



Breezy Bulletin

Information & Updates about the Bluestone Wind Farm

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What's Been Going On

Broome County IDA Approves Bluestone Wind's PILOT Agreement



On Dec. 29, 2020, the Broome County Industrial Development Agency (IDA) Board held a special meeting and voted 7-1 to approve Bluestone Wind's revised payment in lieu of taxes (PILOT) application. Under the revised PILOT, which reduces the PILOT period from 30 years to 20, Bluestone Wind will pay over \$200,000 per year in the first year to the Town of Sanford, the Town of Windsor, the Deposit Central School

District, the Windsor Central School District and Broome County. The amount will increase each year and total approximately \$4.6 million over 20 years. The PILOT is just one part of the project's contribution to the area tax base. Under the 30-year Host Community Agreement (HCA), the project will contribute almost \$930,000 to the two towns, the schools and county in 2021, an amount that will increase by 2% per year and total \$37.5 million over the project's lifespan of 30 years. The project will make its first payment under the HCA before the start of tree clearing in February. The first PILOT payment will be due after the facility comes into operation in late 2022, when the project would normally go on the assessment roll.

We want to take this opportunity to thank the many people who attended the Dec. 29 meeting to voice their support for the project and for our PILOT application. We counted 26 statements of support, including 12 from participating landowners, non-participating area residents who think the project will improve the economy and help the environment, and town and county leaders. We are also grateful for 14 statements of support from the labor unions and members, who see this project as an important source of employment for their membership over the next two years. Finally, we would like to thank the IDA staff and board members, who put a tremendous amount of work into considering our application and weighing the costs and benefits of granting the PILOT.

Bluestone Wind's Tree Clearing Plans has Been Approved by the New York Public Service Commission

On Oct. 26, 2020, Bluestone Wind submitted its Tree Clearing and Decommissioning Plans to the New York Public Service Commission (PSC) for the western half of the project. The plans received several comments from state agencies, the towns, and area residents, and in response, the team submitted revised versions on Dec. 2. Bluestone Wind incorporated these comments into the plans for the eastern half of the project, which were submitted to the PSC on Dec. 21.

We are happy to report that the PSC approved plans for the western half of the project on Dec. 17 and, on Jan. 12, the Department of Public Service authorized Bluestone Wind to begin tree clearing, subject to the conditions in our permit. Finally, on Jan. 21, the PSC approved the tree clearing plans for the eastern half of Bluestone, representing the entire project.

In addition, the towns have approved the Decommissioning Agreements, which detail the updated estimated cost to decommission the project at the end of its lifespan, which includes more than \$4.2 million for Sanford and more than \$640,000 for Windsor. Both amounts include a ten percent contingency, as required by the state permit. Bluestone Wind will be required to post letters of credit for both towns equal to these decommissioning amounts prior to starting tree clearing on the project.

In addition to the Tree Clearing Plan, Bluestone Wind submitted and received approval on several other documents, including its Stormwater Pollution Prevention Plan, Emergency Action Plan and Complaint Resolution Plan. Bluestone Wind will update all contact information in these plans prior to starting tree clearing.

What is Flagging?

Over the last two weeks, crews have been in the area placing colored flags to show where trees will be removed and identify where access roads and turbines will be sited. Flags will also be placed around wetland areas, sensitive environmental areas and construction laydown and stockpile locations. We expect flagging to take place through the middle of February. Prior to beginning tree clearing in a new area, Bluestone Wind's representative on site will use the flags as guideposts to complete a walkdown of that area with the contractor and environmental monitor to ensure we have met all required conditions under our permit.

Bluestone Wind Receives CPCN Approval



On Dec. 17, the New York Public Service Commission (PSC) approved Bluestone Wind's Certificate of Public Convenience and Necessity (CPCN) under Section 68 of the Public Service Law. By approving the CPCN, the PSC found that Bluestone Wind and Northland Power are financially qualified to support the project. Receiving the CPCN is one of the prerequisites needed to start construction on the project.

