro or con to submit comments through the DPS DMM site. I do know that the judges in this case are still figuring out how to proceed with some type of, I don't think there'll be a public statement hearing given COVID but, they will continue to provide additional feedback on how members of public express their opinion. So, I think, in the absence of that clarity from the judges, I definitely encourage folks to submit comments [via DMM] or directly e-mail highbridge@northlandpower.com if you have a question you think of after this. With respect to after the certificate is issued, we will be submitting, I think we already have a draft version of the application, but will be submitting, as a post certificate compliance filing, a complaint resolution plan. I know this because we're in the middle of doing it for Bluestone. That would be Appendix 12-B within our [Application], so look at Appendix 12-B in the application if you'd like to see the current status of that complaint resolution plan. The complaint resolution plan that is submitted to the Siting Board after the Certificate is issued is required to include a great amount of detail on who to contact if you have a certain type of complaint, procedures for registering a complaint, and the procedure for and responsibility that Northland Power has for tracking the complaint and verifying its validity and then trying to figure out ways to mitigate the issues that gave rise to the complaint first place. So, I think that complaint resolution plan will be a key document that outlines that for folks. Was there anything you wanted to add on that, Laura? Did I miss something on that?

(Laura Darling, Associate at Young Summer LLC.) Yeah, just quickly, the application also includes a draft noise complaint resolution plan, which deals specifically with investigation of complaints related to sound levels from the facility, and that complaint resolution plan has been negotiated with and agreed to by the Department of Public Service staff. That separate complaint resolution plan is in the revised, I guess testimony is the best place to look for that document. We can certainly post it to the Northland website, if it's not there already, but outlining how those specific subsets will be handled throughout the process.

Question 29: Can you give solid numbers to the PILOT agreement?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) So, I believe the question is referencing, for folks who aren't familiar with acronyms, PILOT refers to a payment in lieu of taxes. So, one quick note, people often refer to PILOTs as the main mechanism through which property taxes are paid to local municipalities and taxing jurisdictions. It's been the case that a number of larger wind projects and other large renewable projects in New York State have separately concluded what are called host community agreements with the local jurist taxing jurisdictions. And so, it's the combination of the Host Community Agreement, plus the PILOT, that typically sets, on most wind projects, the total amount of property tax contribution made by the project. And, I think, as described prior, the total contribution for the project will be substantial. There's no doubt about that. With respect to solid numbers, this is a process that is really barely underway. I won't comment, because I really can't, as to what the preference will be of the municipalities as to whether they would like the host community agreement or PILOT agreement to be the dominant contractual arrangement, the property tax contributions. I think that's still TBD. But in terms of the total number of dollars that will flow to the two school districts, to the Town of Guilford, to the County, that is still very much under negotiation, but one

would expect that the total amount will track very closely with where other wind projects across the state have ended up. One other thing I'd like to mention on that, an additional variable, in terms of the total value that potentially agreed upon amount is, we'll also be looking to what New York State requires of us in the form of other community benefits. So, there are proposals on the table that are currently being evaluated by the state to provide other types of community benefits in the form of discounted electricity to residents around a project area. A lot of that still has to be ironed out, so we're not sure what shape that will take, whether that will occur in time for this project or whether it will come afterwards; but that'll affect, as well, the amount of total benefit that the project can deliver to the community and still remain a viable project that can actually be constructed.

Question 32: Will the PILOT payments escalate with the rate of inflation?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) And that is TBD as well, but I wouldn't be surprised if they would.

Question 33: Will cleared trees be available for use by the landowner?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) This is something we're kind of at the stage on the Bluestone project. I can comment because that's a negotiation with each landowner. Certainly, landowners who have a strong preference to keep trees on site and feel that they would derive a greater benefit from those trees than what the company has appraised the value of that timber at, certainly there's a discussion to be had there, and so long as timber that is harvested is stacked in a place that's out of the way of construction, there are typically ways for us to work around that and also leave that resource in place for landowners. I think there is a lot of room there for discussion and alternative arrangements. Because I do recognize for some, the quality of timber as well as the importance folks put on timber varies a lot parcel by parcel.

Question 34: How many wind turbines statewide would be required to satisfy the energy deficit left by the decommissioning of nuclear plants?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) That's actually it's kind of a tough one, because it wouldn't just be only wind turbines that would be satisfying that. You have offshore wind, which we know that NYSERDA is making a large effort on bringing more offshore wind into the mix, and you also have solar, so I don't think there's a clear answer on it. It's just an understanding, though, that it's not going to be a single technology. It's going to be multiple types of renewable technologies to meet this demand.

Question 35: On average, how many acres per wind turbine will have to be altered or changed to facilitate their construction?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) So, I could actually take that. Or, Paul, if you want to go ahead.

(Paul Kaminski, General Manager at Northland Power Inc.) So Jeff can complement my answer. I can just tell, you know, that the plans are not finalized because the selection of the turbine is not made. But typically, we would see the crane and crane area in front of them. At each turbine would be, roughly, a pad of 115 feet by 60 feet, and area around the diameter of the wind turbine that will be around 46 feet, 50 feet around from the center. So I can quickly calculate acres here, but, Jeff, I don't know if you want to step in.

