

SOLAR (AND OTHER) CLEAN ENERGY INVESTMENT OPTIONS

Tips to Help *You*

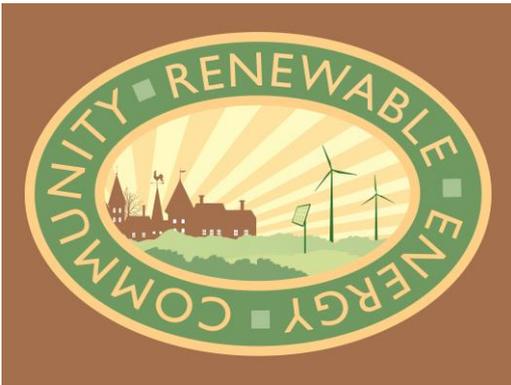
Select a Good Clean Energy Investment Option

COMMUNITY RENEWABLE ENERGY --- SOLAR AND WIND

PRIMARY OBJECTIVES **MAY 12, 2016**

Provide Education
Offer Decision Support

- Not Providing Professional Legal Advice
- Not Providing Professional Tax Advice



- Solar Gardens are **NOT** Gardens
- Solar Farms are **NOT** Farms
- “Community Solar (Wind)” has Varying Meanings
- Roles: Developer vs Construction Manager/Installer vs Funding Source
- Your Opportunities – Evaluate Competing Benefits
***E**lectrons, **E**conomics and **E**nvironment*



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

Why Are You Here?

Received solar land lease proposition and seeking “decision support” to evaluate

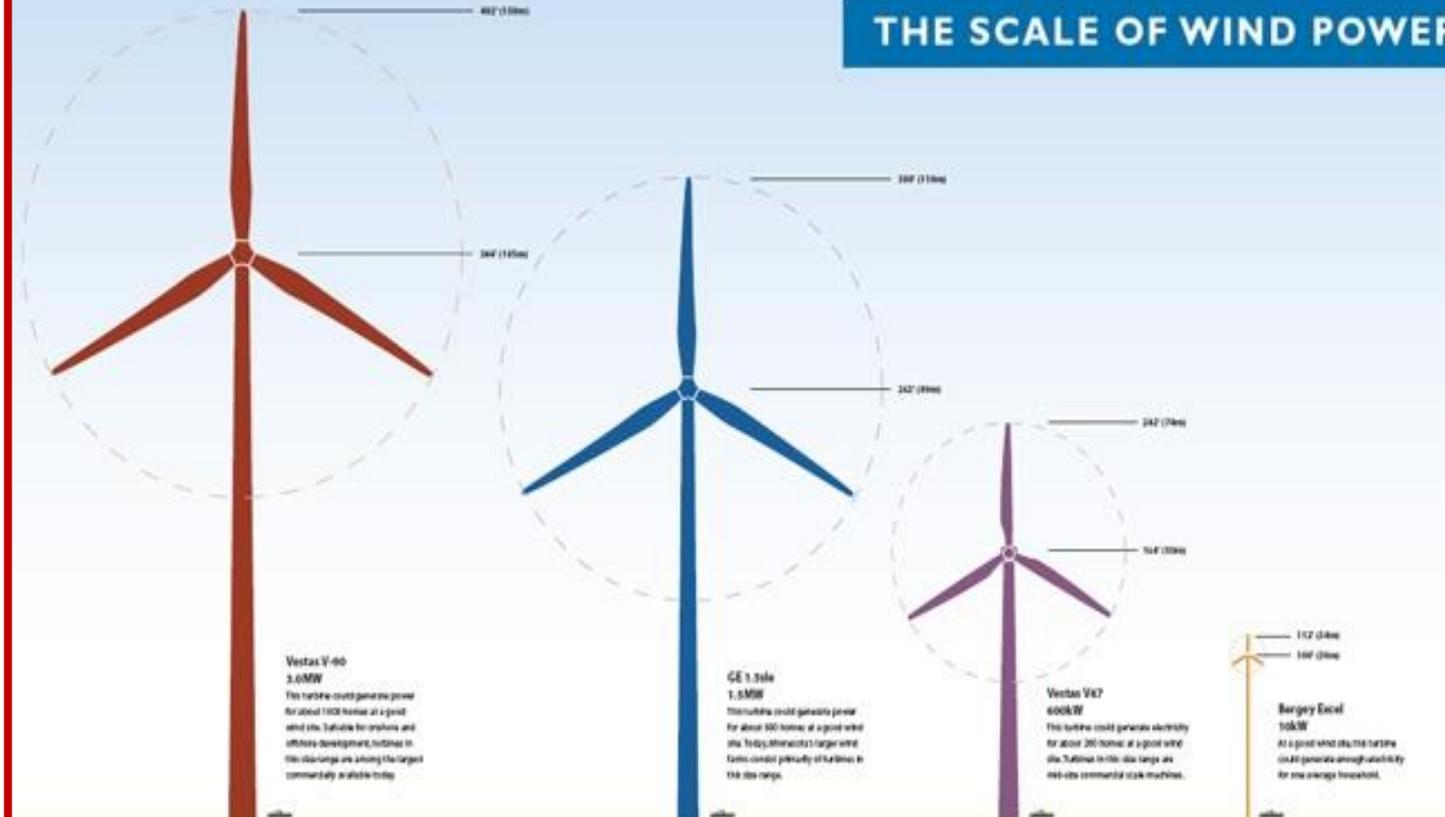
**General interest in renewable energy
(Solar or Wind)**

