NATIONAL ENERGY
DEVELOPMENT

1050 New Road Community Solar Project

AIDA Public Hearing Presentation

PROJECT AT A GLANCE

APPLICANT

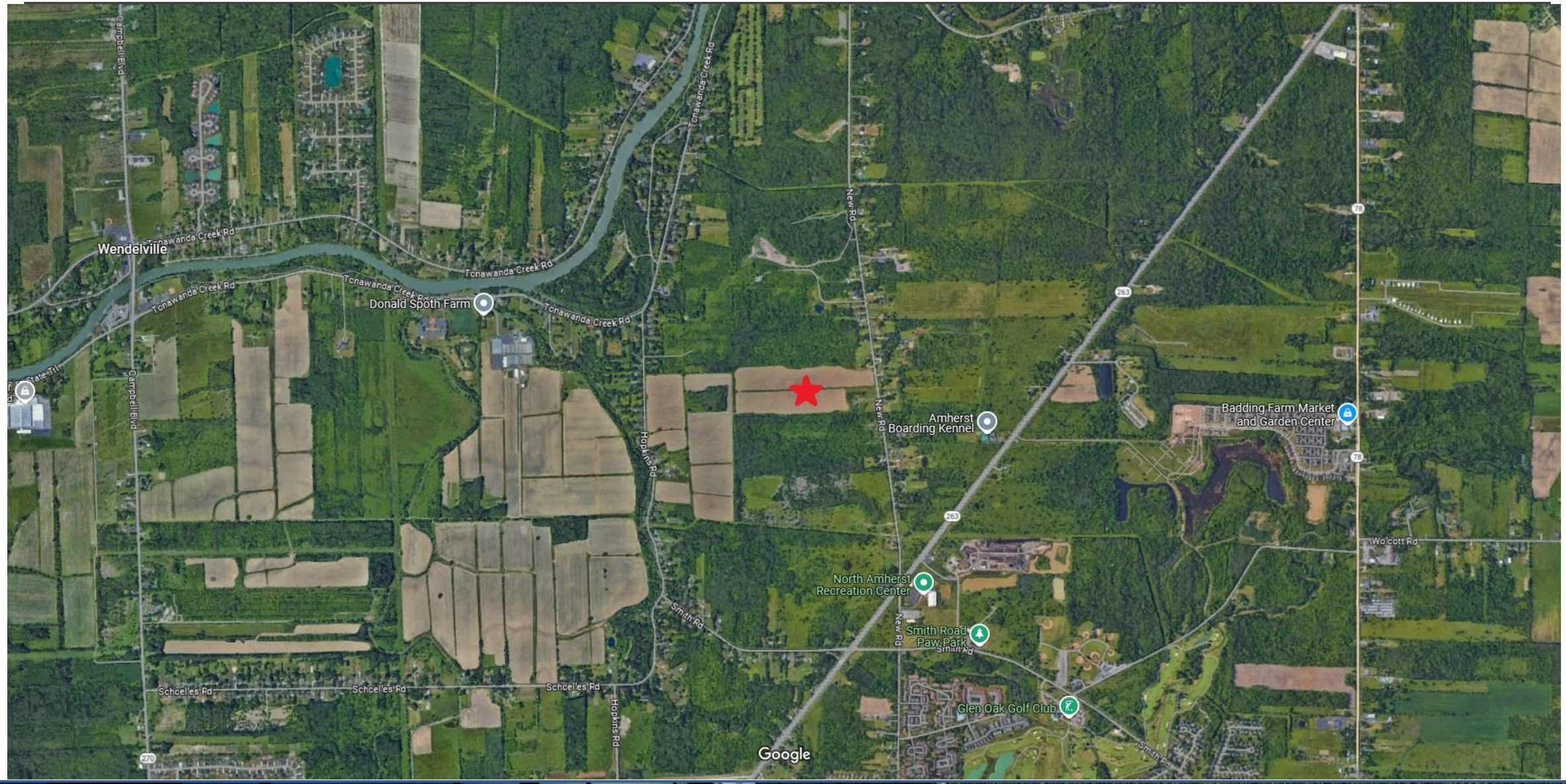
NED - New Energy Solar 8 LLC
Subsidiary of New Energy Equity LLC

