

**GUILFORD SPECIAL TOWN BOARD MEETING
TUESDAY, APRIL 18, 2023, AT 6:00 PM
TOWN HALL, GUILFORD CENTER
STATE OF NEW YORK**

Town Board present: Councilmember Thomas Ives (arrived a few minutes late and left early)
Councilmember Terence Ives
Councilmember Matthew Retz
Councilmember Gilda Ward
Supervisor George Seneck

Officials present: Deputy Town Clerk Gail Hoffman

I CALL TO ORDER

Supervisor Seneck called the special meeting to order at 6:00 p.m.

II PLEDGE OF ALLEGIANCE

Supervisor Seneck led the Pledge of Allegiance to the Flag.

III HIGH BRIDGE WIND PROJECT

Supervisor Seneck introduced Chris Stanton from Northland as well as Marguerite Wells and Dan Cahalane from Invenergy. Chris explained that this week Northland will be submitting a Section 70 to the Public Service Commission seeking approval to transfer ownership of the permits to construct, own, and operate a power plant to Invenergy. Within 30-60 days, PSC can approve the transfer of the permits and the sale being closed. This is a lengthy process but they don't expect any problems.

Marguerite stated that Invenergy is a privately owned company based in Chicago with about 2,000 employees and regional offices around the United States as well as around the world. They are part of a project called Clean Path NY under Tier 4 that is going to be sending cleaner energy from Delaware County to New York City. Invenergy approached Northland about this project because they were interested in producing cleaner energy. They are hoping with larger buying pricing to get decent turbine pricing and begin the project as soon as they get them.

Board member questions:

Councilmember Terry Ives asked how soon this project will be started and Marguerite replied as soon as they can get some turbines. A section of Marguerite's team works only on permits. Compliance filing still needs to be done and the team will begin working on that process. Tree clearing can only be completed during the winter because of bats.

Supervisor Seneck asked if they expect any changes and Marguerite replied they don't expect any major changes from the previous plan. At this point, it appears they may widen the limits of disturbance to make it safer for delivery of turbines and employee safety. The town clerk will need to be very active with a lot of paperwork needed once the project begins.

Councilmember Retz asked for clarification on a project that Invenergy has just completed. Marguerite replied there was a project in Lewis County started in 2016 and should be going live today. She discussed obstacles they have run into in that project.

Supervisor Seneck stated we have road issues on Whites Hill Road and stated we are concerned about the condition of the road currently. He stated we aren't sure the amount of funds to put into it with construction coming. She replied road assessment will be performed prior to beginning the project and then one will be done at the completion of the project and the condition of the road would be kept as good as when the project began.

Councilmember Ward asked if the host community agreement was read by Invenergy and if they will commit to keep all agreement components. Marguerite stated she has read all agreements in the project and they will be keeping them. Councilmember Ward also inquired if the number of turbines and wattage will remain the same. Marguerite stated they will be the same as currently planned. Marguerite stated that they feel this is a great project.

IV FROM THE FLOOR

1. Speaker 1 asked if there will be battery housing. Marguerite answered that the battery has not been chosen at this point, but expects it may be lithium ion phosphate as that is what they use. No restrictions on hunting but if something happened to the equipment, it would be up to Invenergy to fix. He also asked if there would be a non-profit arm or a green-energy project to benefit the community. She replied it could be discussed.
2. Speaker 2 asked about a NYSEG project and upgrades and if this would be part of that.
3. Speaker 3 asked what turbine would be used and Marguerite replied it will be Vestas 4.5 megawatt. Sound limits are remaining at planned level.
4. Chris reported Bluestone project is complete and just waiting for NYSEG to give approval.
5. Speaker 4 asked about the financing process. Each project at Invenergy has its own financial package. Will go to various banks and finance parties and make bids. They select parties that have the best rates. Will take out loans for the various phases. Interested parties are not hard to find right now because of current interest rates.
6. Speaker 5 asked with trees only being cleared in the winter months because of bats, is it correct that construction won't begin until 2025. Marguerite agreed that is true but circumstances could change.
7. Speaker 6 asked about good neighbor agreements. He wondered if they will install aircraft monitoring conditions for the community. She wasn't sure if it is possible in this instance, but stated they will look at it. Chris said it wasn't allowed by FAA to be installed on all of the turbines at the Bluestone project. Marguerite says they will train local fire dept on hazards. Emissions are no different from any other fires. Concerned with the ripple effects of a fire of a lithium battery. Marguerite reported they turned on a project a year ago. Batteries planning to be used have a lower risk of fire.
8. Speaker 7 stated residents in the Bluestone area say that there are bad stories from that area. She asked that such instances be avoided in this project and the company needs to be responsive to issues. Marguerite stated no incidents were reported in Lewis County project. In response to a second question, Marguerite stated they will hire locally as much as possible. She expects the number of permanent employees to be more than one.
9. Speaker 8 asked if all agreement with Northland or Calpine will be honored with Invenergy. Marguerite replied they will be.
10. Speaker 9 stated we want to see benefits from the project like this construction jobs, permanent jobs, tax and host community agreements, and land owner payments. Marguerite replied if people are qualified for the jobs and from Guilford, they will be hired. Otherwise, they will have to leave the community for employees.
11. Speaker 10 asked how old the oldest project is. Marguerite said the oldest one in NYS is from 2009. Chris explained the project is being sold because Northland could not make the needed economics to complete this

project work. Marguerite stated that Invenergy will be the final owner and not sold to anyone else because that is the Company's policy.

12. Speaker 11 asked about their method of problem resolution. Marguerite explained they have a plan for who resolves what within the company.
13. Speaker 12 asked about decommissioning. Marguerite explained Invenergy could still be owner of the job in 30 years and reviewed the process of dismantling the turbines. If Invenergy disappears, there would be two paths to go down. The investors would find a new owner who would take care of dismantling. If no one is around, there would be paperwork to protect the people. Our Road Use Agreement includes the decommissioning period.
14. Speaker 13 asked if it is correct that as long as prices remain high there will be no building for a year or two. Once prices decrease, the project will begin. Marguerite replied that is correct.
15. Speaker 14 asked if Invenergy responds to health issues as a result of project. Marguerite responded that they will absolutely respond but can't guarantee they will be able to do anything about the issue.

V OTHER BUSINESS

1. Supervisor Seneck stated we have had a request for use of the Mt. Upton Park on April 30. The Board agree that they can use it but that we need to charge them.
2. Councilmembers Ward and Retz will look for the keys for the Mt. Upton Park.
3. Supervisor Seneck stated our attorney would like to have a Zoom meeting to discuss some legal issues regarding the unsafe structure and junk law.

VI ADJOURNMENT

Being no further business, Councilmember Terry Ives moved to adjourn at 7:32 p.m. Seconded by Councilmember Retz. Ayes: Councilmember Terry Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

Respectfully Submitted,

Gail M Hoffman, Deputy Town Clerk