

Overland Pass Energy East

Planning and Zoning Hearing

Sedgwick County, CO

September 12, 2024



OPE Staff Present

National Renewable Solutions:

Chase Marston, Senior Manager of Development

Afton Horne, Sr. Vice President of Development

Gene Bryant, Director of Engineering (remote call in)

Julie Kennedy, Sr. Project Manager

Walter Page, Project Developer

Consultants and Support:

Kristin Decker, Foster Graham Milstein & Calisher LLP – Land Use Attorney

Chris Thankan, Strategic Economic Research - Director of Economic Impact Analysis

Erica Pratt, Westwood Professional Services – Wildlife Biologist

Dr. Chris Ollson, Ollson Environmental Health Management (remote call in)

OPE Meeting Agenda

- Overland Pass Energy & National Renewable Solutions
- Project overview and permit application details
- Application updates from the 2023 permit
- Economic impacts and community benefits
- OPE next steps
 - Continued Development
 - Construction
 - Operations
- Approval Criteria
- Requested Conditions

Who We Are



Overland Pass Energy, LLC (OPE) is a wholly owned subsidiary of National Renewable Solutions, LLC (“NRS”).

NRS is a renewable energy company founded in 2011, based in Minnetonka, Minnesota (Minneapolis/St. Paul)

- **NRS develops, constructs and operates renewable energy projects throughout the US** at various stages, investing the necessary capital and resources to maximize each project’s value.
- **NRS has commercialized more than 1 GW** of operating wind and solar projects in the US
- **Active development project pipeline** of over 5 GW

Overland Pass Energy Project Overview

Project Size

- 113,145 acres
- Approximately 1275MW and a maximum of 310 turbine pad sites over multiple project phases

Project Location

- Sedgwick County “South Table” south of I-76

Preliminary turbine technology

- Vestas V163 104hh 4.5 MW
- 609 ft tip height

Interconnection

- First Phase – 400MW Large Generator Interconnection Agreement in final draft
- Future Phases – two additional 400MW positions have been accepted into PSCo queue

Power Offtake

- 400MW contracted for Phase 1
- Marketing future phases to potential offtake partners

Overland Pass Energy – 2024 Application

Purpose of the updated application:

- To receive approval for expanded project footprint and capacity over approximately three project phases
- To ensure an all-encompassing application & approval of project variables to eliminate the need for future permit applications to Sedgwick County
 - A new permit approval will supersede and replace the existing 750MW Permit (Resolution 2023-027)

Changes to application from the 2023 permit:

- Project acreage – due to continued commercial and local landowner interest, we have added over **43k** acres of land signed
- Increase project output from 750MW to *approximately* 1275MW and a **maximum of** 310 turbine pad sites over multiple project phases
- Increase estimated local economic and community benefits
- Updated estimates on project schedule, phasing and offtake based on an additional year of development
- Updated third-party decommissioning plan



OPE Project Output

Change from project MWs to Turbine Pad Sites

- OPE is requesting a maximum turbine pad site approval to limits the physical impacts of the project
- Pad site limitations are common in permits as a MW approval offers no cap on turbines to achieve output targets
- 310 is the maximum – actual pad sites currently estimated to be closer lower based on current assumptions
- Applying for the maximum pad sites now eliminates need for future permit applications



Draft Decommissioning Plan

Third-Party Engineer Plan

- Updated proposed decommissioning plan by a licensed third-party engineer
- Prior to issuance of building permits, OPE will provide a final decommissioning plan

Financial Security

- OPE has included proposed financial security structure as part of the application
- Proposed financial security outline is **more robust** than industry standards

Project Life Cycle Updates

- Proposed decommissioning plan requires updated decommissioning cost estimates every 5 years



PREPARED FOR:



PREPARED BY:

Westwood

2023 Permit Approval – What Isn't Changing

- Overall project plan, strategy and core goals
- Commitments to the county, landowners, & referral agencies
- Requested permitted project infrastructure
- Approved setbacks from Resolution No. 2023-027
 - including the increased setback on occupied residential setback to 2,500ft

COUNTY OF SEDGWICK, COLORADO
RESOLUTION NO. 2023-027

A RESOLUTION APPROVING THE SPECIAL USE PERMIT APPLICATION FOR
UTILITY SCALE WIND SYSTEM, OVERLAND PASS ENERGY EAST

I. APPROVAL:

The County finds that the SUP Application meets the approval standards as enumerated in Sections 12.1.3(a), 12.1(3)(b), and 12.1(3)(c) of the County's Land Use Code and the setback reduction requirements as enumerated in Section 13-105(C)(3)(d) of the County's Land Use Code. Therefore, NRS' Special Use Permit Application for Utility Scale Wind System, Overland Pass Energy East in Sedgwick County, Colorado is **GRANTED**, subject to the conditions set forth below.



