



# Welcome

Thank you for coming to the  
**Newport Solar Project**  
Open House.

Have more questions or looking for additional information?

Please visit Boralex's project website for Newport Solar:

[www.boralex.com/projects/newport-solar](http://www.boralex.com/projects/newport-solar)

# About Boralex

Boralex is a renewable energy project developer, owner, and operator that delivers the electricity the world needs today in a safe and responsible manner.

Guided by social and environmental values, Boralex specializes in solar, hydroelectric and on-shore wind generation, as well as energy storage.

Firmly established in the United States for more than 20 years, Boralex is based in Canada, with additional facilities in France and the United Kingdom. Boralex's installed capacity worldwide is now 2,447 MW.

Boralex also has more than 3,590 MW of projects in development across the globe, including 1 GW of projects in development in New York State.



HYDRO  
**81 MW**

#### NEW YORK STATE

Fourth Branch	3 MW
Hudson Falls	44 MW
Middle Falls	2 MW
New York State Dam	11 MW
Sissonville	2 MW
South Glens Falls	16 MW
Warrensburg	3 MW



SOLAR  
**209 MW**

#### CALIFORNIA

Five Points	60 MW
Frontier	20 MW
Kettleman	20 MW
Lancaster	3 MW
Westlands	18 MW

#### ALABAMA

Lafayette	79 MW
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#### INDIANA

IMS	9 MW
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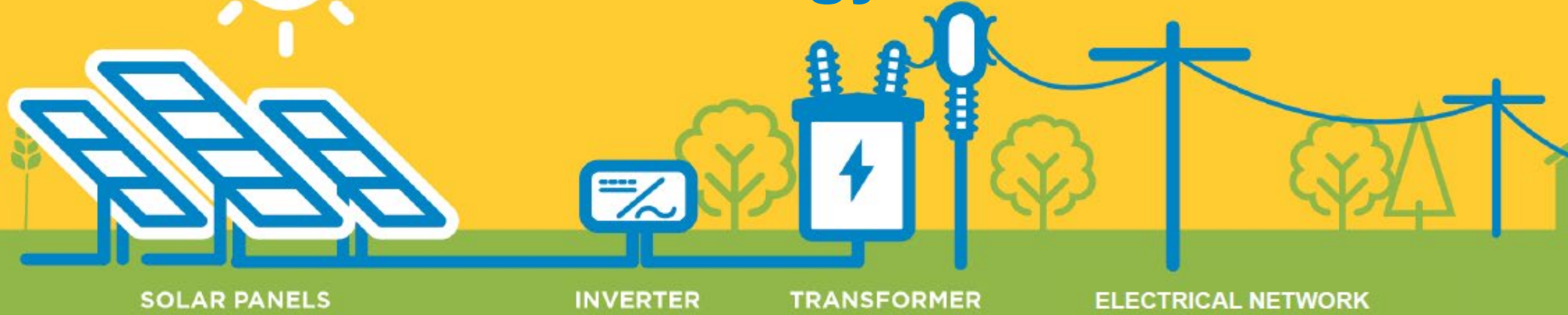
Over  
**111,000** homes  
powered annually  
across the US



Over  
**738,643** tons  
of CO<sub>2</sub> emission  
avoided annually



# Solar Energy



## HOW DOES A SOLAR FACILITY WORK?

A photovoltaic installation recovers 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 then converted to a higher-voltage electricity at the transformer and then distributed to the customers connected to the nearby electric grid.

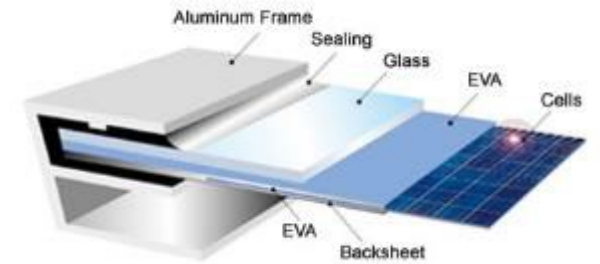
Solar panels generate electricity when demand is highest during the day, throughout the whole year, whenever the sun is up (even if it's overcast).

## HOW DOES A SOLAR PANEL WORK?

Solar panels are made up of individual solar cells. Solar cells are primarily made of silicon. Silicon is the second most abundant element on earth and is a major component of sand.

The panels are constructed of several layers as depicted in the illustration to the right.

When the sun shines onto a solar panel, energy from the sunlight is absorbed by the PV cells in the panel. This energy creates electrical charges that move in response to an internal electrical field in the cell, causing electricity to flow.