PROJECT INFO

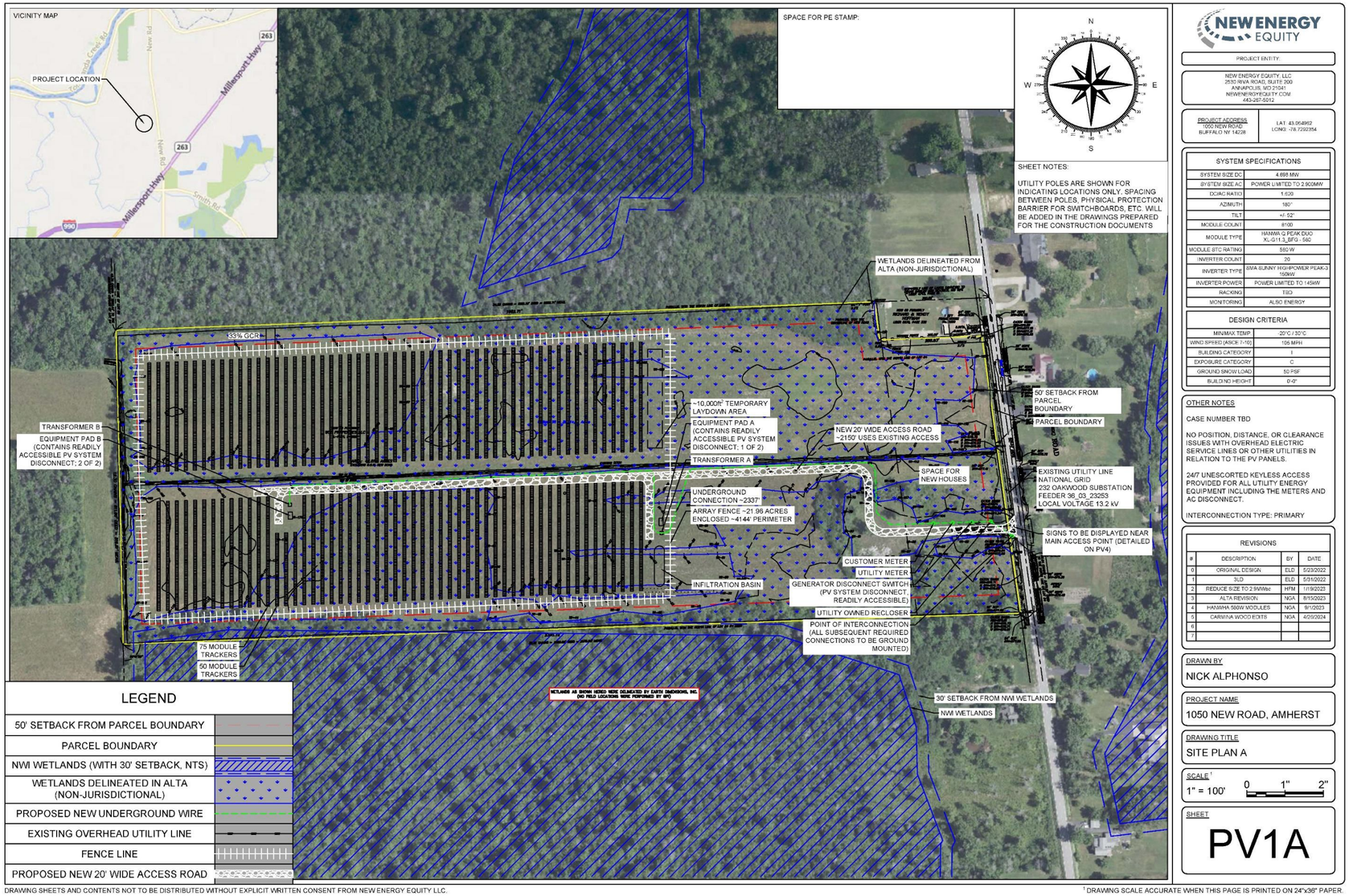
- **2.90 MW AC – Shared Solar Facility**
- **Solar facility fenced area – 21.9 acres**
- **Single axis tracker system**

- **Minimal visual impact to neighboring properties**
- **Monthly savings to subscribers of the facility**