Reduction of Setback Request

Table E: Proposal for Reduction of Setback

	Sedgwick County "Minimum Setback" per Section 13-105.C.3	Reduction of Setback Request
Setback of Wind Turbine from above-ground public electric power lines or communication lines	2 times system height	1.5 times system height
Setback of Wind Turbine from public road or highway or railroad	2 times system height	1.5 times system height
Setback of Wind Turbine from public road or highway with ADT of 7,000 or more	2 times system height or 420 feet, whichever is greater	1.5 times system height or 420 feet, whichever is greater.
Setback of Wind Turbine from an inhabited structure located on-site , including residence, school, hospital, church or public library.	2 times system height, or 1000 feet, whichever is greater	(2 times system height, or 1,500 feet, whichever is greater – see Note 1)
Setback of Wind Turbine from an inhabited structure located outside the site boundary , including residence, school, hospital, church or public library.	2 times the system height or 2000 feet from the property line, whichever is greater	
Setback from all other property lines, unless appropriate easements are secured from adjacent property owners or other acceptable mitigation is approved by the Board	2 times system height or 1000 feet, whichever is greater	1.5 times system height or 1000 feet, whichever is greater.
(1) While this 1,500' setback is greater than what is currently required, a 1,500' setback from an inhabited structure on participating property ("on-site") is the standard internal setback OPE uses across all wind projects.		
(2) OPE's agreement to increase the County residential setback from 2x the system height or 2,000', whichever is greater, to 2x the system height or 2,500' is an adequate compromise for the County's findings that OPE's request for reductions meet the County's criteria for approving the same.		

Request:

- OPE and the County agreed on a modification of setbacks to be approved with the 2023 permit
- OPE is requesting the existing approved Setback request is **re-approved** for the 2024 permit
- No additional setback waivers are being requested

Rationale:

- Ollson Health and Safety Report updated to show that no adverse effects will be caused by re-approving OPE's setback request
- Existing approved setback distances are already more restrictive than current industry standard



Setback Distances approved in Resolution No. 2023-027

Economic Impact and Community Benefits

Project growth creates an increase
in local economic and community
benefits



**National
Renewable
Solutions**

Economic Impact & Community Benefits

Direct Investment – \$1.9 billion

Job Creation

- During Construction
 - 120 new jobs during construction for project community
 - 3,673 new jobs during construction for the State of Colorado
- During Operations
 - 28.9 new long-term jobs for project community
 - 281.8 new long-term jobs for the State of Colorado
- Construction contractor is required to host regular local job fairs
- Hire local whenever possible

Source: David G. Loomis, "Economic Impact Analysis for the Overland Pass Energy East Wind Project," *Strategic Economic Research, LLC*.

Note: Economic Impact Report figures are based off a "1250 MW" project

Economic Impact & Community Benefits, cont.

Earning

- During Construction:
 - Over \$9.3 million in new earnings during construction for Sedgwick County
 - Over \$365 million in new earnings during construction for the State of Colorado
- During Operations
 - Over \$1.3 million in new long-term earnings for Sedgwick County annually
 - Over \$23.2 million in new long-term earnings for the State of Colorado annually

Taxes

- Over \$55.6 million in total school district revenue over the life of the Project
- Over \$40.1 million in total county property taxes for Sedgwick County over the estimated 30-year life of the Project
- Over \$101 million in property taxes in total for all taxing districts over the estimated 30-year life of the Project

Economic Impact – Increase Comparison

Benefit	2023 Permit	2024 Permit	Increase
Direct project investment	\$1.2 billion	\$1.9 billion	\$700 million
Local jobs during construction	117 jobs	120 jobs	3 jobs
Local long-term jobs	20.4 jobs	28.9 jobs	8.5 jobs
Local earnings during construction	\$9.5M	\$9.3M	-\$200k
Local annual earnings	\$912k	\$1.3M	\$388k
State earnings during construction	\$191M	\$365M	\$174M
State annual earnings	\$15.8M	\$23.2	\$7.4M
School district taxes	\$35.1M	\$55.6M	\$20.5M
Total County property taxes for Sedgwick County over 30-years	\$25.3M	\$40.1M	\$14.8M
Total property taxes over 30-years	\$62.3M	\$101M	\$38.7M

OPE Next Steps

What happens after
permit approval



Continued Development

Continued Diligence

- Environmental, geotechnical, field, land, hydrology and wetland surveys
- Additional wind resource data

Engineering and Design

- Increase design confidence
- Improve layout efficiency based on constraints & diligence

Procurement and Offtake

- Sign additional power purchase agreement for increased capacity
- Negotiate final construction contractor agreements and turbine supply contracts

Interconnection

- OPE has applied for 2 additional interconnection positions
- 400MW each, an additional 800MW of new queue capacity

Environmental

- Ongoing preconstruction surveys for Phase 1
- Ongoing consultation with CPW and USFWS

County Engagement

- Road use agreement discussion
- Public events & local office hours

Construction

- Phased construction – moving west to east
 - Phase 1 (western portion of project) is anticipated to commence construction late 2025 or early 2026
 - Future phases anticipated to commence construction after Phase 1 is complete
- Approximately 18-month construction timeline per phase
 - 1st year – primarily civil construction including access roads, collection lines, foundations, and temporary access improvements
 - 2nd year - primarily turbine delivery, erection and commissioning
- Temporary impacts include:
 - Turbine, road, collection construction areas
 - Lay down yard, staging areas, local batch plant
 - Road crossings, turning lanes



