

Welcome

Thank you for coming to the
Two Rivers Solar Open House.

Your questions and comments are important to us.
Please sign in and complete a comment sheet.

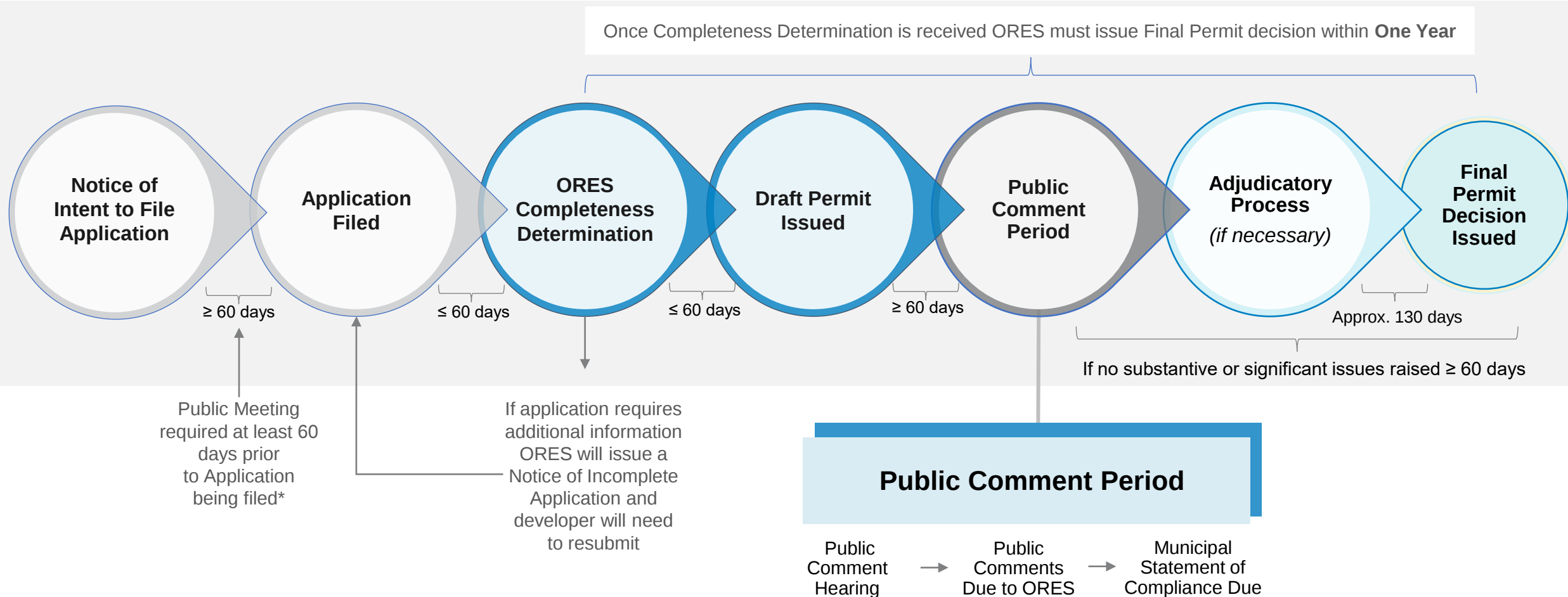
Have more questions or looking for additional information?

Please reach out to Boralex's primary project contact for Two Rivers Solar:

Bryan Tripp, 905-691-6141 | bryan.tripp@boralex.com | www.boralex.com/projects/two-rivers