PROPOSED LOCATION



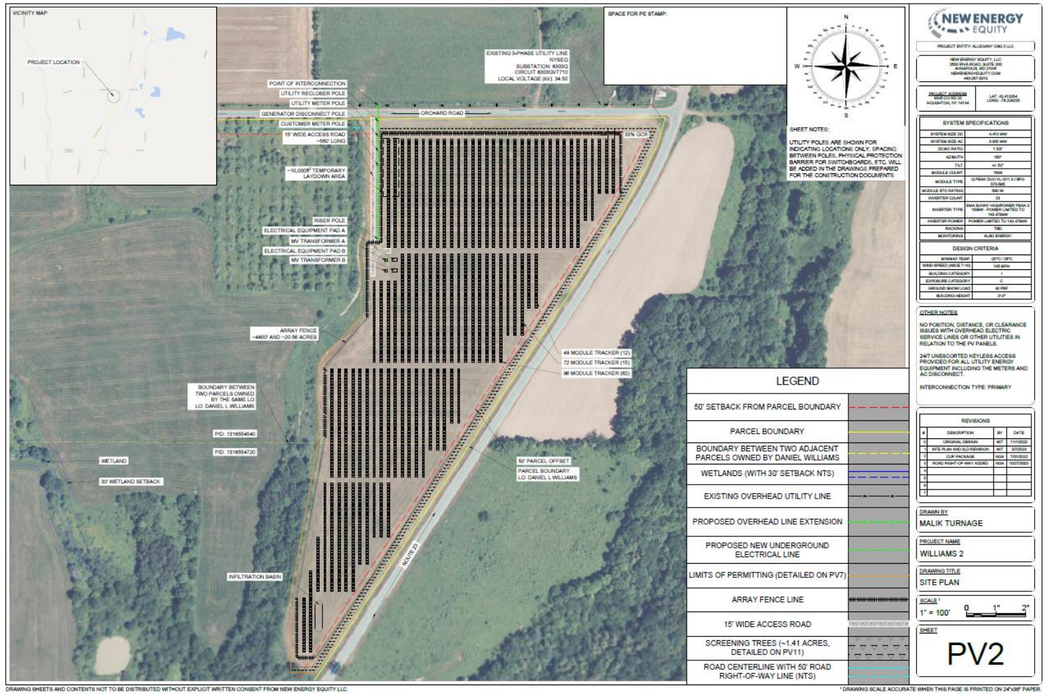
Proposed Site Plan



† DRAWING SCALE ACCURATE WHEN THIS PAGE IS PRINTED ON 24"x36" PAPER.

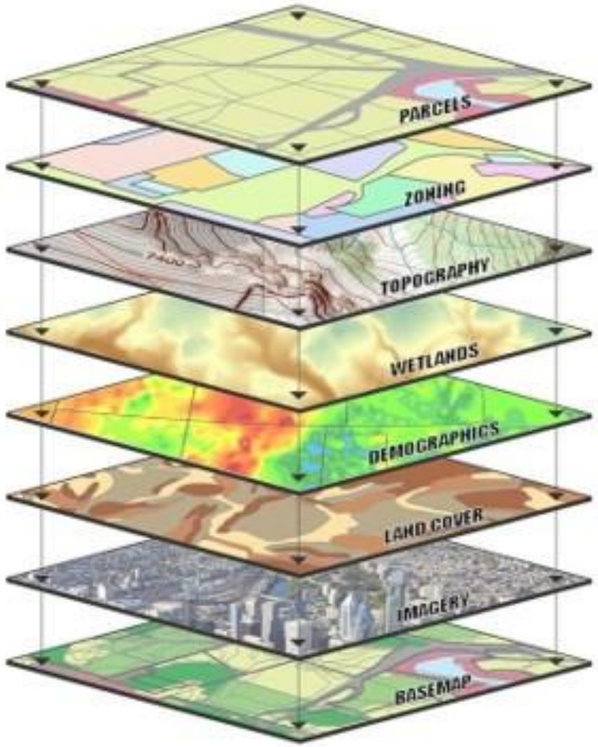
PROPOSED LAND USE DETAILS

Land owned by the Property Owner (Acreage)	42.8 Acres
Solar Facility / Fenced Area (Acreage)	21.9 +/-
Modules (Quantity)	8,100 Modules +/-
Equipment Pads (#)	4



Site Selection Process

- Interconnection Availability – Utility power line is located within the site and has confirmed capacity.
- Landowner Support – We approach and educate landowners about community solar projects.
- Community Character – solar is well suited for rural areas through low structure heights, no discernable sound and inclusion of pollinator species.
- Zoning – the Town of Amherst Solar Law allows large scale solar energy systems by Special Use Permit in the Suburban Agricultural (SA) District.
- Environmental constraints – design for impact avoidance. Minimal wetland and stream impacts with no federal permit required due to impact of less than 0.1.
- Site visibility – minimize through location of panels and strategic vegetative screening.
- Avoidance of Existing Infrastructure (Buildings, Airports, Gas Wells, etc.).