Turbines Have Been Chosen



We are excited to announce that we have chosen a turbine model for the Bluestone Wind Farm – the Vestas v150. These turbines have a 120-meter hub height (or about 394 feet), a tip height of just under 640 feet and are designed for a broad range of wind and site conditions. Further, they have the lowest sound power rating of the five different turbine models that we considered and presented in Bluestone Wind's Article 10 application, making them perfect to serve sound sensitive regions.

Vestas is a global leader in sustainable energy solutions, and they design, manufacture, install and service wind turbines across the globe. With more than 40 years servicing the wind industry, Vestas has installed more than 74,000 turbines in 82 countries across six continents.

What's Coming Up

Bluestone Wind to Make Its First Payments to Municipalities

Bluestone Wind will make its first payment under the Host Community Agreement (HCA) to the towns of Sanford and Windsor, the Deposit Central School District, the Windsor Central School District and Broome County prior to starting tree clearing. The payment, totaling \$925,680, is due at the start of tree clearing, and all future payments owed under the HCA will be made on the anniversary of the first payment.

In addition, under the terms of the Road Use Agreements (RUA) signed with each town, Bluestone Wind is required to make contributions to help each town pay for new highway equipment. Prior to tree clearing, Bluestone Wind will contribute \$250,000 to Sanford towards the purchase of a new grader, and Windsor will receive \$48,000 for a new skid steer.

In addition, under the RUA, Bluestone Wind is required to post a combination of cash security and surety bonds to ensure the upkeep of the town and county roads. Bluestone Wind must place a total of \$225,000 into escrow accounts to provide funds for the highway departments to complete emergency repairs, if needed, and post a total of \$7 million in surety bonds.

Meet the Wesson Group



We are excited to announce that we have hired the [Wesson Group](#) to serve as Bluestone Wind's main contractor for the project. Based out of Johnstown, New York, the Wesson Group has a 30-year history of significant heavy civil and infrastructure construction experience, with work primarily concentrated in the Northeast. Within the last two decades, that expertise has expanded to include renewable energy, most notably industrial-scale wind projects.

The Wesson Group built the [Roaring Brook Wind Farm](#) in upstate New York and has served as a subcontractor for a number of other wind projects across the state. The Wesson Group will be responsible for full project construction through to operations, including hiring subcontractors for tree clearing and other construction related services.

Schedule/Map of Tree Clearing Routes

Tree clearing access routes are shown on the map below. During the tree clearing phase, most traffic will consist of personal vehicles for employees to get to and from work and bringing large pieces of tree clearing equipment onto the site.

The schedule for tree clearing is highly dependent on winter weather conditions, but our current schedule is shown below. We expect to use at least two different clearing crews to speed up the work. We will publish additional detail on the March schedule once we have started work.

Feb. 8 through Feb. 26: Clearing for all turbines, roads and collection line corridors along Pazzelli Road. Access to this area will be up Route 41 to Farnham Road to Pazzelli Road.

Feb. 15 through Early March: Clearing for all turbines, roads and collection line corridors along William Law Road and Rector Road. Access to this area will be up Page Road to William Law Road.

Feb 19 to Early March: Clearing for all turbines, roads and collection line corridors on ridge between Bryce Road and Route 41. Access to this area will be from both Bryce Road and Boskett Road.

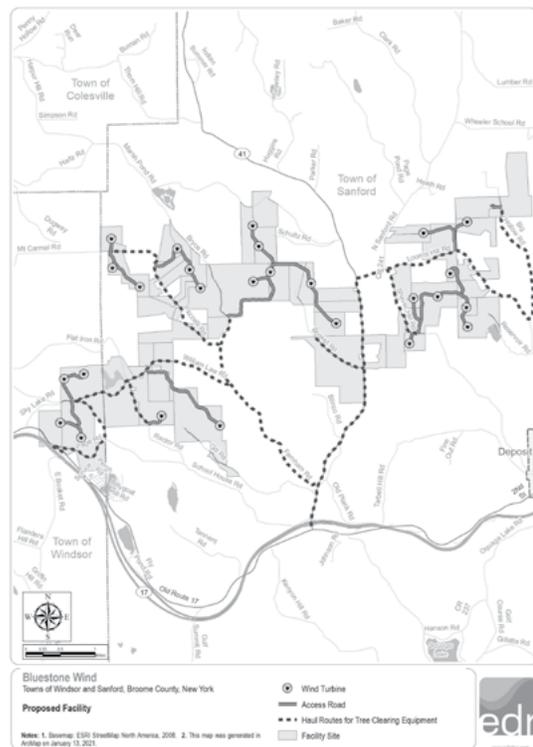
Early March to Early April: Clearing for all turbines, roads and collection line corridors on the eastern half of the project. Access to these areas are via Route 41 to Shaver Hill Road and via Route 41 to Loomis Hill Road.