ORES Article VIII Application Process

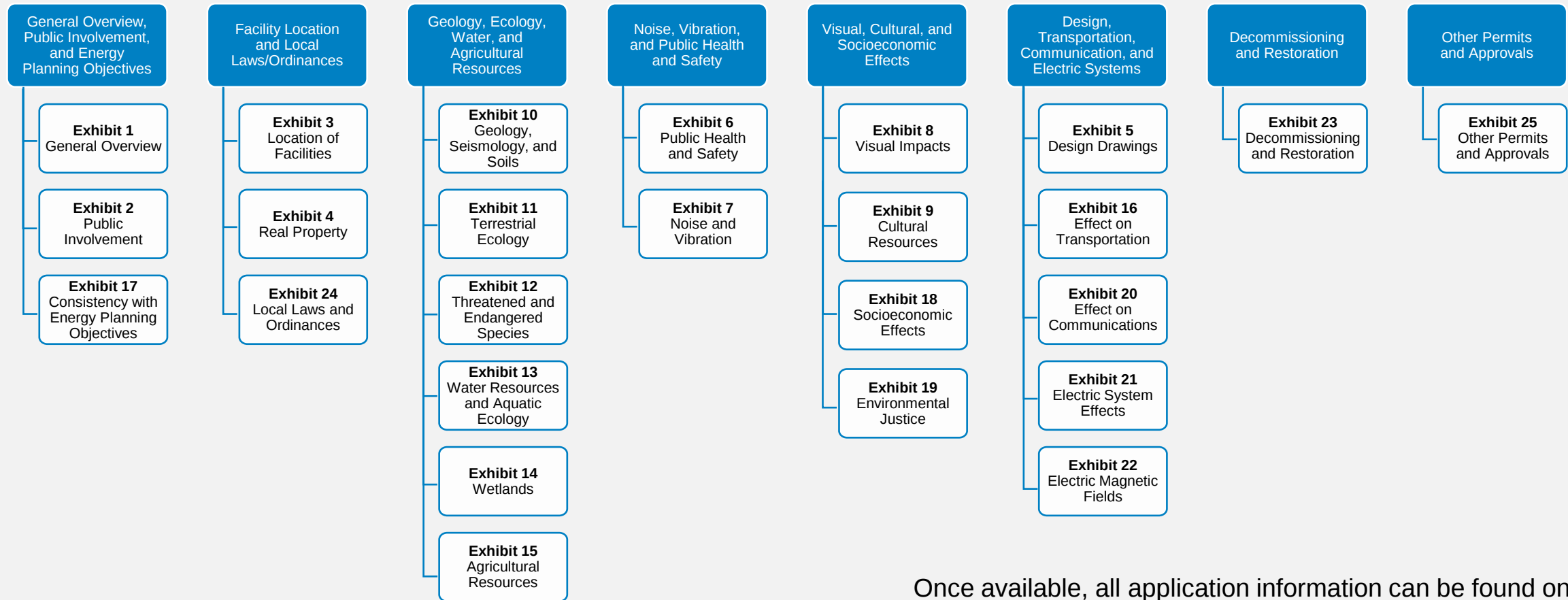


Subpart 900-5 of the Article VIII regulation (formerly 94-c) requires the Applicant to deposit \$1,000 per 1,000 kilowatts of the project's nameplate capacity (\$200,000 for this project) into the Local Agency Account Fund (LAAF). Of these funds, 75% shall be reserved for local agencies. Subject to ORES approval, the funds can be used to cover expenses for expert review or to determine whether a proposed facility is designed in compliance with applicable local laws. Any local agency or potential community intervenor shall submit a request for initial funding within 30 days of the date of the application filing. Go to https://ores.ny.gov/system/files/documents/2023/10/laaf_request_form-10-1-2023.pdf for a form with instructions on how to submit a LAAF request. Requests can be submitted via email (hearings@ores.ny.gov) or mail (ORES, Attn: Local Agency Account Fund Request [Matter No. 23-00053], c/o OGS Mailroom, Empire State Plaza, 240 State Street, P-1 South, J Dock, Albany, NY 12242).