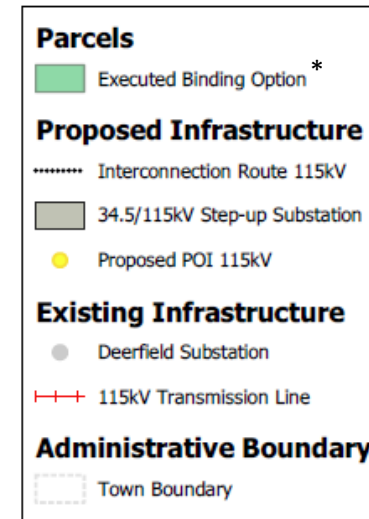




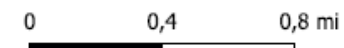


# NEWPORT SOLAR PROJECT

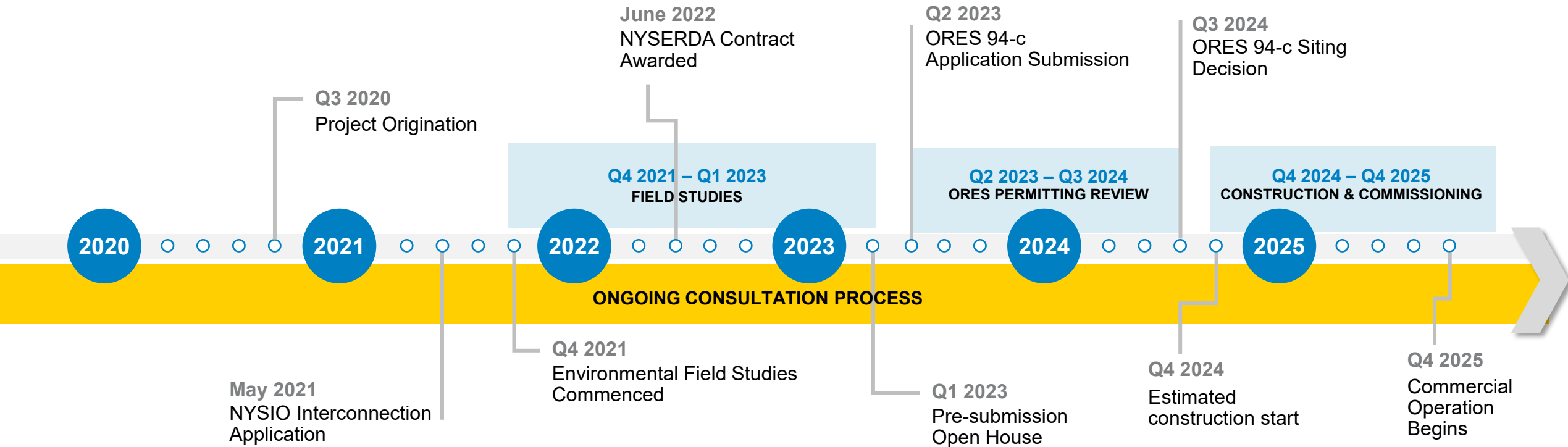
- **130 MW** capacity
- Approx. **900 acre** project footprint
- Located in **Deerfield and Newport**
- **115 kV transmission line** proposed to connect in Marcy
- **No battery storage** proposed



\* The green parcels are those that have been signed up to participate in the project to date and do not represent the built project footprint



# Newport Solar Anticipated Project Schedule



Throughout the development process there will be **multiple opportunities to provide your input** and feedback on the project. Boralex will hold additional open houses and throughout the process be available for individual meetings or by email and phone. We will continue to seek input from stakeholders to design a project in line with the community's priorities.

## Supporting the Local Community

Boralex is dedicated to being a good neighbor and an integrated part of the community.

Every year we support local non-profit organizations, charities, and events that contribute to the vitality of the area.

We believe a successful project benefits the entire host community.



In 2021, Boralex contributed nearly **\$750,000** to host communities through our donations and sponsorships programs.

# Project Benefits: Economic

The project will generate Payment in Lieu of Taxes (PILOT) revenues to **local school districts, host towns, and the county** throughout the project's operation. These payments will be substantially higher than the tax payments currently being contributed by the project host properties and their existing land use.

Increased Local Revenue



Construction of Newport Solar is estimated to provide employment for up to **150 full-time equivalent workers**. During operation, the project is estimated to employ **2-3 full time equivalent employees**, which will likely be hired from the **host communities**.

Jobs



During construction, in addition to payroll, Boralex estimates **materials and services will be procured locally** (e.g. aggregates, civil works, fencing, machinery). Boralex will pursue donations and sponsorship opportunities in consultation with host towns and local stakeholders.

