

DRAFT MINUTES

**TOWN OF LUDLOW
SELECT BOARD**

SPECIAL MEETING MINUTES

MONDAY, DECEMBER 21, 2015

Board Members Present:

Howard Barton, Jr.
John Neal (absent)

Bruce Schmidt
Logan Nicoll

Brett Sanderson

Staff Present:

Frank Heald

Others Present:

Georgia Wyman
Chris Stewart
Marji Graf
Gary Joseph

Paul Harris
Ron Greene
Alan Isaacson

Adam Cohen
Phil Stratman
Susan Smallheer

Call to Order:

- a. Howard Barton, Jr. called the Special Meeting of Select Board to order at 7:00 pm.

Consider & Act on Range Solar, LLC Proposal for Coolidge Solar 1, LLC on Barker Road

1. Howard Barton, Jr. said it was decided at the Select Board meeting on December 7, 2015 that they would form a committee consisting of Howard Barton, Jr. and Frank Heald to meet with the representatives from Ranger/Coolidge Solar and discuss the impacts and put together an economic agreement, similar to the Enterprise Fund, that Coolidge Solar would contribute to the Town of Ludlow. The benefits would be dependent upon their Certificate of Operation.
2. Howard Barton, Jr. explained that the agreement would provide the following:
 - \$100,000 to the Town of Ludlow (upon COD)
 - \$75,000 to the Ludlow Elementary School for their Bleacher Project (upon COD)
 - \$35,000 annually to the Town of Ludlow in years 1-5 of project operations
 - \$25,000 annually to the Town of Ludlow in years 6-40 of project operations
3. Howard Barton, Jr. said this would amount to \$1,225,000 in direct benefits to the town. He said Frank Heald would explain the taxes.
4. Frank Heald said there are two elements to the taxes. He explained that the state values energy projects based on output and believes that in the first 5 years that amount is just north of \$14 million. This assessed value would generate about \$42,000.00 at an annual tax rate of \$0.28. (+/- our current tax rate) He added that the property will come out of current use so the Board of Listers, with the help of the state or an assessor will need to put a value on it for tax purposes.

5. Frank Heald further explained that the state will take \$80,000 a year out of this project. He said that in the first five years the value would be \$550,000 of which \$200,000 is property taxes and \$350,000 in agreed upon payments from Coolidge Solar.
6. Frank Heald said in the first 10 years, assuming the value stays reasonably the same (based on our tax rate using \$0.28) the \$475,000 the agreed upon payments would become \$875,000 including taxes.
7. Alan Isaacson said that the numbers that Howard Barton, Jr. read were based on contractually set agreements but what happens if Coolidge Solar disappears and someone else operates, is there something in place ensuring the agreement isn't going to change and will we be a party to that contract?
8. Frank Heald said yes.
9. Howard Barton, Jr. said it was a good point.
10. Bruce Schmidt asked if we have the ability to discuss the trees and shielding of the property and are we viewed as an abutter?
11. Frank Heald said we would be an intervener and that the filing document has a fairly comprehensive landscaping plan that we can look at.
12. Adam Cohen said they will work with Ludlow on this.
13. Bruce Schmidt said he drives by the property every day and wants to be sure the project will fit into the neighborhood with trees planted and also wondered what will happen to the stone walls.
14. Paul Harris said there will be a buffer from the road so the stone walls will stay in place.
15. Alan Isaacson asked if there was any discussion regarding fire hazards and what happens if there is a fire and how the Fire Department will deal with it.
16. Howard Barton, Jr. said the Fire Department will get together with Coolidge Solar.
17. Adam Cohen said that fire safety is a part of their plan.
18. George Wyman asked if the town could hold the monies in the fund in the event they went "belly-up" to be sure the site went back to its original condition. She said she feels the town should hold the money.
19. Howard Barton, Jr. said he believes it would come under the 248 process in the permitting. They have to have the money there.
20. Adam Cohen said the cost of decommissioning is fully funded from year #1 and will cover the costs in later years.
21. Phil Stratman asked if the project could be renewed in 20 years.
22. Adam Cohen said yes, as long as the project stays in the same footprint they can continue.
23. Alan Isaacson said at the VLCT meeting we attended it was said that if you decide to go ahead to be sure you tell the Public Service Board you agree, assuming it is built and the conditions, so if it changes you can raise your hand and let them know it is not what we agreed upon.
24. Bruce Schmidt said he believes this is a good project and supports it. He added the Ranger Solar has been professional and Ludlow residents appreciated that they took time to talk with them after the Public Hearings.
25. Howard Barton, Jr. said there is a letter of support for the project along with an agreement from Ranger Solar.
26. Frank Heald said the support letter and acknowledgement to the Coolidge Solar 1, LLC and Public Service Board will be re-worded.

27. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to accept the Coolidge Solar 1, LLC agreement dated December 17, 2015 and that Coolidge Solar 1, LLC agrees upon COD that the Town of Ludlow will receive \$100,000, the Ludlow Elementary School will receive \$75,000 and in years 1-5 the Town of Ludlow will receive \$35,000 annually and in years 6-40 the Town of Ludlow will receive \$25,000 annually. All in favor and the motion passed unanimously.**
28. Frank Heald read a draft copy of a draft letter to Susan Hudson at the PSB (see attached).
29. **MOTION by Logan Nicoll and seconded by Bruce Schmidt authorizing the Municipal Manager, Frank Heald to sign and send a letter of support for the Coolidge Solar 1, LLC project to the Public Service Board. All in favor and the motion passed unanimously.**
30. Howard Barton, Jr. thanked everyone who came out to the public hearings and to Ranger/Coolidge Solar for working with the board and residents. He said it was a pleasure working with Ranger Solar.
31. Adam Cohen said Ranger Solar is grateful and they look forward to working with everyone.
32. Marji Graf read a letter of support from Tesha Bus on behalf of the Clean Energy Committee of the Okemo Valley Regional Chamber of Commerce.