Environmental stewardship

Resiliency/Power continuity during blackouts

Economic Endurance for Farm

THE SCALE OF WIND POWER



Maryland Energy Administration Community Wind Project –
Local Benefit Models In Process



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

1. Will the project affect my farm operations?
2. How long is land tied up?
3. Land-owner's obligations?
4. Compensation options?
5. At end of term?
6. Due Diligence -- Developer and Funder?
7. Legal Advice – Easements, Options and Covenants.
8. Impact on Ongoing/Neighbor Farming?

(“Farmers Legal Action Group”)



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

1. Will the project affect my farm operations?

Ag preservation?

Direct soil/drainage damage?

2. How long is land tied up?

20 years ... options to renew?

3. Land-owner's obligations?

Lenders, Insurance, government programs?

("Farmers Legal Action Group")



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

4. Compensation options?

- ***Negotiable?***
- ***Fixed vs Royalty-based PPA?***
- ***Re-evaluation periodically?***
- ***Escalator?***
- ***Tax make-up?***
- ***Recourse if not paid by PPA Owner?***

Vs “Opportunity Cost”

(“Farmers Legal Action Group”)



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

4. Compensation options?

***QUESTIONS and DISCUSSION
ON COMPENSATION??***



USING YOUR LAND FOR A SOLAR (or WIND) PROJECT

5. At end of term?

*Who dis-assembles
Performance Bond*

6. Due Diligence -- Developer and Funder?

*Developer ≠ Installer ≠ Funder
Request REFERENCES and CALL them*

7. Legal Advice?

Evaluate Easements, Options and Covenants.

8. Impact on Ongoing/Neighbor Farming

Add Value – Pollinators/Native Plants

(“Farmers Legal Action Group”)



USING YOUR LAND FOR A SOLAR PROJECT MODIFICATIONS AND ALTERNATIVE FORMS

Model Agreements – Discuss/Suggest Modifications???

- Specify (and define) **Local** solar installation companies?
- No gravel – plant native grasses
- Solar panel height to allow graze/crops/bees

NEW ORGANIZATIONAL OPTIONS Collaborating with Other Farms/Land Owners

- Form a Power Cooperative
- Generator LLC (USDA-REAP)
- Borrow from “Solarize” models

Discussing Examples of What Has Worked – For Some....And Why?

- Where do Electrons Go?
- Where do Dollars Go?
- What's the “Opportunity Cost”?



U.K. developer Solarcentury teams with a local habitat specialist to select, plant and cultivate native grasses and wildflowers at its solar sites

Local Energy Local Benefits

Solar sites create habitat for bees, monarchs, songbirds, and pheasants – all while creating a clean energy future for our kids.