Construction Wind Facility Infrastructure

- Wind Turbine Generators ("WTG")
- Collector substations – one per phase
- Underground and overhead electrical collection infrastructure and communication lines internal to the Project Site
- Operations and maintenance facilities and buildings
- Internal permanent access roads
- Light mitigation infrastructure as required by applicable Colorado State Statute, such as Aircraft Detection Lighting Systems ("ADLS")
- Meteorological infrastructure including, but not limited to: MET tower(s) and LiDAR technology

Operations

- Operations and Maintenance facility (O&M)
 - O&M building location in or near the site area will be determined before final design is complete
 - Offices & facilities for personnel on site
 - Storage for vehicles and maintenance equipment
- Water & Wastewater standards for O&M building will be met
 - Letters of approval from Northeast Colorado Department of Health and from Colorado Division of Water Resources shall be obtained
- OSHA Compliance
- Collaboration with Local Emergency Services

Approval Criteria & Proposed Conditions

- Approval criteria have been addressed in detail in the [Sedgwick County Approval Standard Analysis](#) document provided to the County
- Requested conditions of approval have been abbreviated for presentation format. A full list of requested conditions are available in the full permit application



Approval Criteria	Addressed in application
SECTION 12.1.3.A GENERAL STANDARDS	
The Application will not be detrimental to the health, safety or general welfare of the community.	✓
The Application is consistent with the Comprehensive Plan.	✓
The Application will comply with all applicable rules and regulatory requirements of state and federal agencies and of Sedgwick County.	✓
The Application can be served with adequate water, wastewater, roads, and access.	✓
The Application will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.	✓
SECTION 12.1.3.B RESOURCE AND ENVIRONMENTAL PROTECTION STANDARDS	
The Application will not cause significant degradation of the quality of surface or ground water resources.	✓
The Application will not cause air quality to be reduced below levels established by the Colorado Air Pollution Control Division.	✓
The Application will meet state and federal requirements relating to wildlife habitat areas.	✓
The Application will minimize, through best commercial practices, objectionable glare, dust, or noise to surrounding properties.	✓
The Application will adequately address drainage, stormwater, and erosion control measures.	✓
The Application will not have a significant adverse impact on agricultural lands and agricultural operations.	✓
The Application will not significantly degrade areas of paleontological, historic, or archaeological importance.	✓
SECTION 12.1.3.C SITE AND FACILITY DEVELOPMENT STANDARDS	
The Application meets the applicable site plan standards.	✓
The Application meets the standards for ground clearance.	✓
The Application meets the standards for safety and security.	✓
The Application meets all other applicable use-specific standards.	✓
SECTION 13-105.C.3.D WAIVER	
The proposed waiver or reduction of setback is justified.	✓
The public health, safety, welfare, and the environment will not be harmed by the proposed waiver or reduction of setback.	✓

Requested Conditions of Approval

Text abbreviated for presentation format – full list of requested conditions available in the permit application

1. OPE shall provide the County with required studies, agreements, and reports according to final site plan, and evidence of water supply, prior to issuance of building permits.
2. OPE shall increase the setback of any wind turbine from an inhabited structure located outside the Project Site boundary to 2 times the height of the wind turbine or 2,500 feet from the property line, whichever is greater.
3. OPE shall provide an updated decommissioning plan to the County with the final quantity of wind turbines in the Project, prior to construction.
4. All vehicles (excluding emergency vehicles) accessing the Project shall observe County road speed limits.
5. All construction debris will be disposed of responsibly.
6. All reclamation materials including native seed mixtures, mulch, and erosion control materials shall be certified as weed free.
7. OPE shall, to the extent required by Colorado law, reasonably accommodate access to and development of subsurface mineral interests with respect to its use of the Project Site for the Project.
8. Prior to the issuance of any building permits, OPE shall pay to the County fees owed pursuant to the County's Land Use Regulations and adopted fee schedule and reimbursement amounts that may be due pursuant to an agreement to be negotiated between the County and OPE wherein OPE agrees to reimburse the County for actual expenses related to its review and/or third-party consultant review of the Application.
9. Collection line easements or access easements outside the Project Site that may become necessary to serve the Project are permitted so long as OPE provides evidence of such easements to the County prior to issuance of any building permits for the Project.
10. OPE shall have the right to assign the special use permit as to all or any portion of the Project and Project Site to an affiliate or any unaffiliated third-party without the need to obtain consent from the County, so long as written notice of the assignment is provided to the County no later than ten (10) days after such assignment containing the name and address of the assignee.
11. OPE shall apply for a grading or building permit within three (3) years from the effective date of the resolution approving this Application with the possibility of one (1) additional extension upon a showing of good cause why a grading or building permit has not been issued.

Questions