Article VIII Application Package

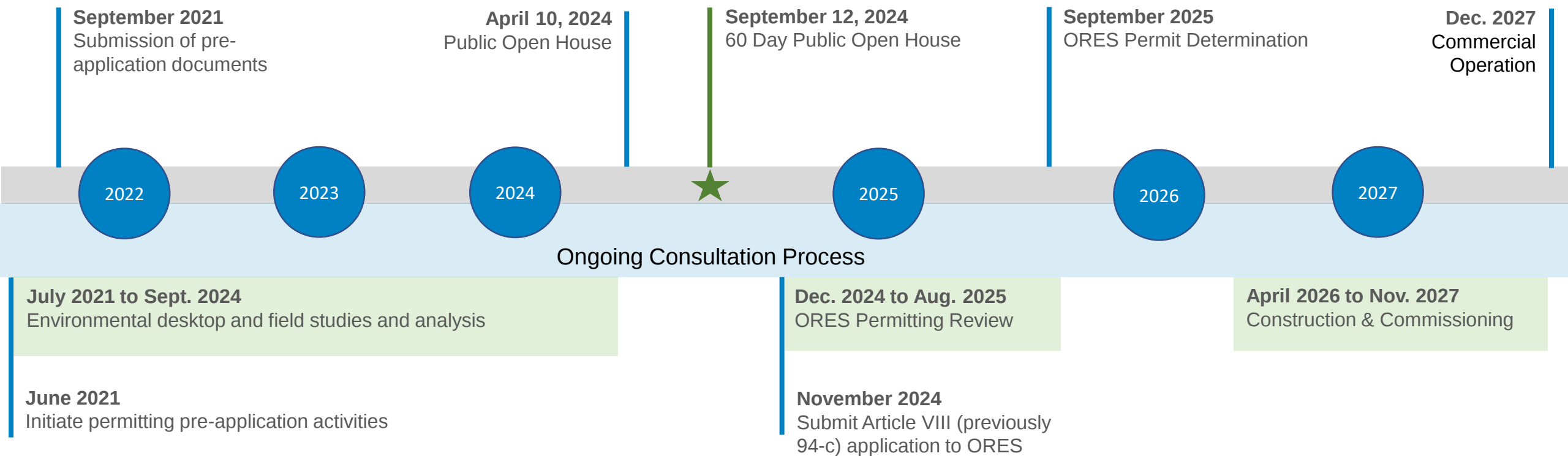
The RAPID Act was recently passed which renamed the 94-c application process to Article VIII, although the rules and requirements are the same. The Office of Renewable Energy Siting (ORES) is still exclusively focused on the permitting and siting of large-scale renewable energy projects in NY State and aims to consolidate permitting into one application.

Extensive desktop assessments and on-site environmental assessments to support the Article VIII application have been completed and will include information for the following required Exhibits:



Once available, all application information can be found on our website: <https://www.boralex.com/projects/two-rivers>

Two Rivers Solar Schedule



Boralex in the United States

Present in the United States
for more than 20 years

Operating assets in 6 States,
including in the CAISO, ERCOT
NYISO and SPP markets