Sign the petition asking all solar developers to create pollinator habitat on solar sites.

www.pollinatorpledge.com





FLAG:
FARMERS
LEGAL
ACTION
GROUP (MN)

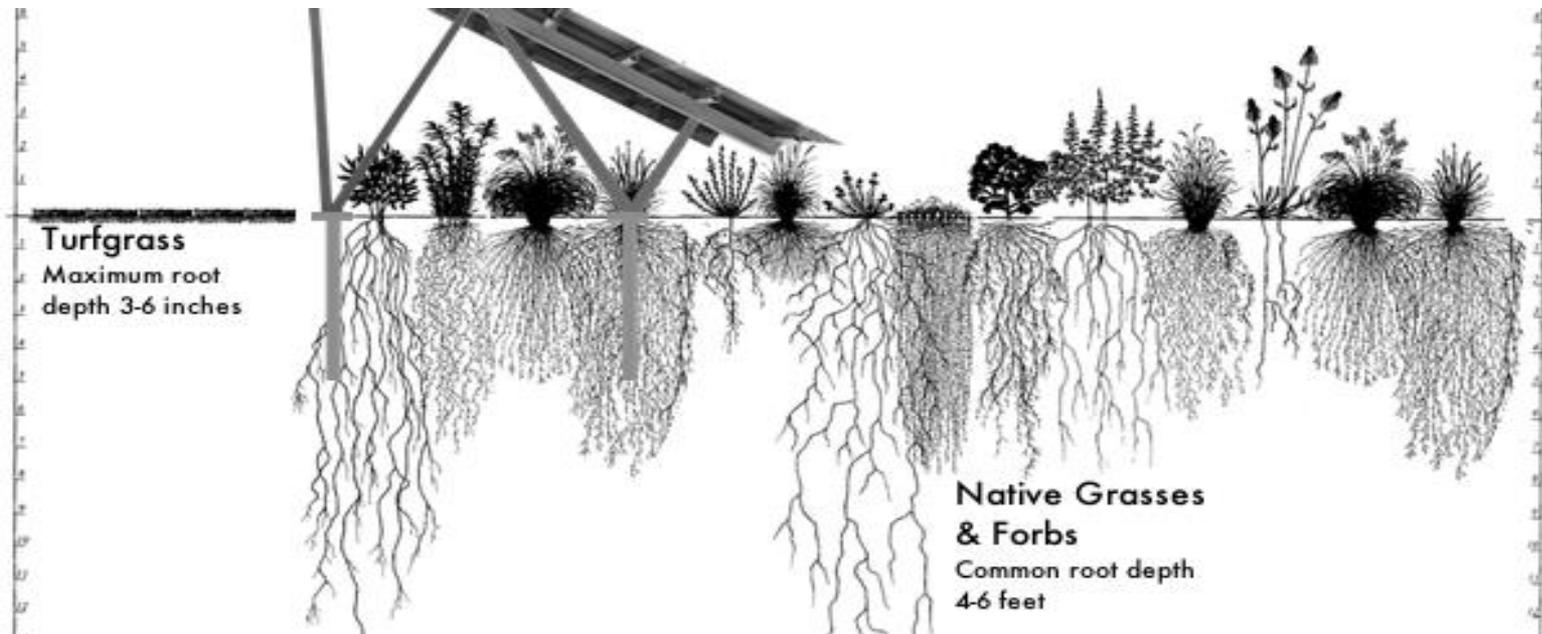
FRESH ENERGY (MN)
MISSION
Shape and drive realistic,
visionary energy policies that
benefit all.
“Solar Speed Dating”

FRESH ENERGY (MN)

“SOLAR SPEED DATING”
AND MUTUAL-BENEFIT PUBLICATIONS

MISSION

Shape and drive realistic, visionary energy policies that benefit all.



THANK YOU FOR YOUR TIME

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Community Renewable Energy (CRE) Educational Programs
c/o Land & Cultural Preservation Fund, Inc.
(501c3 tax exempt organization)

Other Projects:

- *Community Wind and other Sustainable Clean Distributed Generation*
- *Food Hubs*
- *Stream Quality Programs*
- *Community FARE (Food/Agriculture/Research/Education)*
- *Friends of Frederick County (Sustainable Land Development)*