Local Procurements





# Project Benefits: Environment



## Commitment to Local Agriculture

Boralex will establish a **local agricultural working group** to evaluate, implement, and monitor agricultural co-utilization **projects** during operation. Boralex is committed to solutions which **rebuild soil organic matter**.



## Grassland Bird Habitat

In coordination with the NYSDEC and ORES, Boralex will establish a net conservation benefit for any grassland bird habitat in the area, which will increase the amount of protected bird habitat for sensitive species.



## Land use Preservation

The solar project is a reversible land use that will preserve the rural designation of the area and prevent other irreversible urban expansion land use changes such as higher density housing or commercial centers.

## Boralex Develops Responsibly

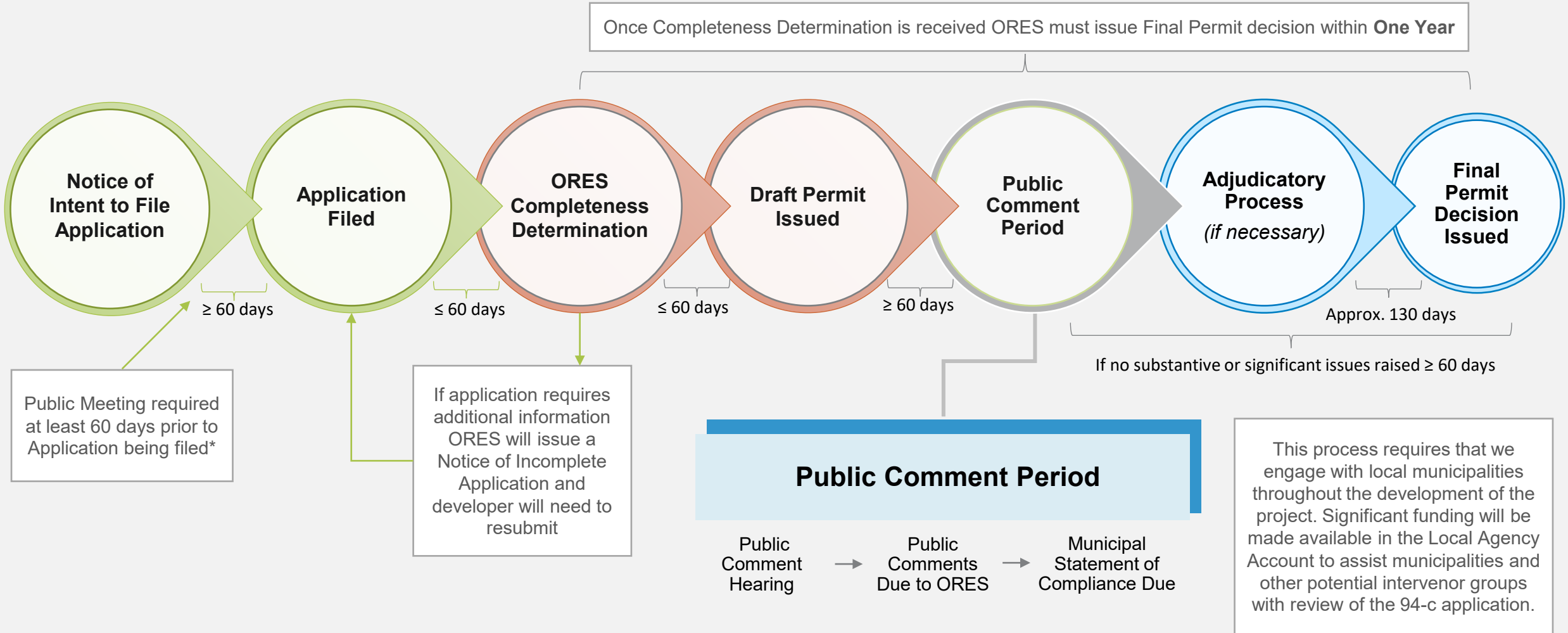
Providing renewable, accessible, affordable energy for **more than 30 years**, Boralex is working for a healthier planet and is committed to being a socially responsible corporation.

From early stages of development, Boralex is vigilant in addressing natural resources concerns and impacts of our projects.