Represents 25% of Boralex's
global operating assets



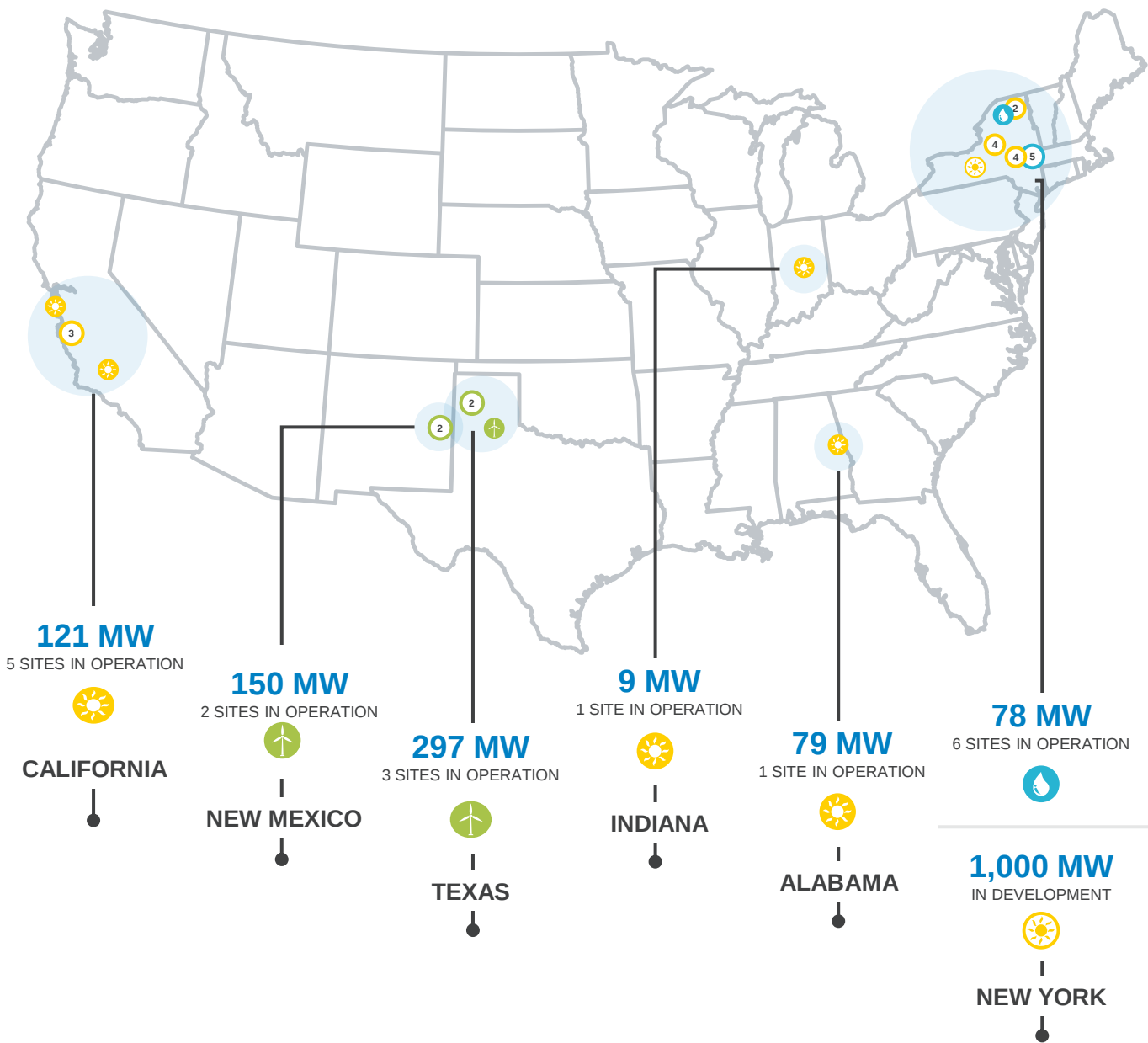
WIND
447 MW



SOLAR
209 MW



HYDRO
78 MW

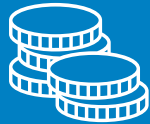


Facility Benefits



Development of Workforce

- Local workforce development training targeting host communities, and the county throughout project life.



Revenue Creation

- Create a new annual revenue stream (PILOT) that the Towns can use for community services.
- Generate increased tax revenues from operations



Education

- Beyond Renewables Fund to support STEM education and workforce development programming:
 - Partnering with Cornell Cooperative Extension and local school districts' P-TECH
 - To meet the objectives of the NYS climate law, additional emphasis is placed on investing in programs focusing on disadvantaged communities

Local Partnerships

- Sponsored the Tri-Town Summer Festival
- Provided financial support to the Massena Hospital Foundation
- Sponsored the 2023 and 2024 Art Market and Juried Show presented by Akwesasne Travel
- Supported the annual “Rockin’ The River” in Massena.