Solar is a Great Neighbor

- No discernible noise and no increase in traffic during operation.
- Secure fencing around project – at least 7’. Will design in collaboration with the Town of Amherst.
- Glare – Report provided as part of application shows no glare. Solar panels are designed to absorb sunlight not reflect it. Per the DOE, PV panels absorb 98% of light, reflecting as little as 2% of sunlight. Panels are also positioned to avoid glare.
- The solar farm will be screened from view from adjacent properties with plantings.
- Simple post/rack design requires minimal ground disturbance.
- Planting land with pollinator habitat can increase local ag yields through increased pollination.

Should I be concerned about my property value?

- According to numerous studies solar farms do not impact nearby property values in rural areas. A few samples below:

No consistent negative impact

No consistent negative impact has occurred to adjacent properties that could be attributed to proximity to the adjacent solar farm (Lines, Andrew, "*Property Impact Study: Solar Farms in Illinois*" CohnReznick LLP, 2018)

No criteria for downward adjustments

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. (Kirkland, Richard C., "*Grandy Solar Impact Study*", Kirkland Appraisals LLC, 2016)

Solar is a compatible use

These studies found little to no measurable and consistent difference in value between the Test Area Sales and the Control Area Sales attributed to the proximity of solar farms and are generally considered a compatible use. (McGarr, Patricia, "*Property Value Impact Study*" prepared for SunVest Solar Inc., CohnReznick LLP, 2018)

WHAT ARE THE BENEFITS OF JOINING A SHARED SOLAR FARM?

SOUND TOO GOOD TO BE TRUE?

CITIZENS

Subscribers **save an average of 10%** off the supply of energy on their existing energy bill.

CLIMATE

Shared Solar Projects are one of the way New York plans to contribute to the **fight against climate change and reduce carbon emissions**

HOST LANDOWNER

Shared Solar Projects help families **create and maintain legacy property for generations** to come.

COUNTY

County receives additional **revenue** without additional county resources needed.

Clean energy added to the power grid at the cost of the project company.

Economic Impacts: Not Just Limited to Subscribers

Jobs

Solar projects create well-paying job opportunities for locals, including jobs in construction, engineering, operations and maintenance, and more.

Funding

Solar farms generate hundreds of thousands of dollars of property taxes over their operational lives, generating a new stream of funds for your schools, libraries, and roads.

Resiliency

Solar developers pay to upgrade the local electric grid, installing more advanced and reliable grid. Distributed energy resources, such as solar farms, offer resiliency in the face of climate disasters and severe weather — limiting the negative impact of electric grid outages.

Consistency

Since solar energy is produced locally, communities and the nation as a whole are less vulnerable to oil price spikes.

ECONOMIC INCENTIVES REQUESTED

Requested Benefits:

- Sales Tax Exemption
- Mortgage Tax Exemption
- Real Property Tax Abatement
  - **25-Year PILOT agreement:**
  - **$4,700/MW AC**
  - **Annual increase of 2%**

Necessity of Assistance:

- Offsets high initial capital costs and rising construction expenses.
- Provides predictability for capital investors
- Helps mitigate the reduction in NYSERDA grant funding

PROJECT BENEFIT TO AMHERST & ERIE COUNTY

Economic Boost

- Multi-million dollar investment in Amherst.
- $40,000 host community benefit
- Payments in Lieu of Taxes (PILOT)

Environmental Benefits:

- Significant addition to the local renewable energy supply.
- Reduced greenhouse gas emissions

Community Savings:

- Potential for reduced energy costs for local residents and businesses.

Community Engagement & Compliance

Local Vendor Engagement

- Priority given to hiring skilled personnel from local vendors.
- Local construction companies during construction phase
- Local maintenance workers during operations

Zoning & Compliance:

- Zoning: Suburban Agricultural, compliant with all local zoning requirements.
- Environmental Assessment: Phase I Environmental Assessment completed, with no expected contaminants or major ecological disruptions.

Next Steps

- **Obtain Special Use Permit:** A hearing is scheduled for 11/12, with approval to follow, ideally before year-end.
  - **Amherst has granted conditional site plan approval.**

- **Next Steps**: Engage with IDA for financial support to proceed with development and construction.
  - **Property will be purchased from the owner, WCF, after all permits obtained and IDA agreement finalized**
  - **Project will then be leased to the solar operator**

ANTICIPATED PROJECT TIMELINE

Construction Start: April 15, 2025

Completion Date: October 15, 2025

Operational Date: October 15, 2025


QUESTIONS?
NEW ENERGY EQUITY
AN ALLETE COMPANY