Over its lifespan  
Newport Solar  
will displace more than  
**50,000**  
US tons of CO<sub>2</sub>

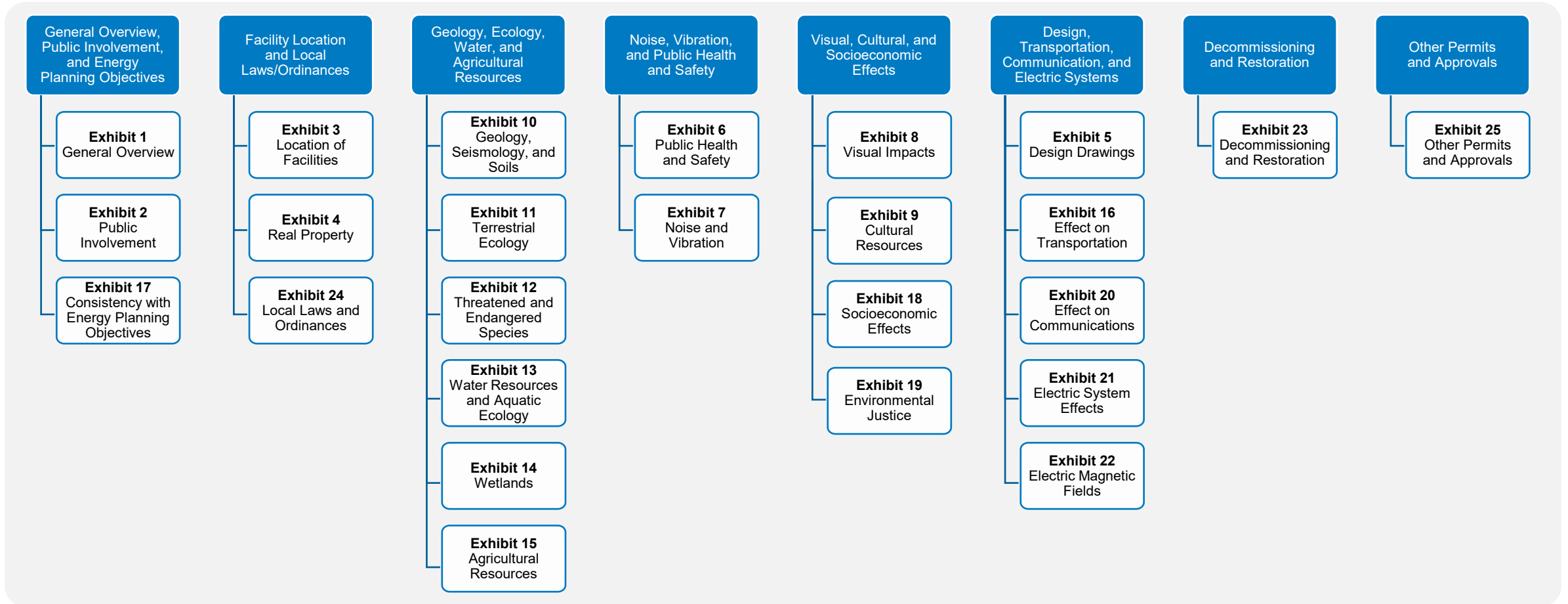
# ORES 94-c Application Process





# 94-c Application

Extensive desktop assessments and on-site environmental assessments to support the 94-c application are currently underway and will include information for the following required Exhibits:



# Local Municipal Engagement



## Local Laws

During the 94-c permitting process the Office of Renewable Energy Siting (ORES) is required to consider any applicable local law when making its determination. The host municipality must notify the Office if the project complies with local laws concerning environmental, or public health & safety. If the municipality finds the facility does not comply with local law and regulations, these matters must be addressed in a public manner.



## Local Agency Account

Executive Law §94-c(7) requires Boralex to fund the Local Agency Account, in an amount equal to \$1,000 per megawatt of generating capacity (\$130,000), from which funding will be distributed to Local Agencies and Potential Community Intervenors to participate actively in public comment periods or hearings.



## “New Law”

Like the Article 10's Siting Board, ORES may issue a 94-c permit only if it finds that the project would comply with all local applicable laws and regulations. However, ORES, like Article 10 may make a determination that a law or regulation is unreasonably burdensome, but this determination is subject to public notification and review.



## Meaningful Dialogue

Regardless of the type of project or where it is located, Boralex's philosophy remains the same: we arrive as a guest and we become good neighbors.

Thus, we place great emphasis on dialogue and cooperation with our local stakeholders, from the start of a new project continuing through construction and operation.

We are in the early stages of project development. As the project proceeds Boralex will incorporate the best information and expertise of all stakeholders in the project design.

# 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 project owner) is obligated through the 94-c 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 to ensure the scrap and recycling value continues to support decommissioning costs.

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

# Agricultural Co-Utilization

Recognizing the importance of agriculture to the economic and social well-being of the community, Boralex is committing to:

- Establish a Multi-Use Local 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 sheep grazing, commercial bee keeping, planting native pollinator species, carbon sequestration and hay farming.

This approach will result in an adaptive integration of agricultural operations suited to local conditions.