Photo Courtesy of Akwesasne Travel

Local Benefits



Local Workforce

- Approximately **150** jobs will be created during construction
- Contracts with local businesses and workers for engineering, surveying, and construction
- Support local landowners with reliable revenue source



Sourcing Local Materials

- Commitment to source materials from New York State and the USA
- Commitment to purchase local goods and services



Community Investment

- The Project will generate Payment in Lieu of Taxes (PILOT) revenues to the local school district, host communities, and the county throughout the Facility's operation
- These payments will be higher than the tax payments currently being contributed by the Facility host properties and their existing land use



Boralex is dedicated to being a good neighbor and an integrated part of the communities where we have built renewable energy facilities:

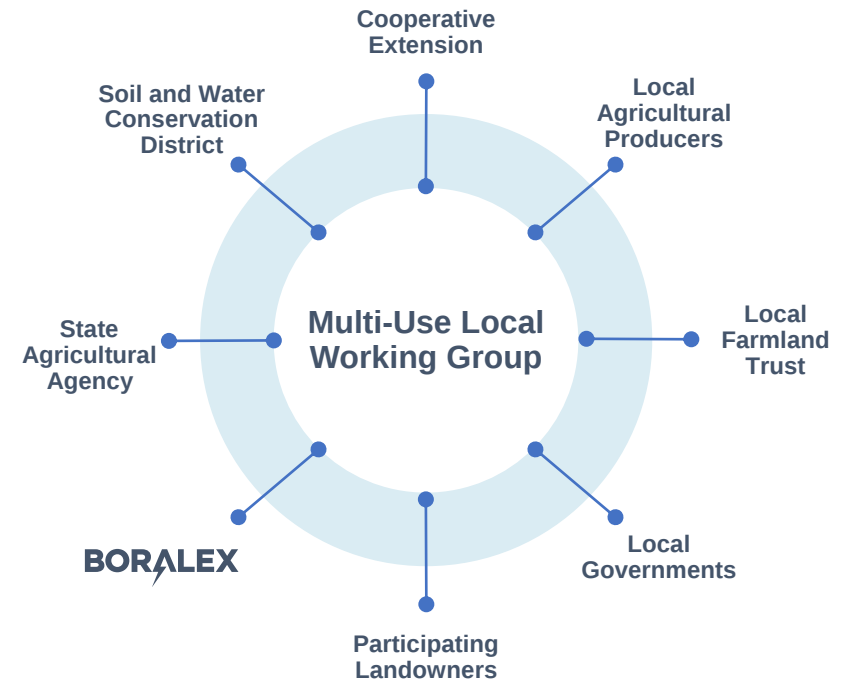
- Every year we support local non-profit organizations, charities, and events that contribute to the vitality of the communities
- Boralex has contributed more than **\$1,000,000** over the past two years to our partner communities through our donations and sponsorship programs

Agricultural Co-Utilization

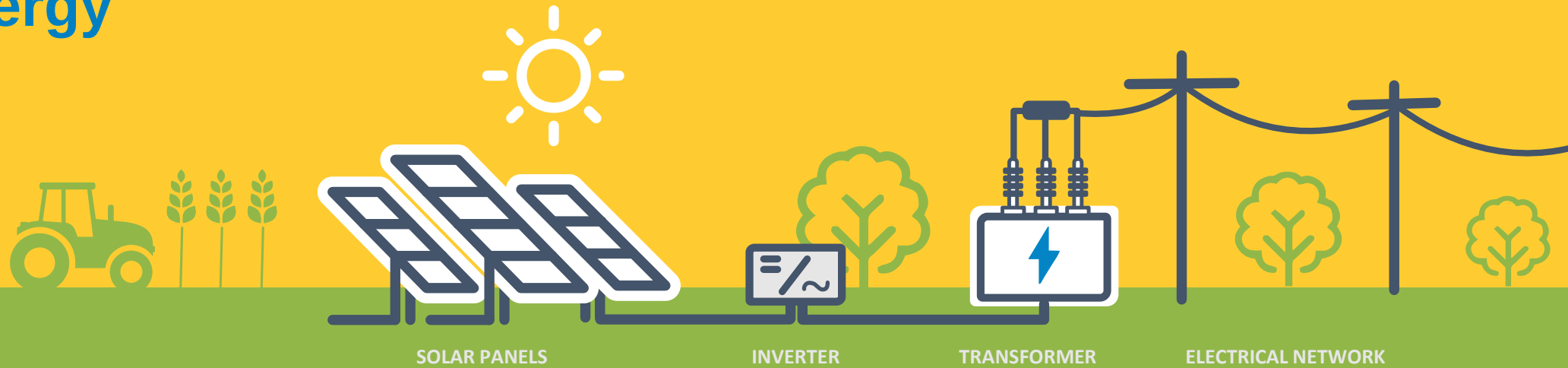
Boralex plans to develop co-utilization at the Facility that complements the existing agricultural economy.