(Jeffrey Nemeth, Director, Development at Northland Power, Inc.) Yeah, so what I was going to kind of point out as kind of a complicated question. So let's say, if you're in an agricultural field between the access road, the turbine crane pad, etc., you're going to see roughly one acre of land taken out of production for the access road and the physical turbine itself. Now, if you're looking at a scenario in which there's going to be some tree clearing necessary from in and around the turbine, that's going to be some additional acreage on it for sure. You may be adding, you know, roughly 4

to 5 acres around each turbine for the amount of tree clearing that may be necessary on it. So, it's not super cut and dry, but those are some rough estimates on the amount of acreage that is used for each turbine.

(Chris Stanton, Project Manager at Northland Power Inc.) And just to add to that, Dan Z said that there are specific numbers in our application where we tried to quantify the exact total. Did you have a number, Dan?

(Daniel Zvirzdin Senior Environmental Analyst at EDR) Yeah, so, I don't have a by-turbine number, we do have numbers for total acreage of impact [for the entire Project], and in our application we had 272 acres of total impact. So, I mean, that breaks down to roughly 10 acres per turbine. However, this also includes all of the acreage that is needed for collection lines, it includes the lay down yard, the substations, and all other ancillary impacts, the temporary intersections needed to deliver the turbine, etc.

(Chris Stanton, Project Manager at Northland Power Inc.) Of the 272, how much of that is going to be reseeded and restored to either fields or woodland, etc.? I imagine a great deal of it will be.

(Daniel Zvirzdin Senior Environmental Analyst at EDR) Right. Yeah. That's a great point. So, I mean, about 100 acres or more is going to be temporarily cleared and then will be allowed to regenerate into forest, and around 100 acres or so will be cleared and then maintained in some successional state. So, along the collection corridor line corridor, there will be periodical maintenance to avoid having large trees growing their roots through our collection line. And then around 40 acres or so will be permanently impacted, these will be the turbine pads, the actual access roads, the substations, etc.

Question 36: What will be the methods employed to deice [the blades]?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) I can jump in and emphasize there are not going to be resistance heaters in those blades. In the event that there are icing conditions which require us to shut down, I think our plan is that we will wait for that ice to fall off. We will have operational controls to ensure that the turbine is not operated under unsafe conditions. Paul, please jump in with additional context.

(Paul Kaminski, General Manager at Northland Power Inc.) Depends on the technology we select, but our experience is that the turbines we use in different regions in Canada and different site locations are very specific for ice formation, but the ice is detected very quickly on the vibrations and we can definitely shut down the minute we detect ice formation. There is a software that predicts ice formation so there's obviously the turbine shut down and very specific procedures to restart prior to making sure that there's no ice on the blades. It's public safety, but also, it's the protection of equipment. So, we're very aware of that and we've managed this issue in the past. We're very experienced.

Question 37: Who, and where will the turbines be monitored? who will monitor the turbines and from where?

Answer: (Chris Stanton, Project Manager at Northland Power Inc.) So, yeah, sure. You know, Paul, if you want to come back on and talk about experience at Northland. But again, you know, part of the key role of our permanent employees on the site is to ensure that their main job monitoring, ensuring the equipment is working properly. Anyone who's spent time operating [fueled] power plants is aware that we're rotating equipment. Things happen, right? You've got to have qualified people on site to keep close track of that equipment, to ensure it's operating according to parameters and to take note when emergent issues are just being detected so that you can get your team in there to fix issues before they become major problems for us. So, please jump in, Paul, if you have additional context on that.

(Paul Kaminski, General Manager at Northland Power Inc.) Thank you. So, our experience has been that we have the workers at site, the plant manager and support stuff on our end, and also technicians from GE, or whatever company we select as Chris mentioned. Typically, the on-site people monitor from morning until afternoon. We have a center and, right now, for our Ontario projects, we have a center in Kingston, Ontario, which monitors 24/7. And also, there is

the vendor of the turbine that has their own monitoring center. For instance, Schenectady, New York is our monitoring center for the Mclean's Mountain project. So, the vendors have their own monitoring 24/7 and we ourselves, have our monitoring center. I'm not 100% sure what the requirements are in New York, if you can monitor out of state? Or do you have to have 24/7 monitoring in the state, but we can definitely follow up and make sure we give you the answer.

(Chris Stanton, Project Manager at Northland Power Inc.) So, we'll just make a note to include that. As Erin mentioned we'll have this questions provided as part of the written down as part of folks who want to access this presentation after the fact, and so we'll be sure to add a note there to confirm that that fact.

Question 38: Will this project proceed if the production tax credit isn't renewed or extended?

Answer: (Jeffrey Nemeth, Director, Development at Northland Power, Inc.) I'm happy to respond to that. So, this project is being constructed under the current PTC, so there's not a requirement for it to be extended for us to be able to meet an a COD in 2022 for this project. Now if the project were to be delayed there's actually additional years of the PTC still available for the project that we would be able to utilize. So, I guess your question was on whether or not it needed to be extended or if we could do the project, but based on our current path on the project, the PTC is available to us in constructing [this Project].

Copies To: file