Adjourn:

1. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to adjourn. The motion passed unanimously.**
2. Meeting adjourned at 7:24 pm

Respectfully submitted,

Pam Cruickshank
Acting Recording Secretary

Howard Barton Jr., Chairman

John Neal

Bruce Schmidt

Brett Sanderson

Logan Nicoll

Municipal Manager
P.O. Box 359
Ludlow, VT 05149-0359



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Ludlow, Vermont

A Better Place To Live, Work & Play

December 22, 2015

Susan M. Hudson, Clerk
Vermont Public Service Board
112 State Street
Montpelier, Vermont 05602-2701

RE: PSB Docket No.

Petition of Coolidge Solar I, LLC for a certificate of public good, pursuant to 30 VSA § 248, authorizing the construction of a Solar Photovoltaic Project of up to 20 MW (AC) in Ludlow and Cavendish, Vermont.

Dear Ms. Hudson,

With reference to the above the Town of Ludlow Select Board has been meeting with Ranger Solar LLC DBA Coolidge Solar I LLC beginning in August of 2015. At their meeting on December 21, 2015 the Select Board voted to support the proposed project for the following reasons:

1. The Town of Ludlow Select Board finds that the project is consistent with stated goals of the State of Vermont to promote cost effective renewable energy sources.
2. The Ludlow Select Board further finds that the project is consistent with renewable energy goals of the Town of Ludlow Vermont Municipal Development Plan. (8-3-2015)
3. The proposed project is conveniently adjacent to the Coolidge Substation owned by VELCO as part of the Vermont and ISO NE power transmission grid.
4. Because of the adjacency to the Coolidge Substation location and associated high voltage lines the proposed project is not inconsistent with adjacent neighborhood.
5. The proposed screening for the proposed project minimizes the visual impact of the project.
6. The proposed project will provide a positive economic benefit to the taxpayers of the Town Ludlow.

This support is contingent on the project being constructed and operated substantially as presented to the Vermont Public Service Board in the above Docket No. (TBD), including any and all subsequent agreements made to the landscaping and screening plans.

Thank you for your consideration.

Sincerely,


Frank Heald
Municipal Manager

CC: Ludlow Select Board

Any Season Is The Right Season to Visit Ludlow



December 17, 2015

Howard Barton
Chair of the Selectboard
Ludlow, Vermont

Re: Coolidge Solar Project Agreement

Dear Mr. Barton,

As you know, Coolidge Solar I, LLC (Coolidge Solar) a special purpose entity associated with Ranger Solar LLC, (Ranger Solar) is developing a 20 megawatt (MW) photovoltaic solar project (the Project) off Barker Road in Ludlow, Vermont. Coolidge Solar submitted a 45-day notice to the Ludlow selectboard as well as the municipal and regional planning commissions on September 2015, and submitted a petition to the Public Service Board for a Certificate of Public Good pursuant to Section 248 on December 14, 2015. Coolidge Solar has developed this agreement, in coordination with town representatives, to assure that the Town of Ludlow (the Town) benefits from the Project.

Coolidge Solar proposes the following economic development agreement with the town:

Timing	Amount
Upon Commercial Operation Date (COD)	\$100,000 to Town of Ludlow
Upon COD	\$75,000 to Ludlow Elementary School for Bleacher Project
Years 1 – 5 of Project Operations	\$35,000 (annually)
Years 6 – 40 of Project Operations	\$25,000 (annually)

This agreement results in \$1,225,000 of direct benefit to the Town. It is our understanding that we have met the Town of Ludlow's expectations, and that the Town will support the development and permitting of the Project. Coolidge Solar will work with the Town to formalize this agreement and record it with the County.

Coolidge Solar is committed to continuing to work with the Town during the development, construction, and operation of the Project. We look forward to bringing clean, renewable and cost effective energy, jobs, and economic growth to Ludlow and the state of Vermont.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Svedlow".

Aaron Svedlow
Director of Permitting

— YOUR PLACE IN —
Vermont
okemo valley

December 21, 2015

Town of Ludlow
Select Board

Dear Select Board Members,

The Clean Energy Committee of the Okemo Valley Regional Chamber of Commerce just met with Ranger Solar through our Lunch and Learn Program. The members at the luncheon believe this to be a very positive asset to our town. The care they are putting into shading is appreciated. The tax revenue for town is exceptional plus the additional money to the school will be of huge benefit. I feel strongly about the State's Current Use Program, but it is no doubt that removing this land from Current Use will provide desperately needed tax benefits to the State.

With the landscape of energy changing, we believe Ranger's project to be conscientious and forward thinking.

Thank you,



Tesha Buss
OVRCC
Clean Energy Committee
57 Pond Street
Ludlow, VT 05149



Pictured left to right:

Terry Bane, Imerys, OVRCC Board member and Clean Energy Committee

Marji Graf, CEO, OVRCC

Paul Harris, VP, Ranger Solar

Adam Cohen, President, Ranger Solar

Tesha Buss, Good Commons and Clean Energy Committee