We are committing to:

- Design the Facility to include options for agricultural operations between solar arrays.
- Establish a local Multi-Use Working Group to analyze, implement, and monitor agricultural activities.
- Execute and review agricultural co-utilization projects in collaboration with the local Working Group and landowners. Projects may include hay and/or crop cultivation, commercial bee keeping, planting native pollinator species, carbon sequestration, and/or sheep grazing.
- This approach will result in an adaptive integration of agricultural operations suited to local conditions.



Solar Energy



HOW DOES A SOLAR FACILITY WORK?

A photovoltaic installation (solar panels) collects energy emitted by the sun and creates DC (direct current) electricity which is converted to AC (alternating current) at the inverter. The low voltage AC electricity is converted to a higher-voltage electricity at the transformer and then distributed to the customers connected to the nearby grid.

The panel rows are single axis and follow the sun over the course of the day for maximum efficiency. Solar panels generate electricity when demand is the highest during the day, throughout the whole year, whenever the sun is up (even if it is overcast).

Environmental & Cultural Studies

Studies Completed Prior to April 2024 Open House

Threatened and Endangered Species:

- Conducted desktop Wildlife Site Characterization study and field studies specific to Breeding Birds, Wintering Grassland Raptors

Wetland and Stream Delineation:

- Completed desktop analysis and field delineation of the wetlands and streams on the Facility

Archaeological and Historic Architectural Resources Study:

- Completed Phase 1A Investigation (desktop study)

Visual Resources:

- Consulted with the host towns, neighboring communities, and St. Lawrence county to identify potential aesthetic resources that may be affected by views of the Facility

Studies Completed Between April 2024 and Now

Threatened and Endangered Species:

- Conducted desktop and field study for potential Blanding's turtle habitat

Wetland And Stream Delineation:

- ORES visited the site after reviewing the Wetland Delineation Report and has confirmed the delineated boundaries in person

Archaeological and Historic Architectural Resources Study:

- Completed Phase 1B Investigation (field study), and Historic Resources Survey
- Boralex provided all findings to the State Historic Preservation Office (SHPO)
- Received concurrence from SHPO that the project will not impact any cultural resources

Geotechnical Engineering Study:

- A Geotechnical Engineering Study was completed in the field during July 2024

Ongoing and Future Work

Threatened and Endangered Species:

- Findings from each report will be submitted to ORES, who will issue a final determination of occupied habitat and potential project impacts

Visual Resources:

- Specific locations and photos identified during the field survey will be used to create visual simulations for Exhibit 8 of the Article VIII Application

Geotechnical Engineering Study:

- Data collected from the field study is being used to support decisions regarding the foundation and construction of the Facility

Water Resources:

- A survey of landowners within 1,000 feet of the site will be conducted later this year to determine the presence of private water wells

Noise Assessment

- Ambient sound level monitoring
 - In late September 2024, ambient sound levels in the Facility area will be continuously measured over a 7-day period at several locations around the Facility
- Sound level modeling
 - Utilizes International Standards Organization (ISO 9613-2) as required by ORES
 - Facility-only sound levels are predicted within a 3,000-foot radius from Facility components
 - Construction and operation sound levels are predicted through acoustic modeling
- Operational equipment
 - Solar panels – Produce no sound
 - Inverters – Produce sound during the day
 - Substation – Produces sound during the day and typically lower sound levels at night