Construction Update: Tree Clearing to Start Soon



Tree Clearing is currently scheduled to start the week of Feb. 8, allowing Bluestone Wind to take advantage of the cold weather, which will minimize impacts to roads, agricultural areas and the local bat population. We will be using the tree clearing routes shown on the map below and will fix any damage caused to the roads we use during this process. We are aware of the special weight restrictions that apply to Pazzelli Road and Big Hollow Road in

the event of a rapid spring thaw and we will remain in close communication with the highway superintendent to ensure impact is minimized during these times.



Construction Along Public Roads

During the tree clearing phase, our activities along public roads will be limited to bringing in heavy equipment and loading/unloading trucks adjacent to our planned access roads. We do not expect to close roads or otherwise significantly affect the flow of traffic. Nonetheless, we want to make sure the community is updated regularly on the tree clearing schedule. We will publish road closure information each week via email and on our [website](#), as well as post it on the [Bluestone Wind Construction Facebook page](#). We have also reached out to area morning news stations, including WNBC, WNBG, 101.7, 102.5 and 106.7, and expect to communicate updates regularly via these channels as well.

To sign up for our email weekly alerts, please visit our website: <https://www.northlandpower.com/BluestoneWind/> or our project Facebook page (search Bluestone Wind Construction) and enter your email address. We will send an email every Friday that lists the road closures for the following week.

Virtual Public Information Session

Bluestone Wind will host a virtual public information session on Thursday, Feb. 4, from 5pm to 6pm, via Zoom and telephone. The Northland construction team and our contractor will be on to present additional details about project construction and take questions from the public.

If you are joining by phone, please dial [\(929\) 205-6099](tel:9292056099) and enter Meeting ID: 826 6872 7970

If you are joining by Zoom, please visit our website or Facebook page for the link, or visit <https://us02web.zoom.us/j/82668727970>

To submit questions in advance of the meeting, please email them to bluestone@northlandpower.com



136 Front Street
Deposit, NY 13754

Information & Updates about the **BLUESTONE WIND FARM**

Complaint Hotline

As mentioned above, Bluestone Wind's final Complaint Resolution Plan has been approved by the New York Public Service Commission and we are fully committed to being a good neighbor to the towns, county and all stakeholders throughout construction and operation of the project. The Complaint Resolution Plan establishes the process and procedures you can follow to notify Bluestone Wind if any issues arise during the construction, operation or decommissioning of the Bluestone Wind Farm and provides an efficient process to resolve any complaints that arise during the life of the project.

THE PROCEDURE AND CONTACT INFORMATION FOR REGISTERING A COMPLAINT

Safety is a core value for Northland Power, and we want to hear from you during this process. Complaints or concerns from neighboring residents or others can be made through the following channels. For safety reasons including Covid-19 protocols, members of the public will not be allowed onsite to register complaints with Bluestone Wind-affiliated workers at locations other than those identified below.

1. By calling the Toll-Free Number: 1-866-418-8753
2. By writing to Bluestone Wind at its email address bluestone@northlandpower.com; or mailing complaints to the local Bluestone Wind Office at 136 Front Street, Deposit, NY 13754, or at Northland's principal place of business at 30 St. Clair Ave. West, 12th Floor, Toronto, Ontario M4V 3A1

PROJECT DEVELOPMENT MANAGER AND CONSTRUCTION MANAGER

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