

**Overland Pass Energy, LLC**  
A wholly-owned subsidiary of  
**National Renewable Solutions, LLC**  
11100 Wayzata Blvd. Suite 450  
Minnetonka, MN 55305

February 28, 2023

Ms. Eva Contreras  
Sedgwick County Planning and Zoning Department  
315 Cedar St., Suite 200  
Julesburg, CO 80737

**Re:**  
**Overland Pass Energy East wind project**  
**Sedgwick County Special Use Permit for Utility Scale Wind System**  
**Application Submittal**

Dear Ms. Contreras,

In accordance with the current Sedgwick County Comprehensive Plan, and Zoning Ordinance, Section 13 Wind and Solar Amendment, dated January 1, 2022, please find enclosed a Special Use Permit application for the Overland Pass Energy East wind project, a Utility Scale Wind System located in Sedgwick County, Colorado.

As a part of our application transmittal, we want to summarize this application, and our intentions, as they relate to applicable Sedgwick County regulations.

**Process and Consideration**

- This application is designed for consideration of a Utility Scale Wind System as an acceptable land use in the area proposed for the project.
- To be clear, the layout provided in this application remains preliminary. This is worth addressing, not just for the benefit of the County in review of this application, but for our landowner partners who may read this application and learn of proposed turbine locations, access road routes, or other wind facilities located on their property. Following land use approval, the project shall continue site design due diligence, which will inevitably alter the layout from its current iteration. Most importantly, before finalization of the turbine layout, we will exercise a site plan review with project participating landowners to gather and incorporate feedback into the final site design.

- Conditional approval of a Special Use Permit from Sedgwick County will allow the project greater certainty to invest in the finalization of key items that remain to be complete. Specifically, land use approval will help the project advance in offtake agreements for selling the power generated, which is a key precursor to finalizing transmission and grid interconnection for other parties. Land use approval will also provide certainty to continue engineering and site-specific studies which will inform a final project design.
- There are several items in the Sedgwick County Zoning Code requested of an applicant at time of a land use permit application, that are more typically conditions found in building permit. All conditions will be met prior to obtaining building permits.
- In order to provide full documentation and cooperation, we have also included a draft agreement for the County's consideration of a **Decommissioning Agreement**. This agreement is a template for the County's consideration at this time, and shall be drawn out in greater detail once a finalized layout allows.

### **Project Value and Local Impacts**

- Overland Pass Energy has identified over \$120 million in direct local economic benefits generated from the project over 30 years.
- The project will create up to 200 well-paid jobs during construction, with local hiring encouraged, and 20-25 new high-tech well-paid jobs in the County throughout the operating life of the project. Overall, this would make Overland Pass Energy one of the top five employers in the County.
- This project will significantly boost the tax revenue of Sedgwick County. Current tax rules will translate into more than \$2 million dollars of annual property tax, paid by Overland Pass Energy to Sedgwick County. Over time, this project is expected provide more than \$60 million of public benefit over the life of the project.

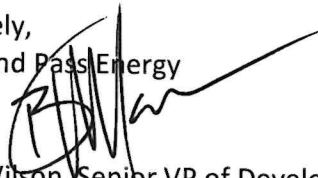
As we've described in this application and support materials, the various aspects of wind projects like Overland Pass Energy East have been carefully researched, tested, and proven to not just provide low-cost, valuable renewable energy, but also to substantively *improve* the communities where they sit.

Many of our project's participating landowners have waited a long time for this project to finally get built. But in order to move forward and capture these benefits now and for the future

generations of farmers and landowners in Sedgwick County, we need the support of the Planning & Zoning Commission and, ultimately the Board of County Commissioners.

We stand ready and committed to work with you as you may request.

Sincerely,  
Overland Pass Energy

A handwritten signature in black ink, appearing to read 'BW', with a long horizontal flourish extending to the right.

Brad Wilson, Senior VP of Development  
National Renewable Solutions, LLC