Article VIII Noise Requirements

Facility shall comply with sound level limits defined in Article VIII regulations

- Non-participating residence = 45 dBA
- Participating residence = 55 dBA
- Non-participating residence = 40 dBA due to substation
- Non-participating property line = 55 dBA
- Penalty applied for any audible prominent tones

Specific conservative acoustic modeling parameters are prescribed (e.g., all sources operating simultaneously, ground absorption factor, temperature, humidity)

Sound levels due to construction and operation of the Facility will be displayed graphically as sound contours over aerial imagery



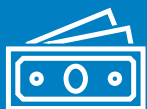
ORES
Requirement

Renewable Energy Certificates (RECs)



What is
a REC?

To support renewable development, NYSERDA enters into an agreement to compensate renewable energy owners for a REC. A Tier 1 REC represents the **energy production** of one megawatt-hour of generated electricity. Each REC is proof that energy has been produced from eligible renewable sources.



When do
projects receive
state funding?

NYSERDA will purchase RECs from the contracted projects **after** they have become operational and begin to deliver power. Depending on the type of project, these REC contracts can last up to 20 years. RECs **are not** upfront payments. Developers bear **all the costs** of project development.



Why is
this needed?

The development and construction of renewable energy projects involves significant capital investment, necessitating **long-term contracts**, in order to finance and construct the projects. A REC contract allows project developers to fund project development and construction costs then recoup their investment over the life of the project.

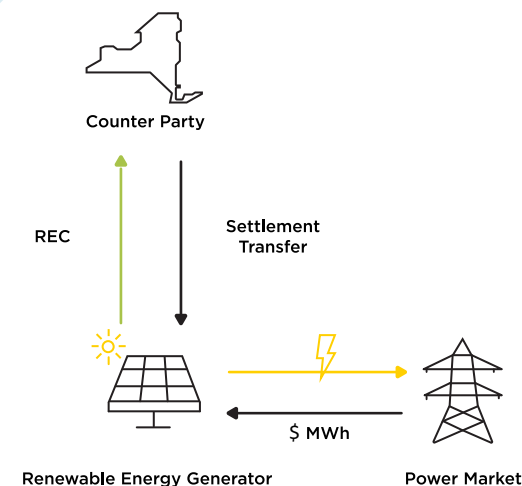
What are Indexed RECs?

An Indexed REC price is based on a difference between the market price and an agreed “**strike price**”.

If the “strike price” is higher than a market price, the counterparty (NYSERDA) must pay the renewable generator the difference between the “strike price” and the market price.

If the market price is higher than the agreed to “strike price”, the counterparty **does not pay anything**.

The state has said indexed RECs: “**reduce the risk premiums** that developers account for in their bids to accommodate for uncertainty in power market revenues, thereby **lowering ratepayer costs**.”



Decommissioning



Panel Lifespan

The panels are designed for a minimum lifespan of 30 years. Individual panels can be replaced as needed across the project. Panels will be recycled or reused at a different site at the end of the project life.



Restoration

When the project is decommissioned, Boralex is committed (and obligated) to return the land to its original state. During the lifespan of the project, Boralex will work with the current landowner, soil experts and agricultural experts to improve soil quality for improved productivity and/or a return to native ecosystems.



Component Recycling

The project components are primarily made of steel, aluminum, glass, silicon, copper and silver. The scrap and recycling value of these materials are expected to be more than the cost to dismantle at the end of the project life.



Local Commitments

Boralex (or any Facility owner) is obligated through the state permitting process to provide a Decommissioning Plan that outlines a commitment to pay for decommissioning costs, which will include a financial surety. These costs will be recalculated every 5 years.

Additionally, Boralex will follow New York State Department of Agriculture and Markets published Guidelines for Solar Energy Projects which detail post-construction, monitoring, and decommissioning work on agricultural lands.

Implementing Stakeholder Feedback

